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Pre-application Consultation

HAPPISBURGH

Proposed demolition of houses threatened by coastal erosion at Beach Road, Happisburgh and development of land for replacement housing adjacent to Happisburgh Primary School

Closing date for responses: Monday 15 August 2011

Background

Coastal erosion has had a dramatic effect on Happisburgh over many years. In order to address the impacts of coastal change and restore confidence and investment in the village, North Norfolk District Council, in conjunction with the local community, has developed projects under the Coastal Change Pathfinder initiative (funded by the Department of the Environment, Food and Rural Affairs - DEFRA).

One such project is to purchase, from willing owners, the properties identified as most imminently at risk of loss in Happisburgh. North Norfolk District Council has a planning policy which establishes the principle for such houses to be replaced on suitable sites elsewhere. Through the combination of purchasing and demolishing those threatened homes, replacing them on a suitable site in the village, and selling the development on the open market, the Council can provide a positive conclusion for existing home owners whilst recouping much of the initial purchase cost.

The purpose of this consultation is to publicise the draft proposals and to gather feedback which will inform the submission of a planning application.

The replacement housing will not need to be like-for-like; however the overall size of the development will be equivalent to the net size of that which is being demolished.

The development will be sold on the open market in order to recoup some of the funds spent on acquiring the Beach Road properties. This money will be used to fund further coastal projects.

It is hoped that building the replacement development in Happisburgh will inject new confidence in the future of the village.

The owners of the Beach Road properties will not occupy the replacement dwellings. They will meet their own accommodation needs from the sale of their existing properties. This will enable the Council to demolish the buildings; thus removing the blight and improving the environment of the cliff top area.

Where is the proposed site?

The proposed site is on North Walsham Road, adjacent to the school car park and is shown on the large map opposite. This site has an area of approximately 1.2 acres (0.5 hectares) and is currently part of an arable field.

What is being proposed?

Under the Pathfinder programme the Council is purchasing nine dwellings on Beach Road with a view to replacing them on a new site on the edge of the village. These properties range from bungalows to three storey houses, including a two storey flat. The Council is seeking to replace all nine dwellings on a single site.

Why this site?

This site is adjacent to the village (and would therefore satisfy the Council's policy on replacement development), it is considered suitable for the proposed use and is understood to be available.



Proposed development site, North Walsham Road, Happisburgh

What will the proposed development be like?

The Council intends to apply for what is known as 'outline planning permission'. An outline application establishes the principle that land can be developed, but it requires that a more detailed planning application is submitted and approved before any development can take place.

The detailed application will be made by the developer of the site, which will not be the Council. The outline application will seek planning permission for a specific number of dwellings and give details on how these will be arranged on the site.

The type of houses proposed will need to reflect the kind of demand that currently exists in the local housing market. The design and style of the buildings will need to be sympathetic to the location of the site, at the approach into the village and on the edge of the Happisburgh Conservation Area.

Alternative Site

The following plan shows the next most suitable alternative site (on Whimpwell Street) that was considered. This site is in joint ownership and its development may be less straightforward. Other sites were looked at but these were either less suitable or unlikely to become available.



Alternative site on land west of Whimpwell Street

When will a decision be made?

The Council is keen for the investment to be made in the replacement development as soon as possible and to begin demolition of the cliff top houses. If a planning application is made, following this consultation, it is likely to take approximately two months for it to be decided.

When could the site be developed?

If planning permission is granted then it is proposed that the site will be sold to a developer. The developer will then need to get planning approval for the details of a final scheme before the site can be developed. Development is usually expected to take place within five years of the granting of planning permission.



Have your say

This consultation is taking place in order to ensure that all relevant issues have been taken into consideration before a planning application is made on the site. This is your chance to identify the things which are important to you and that you feel should be considered. Your feedback will be taken into account in deciding what kind of scheme to proceed with.

Once a planning application is made there will be a further formal consultation. The results of this will inform a decision about whether to grant planning permission, and if so, what conditions to attach to it.

Wenn Evans Centre, Blacksmith's Lane, Happisburgh, Wednesday 3 August, 3-7pm:

A public drop-in event has been arranged to provide more information on this proposal. Why not pop along and discuss the proposal with a member of the Coastal Team?

What do you think?

Please send your comments by email or post to:

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**The deadline for receiving your
comments is Monday 15 August 2011**

