

Winterton-on-Sea Neighbourhood Plan

Evidence Base and Key Issues

Summer 2018

Prepared on behalf of
Winterton-on-Sea Neighbourhood Plan Steering Group by
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Contents Page

	Page
Summary of key issues	1
Population characteristics	3
Accommodation profile	3
Housing development	6
Affordable housing	7
Deprivation	8
Transport infrastructure and connectivity	10
Acces to services	12
The natural environment	14
Flooding	16
The built environment	17
Appendix 1: Winterton-on-Sea Character Assessment	18

Summary of Key Issues

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

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

1. Population Characteristics

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

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

Issues

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

2. Accommodation Profile

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

Figure 1: Accommodation Profile

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

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

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

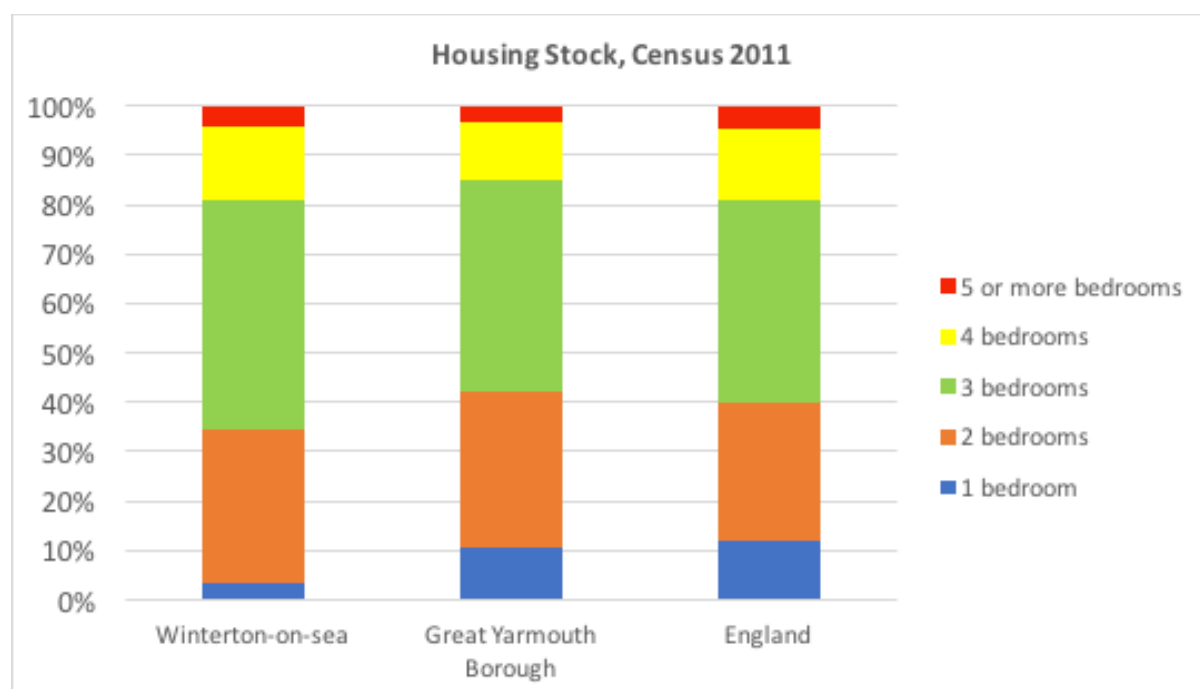
Figure 2: Households without usual residents

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

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

Figure 3: Dwelling Size

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



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

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

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

Figure 4: Housing Tenure

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

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

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

Issues

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

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

3. Housing Development

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

Figure 5: Housing Completions in Winterton

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

** NB this is a provisional figure*

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

Issues

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

4. Affordable Housing

Affordable housing comprises:

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

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

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

Figure 7: Affordable housing units provided by the Council

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

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

Figure 6: Affordable housing requests

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

Issues

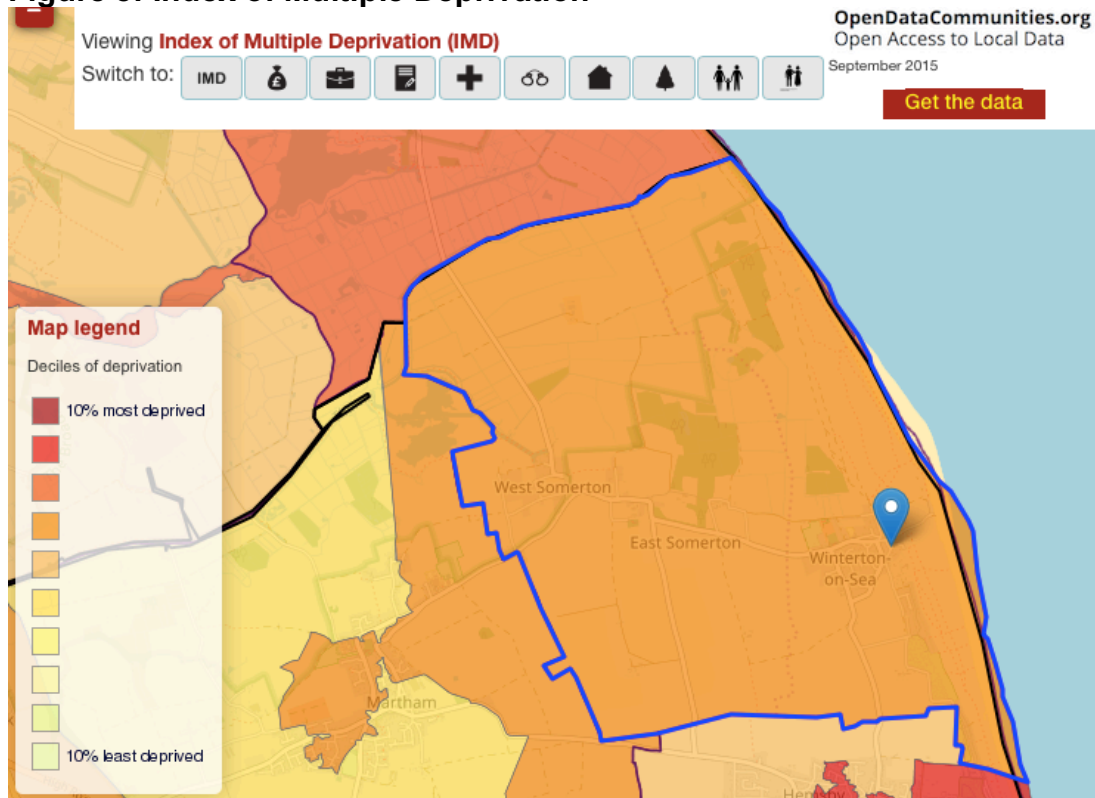
- There is a desire for people to live in Winterton-on-Sea, with 66 requests for affordable housing made in the last three months. With no affordable housing being built, this need will remain unmet. This might make it more difficult to retain younger people in the village.
- There is a slight mismatch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

5. Deprivation

The Index of Multiple Deprivation is a measure of relative deprivation across England and an aggregate of a number of indicators, 37 in total across 7 domains. Geographically this is based on Super Output Areas, which do not correspond with Parish boundaries, Winterton-on-Sea falls into an area with East and West Somerton, so any evidence here relates to all three villages.

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

Figure 8: Index of Multiple Deprivation



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

Figure 9: Reported Crime, March 2018



6. Transport Infrastructure and Connectivity

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

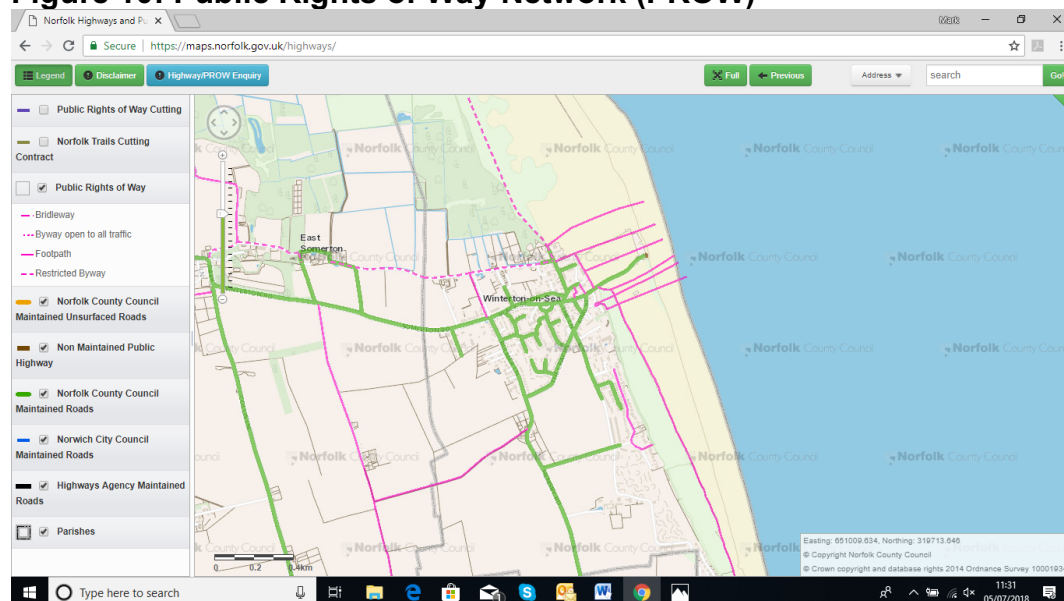
Within the village the roads are quiet in terms of traffic. Those within the village centre are narrow and there is poor visibility at some junctions. This encourages low traffic speeds. Faster speeds can be observed along the main roads – and speeding is a concern to residents along Black Street and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

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

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

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

Figure 10: Public Rights of Way Network (PROW)



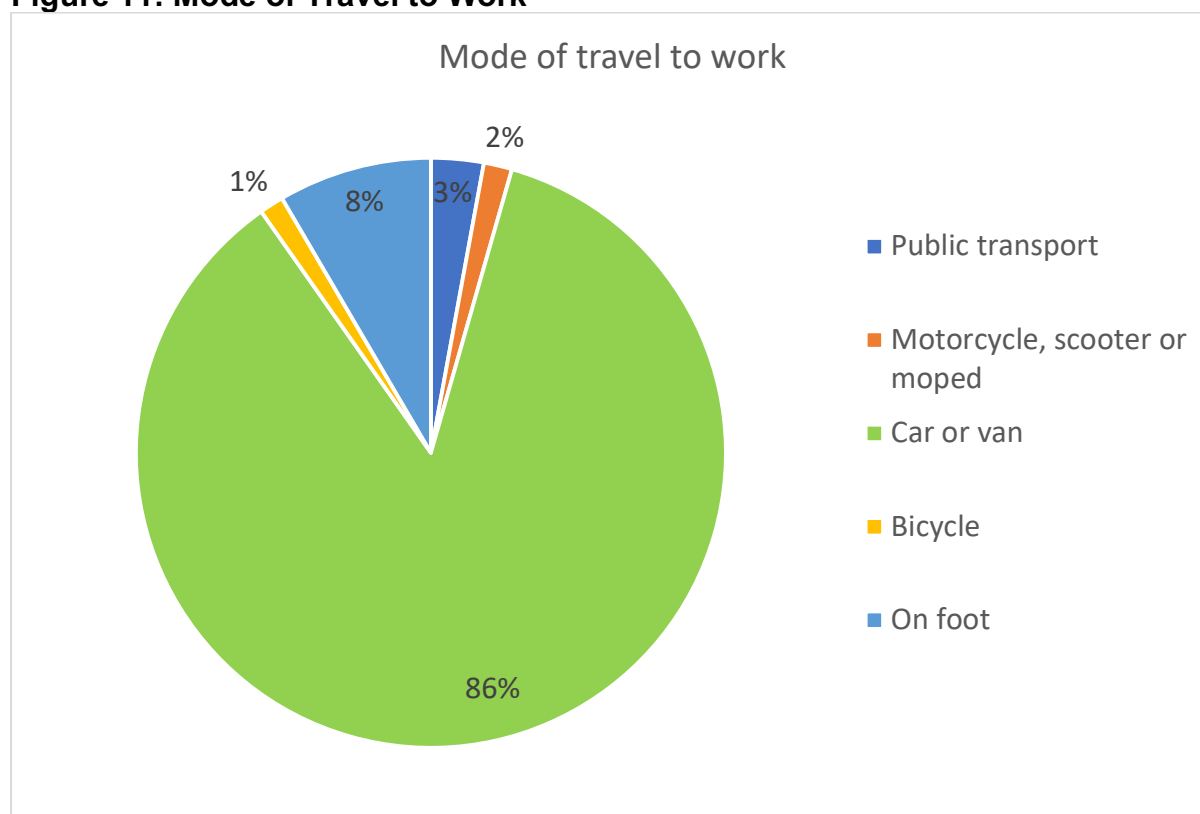
Issues

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

7. Travel to Work

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

Figure 11: Mode of Travel to Work



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

Figure 12: Car Ownership

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

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

Issues

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

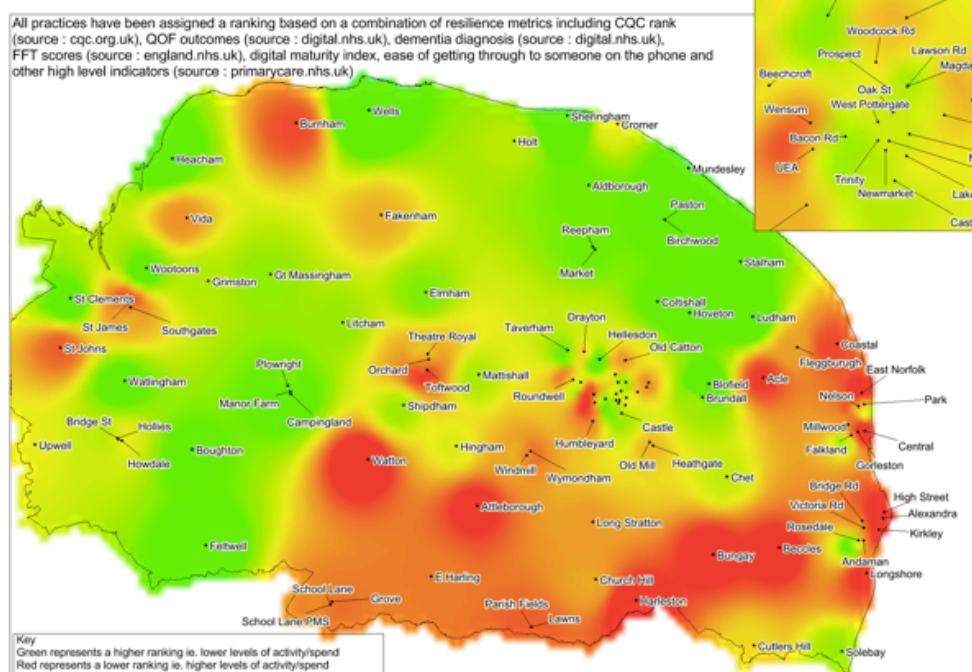
8. Access to Services

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

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

Figure 13: GP Practice Resilience

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



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

Figure 14: Number on roll January 2018

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

Issues

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

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

9. The Natural Environment

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

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

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

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

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

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

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

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

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

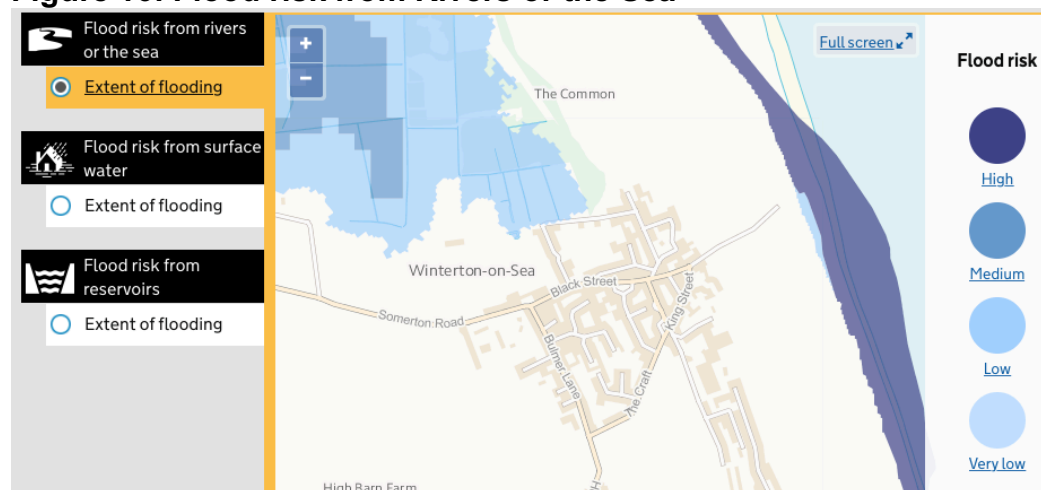
Issues

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

10. Flooding

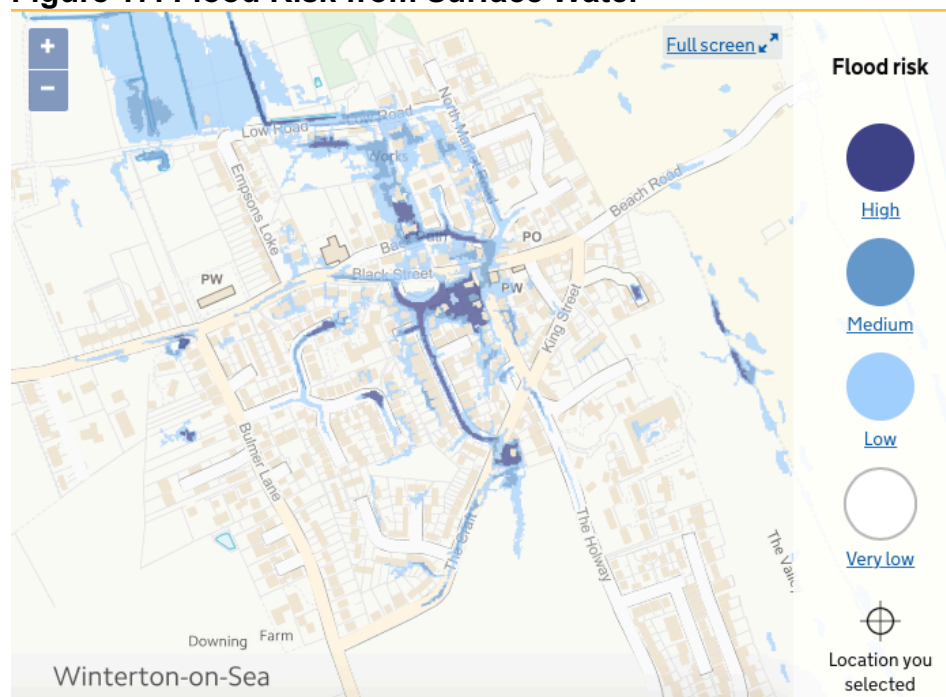
The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea, surface water and groundwater. The maps below indicate that there is very low to no risk of flooding from rivers or the sea, though it does prevent development encroaching to the north, but there are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

Figure 16: Flood risk from Rivers or the Sea



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

Figure 17: Flood Risk from Surface Water

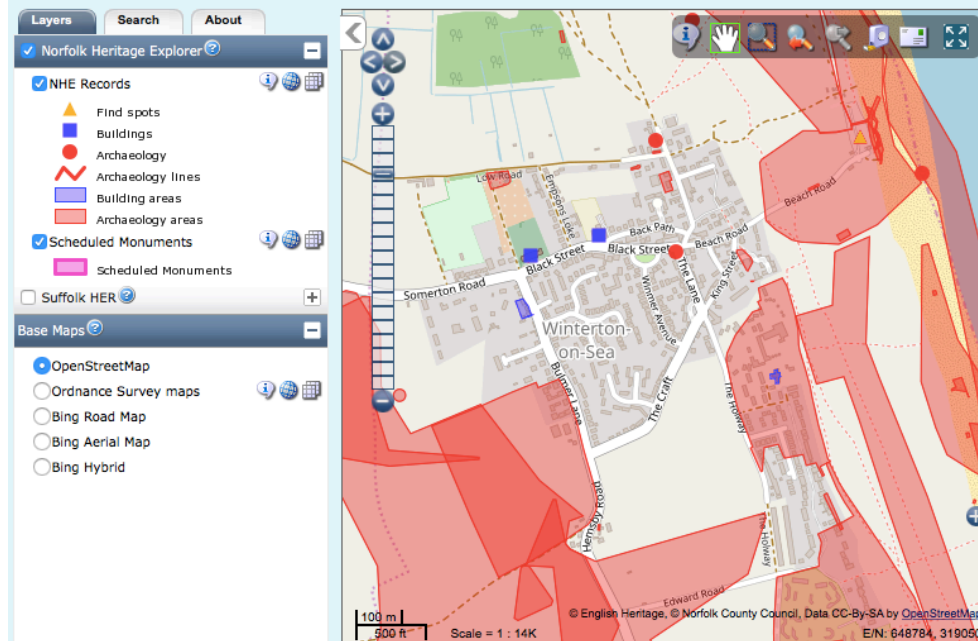


Issues

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

11. The Built Environment

Figure 18: Historical Features



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

Appendix 1: Winterton-on-Sea Character Assessment

Summary

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

Land Uses

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

Layout

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

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

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

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

Roads, Streets & Routes

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

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

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

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

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

There are no dedicated cycle paths.

Topography

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

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

Streetscape

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

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

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

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

Building features

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

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

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

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

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

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

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

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

Views

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

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

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

Landmarks

Key landmarks in the village include:

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