

APPLICATION REFERENCE: PF/22/2510

LOCATION: Happisburgh Beach Car Park,
Beach Road, Happisburgh

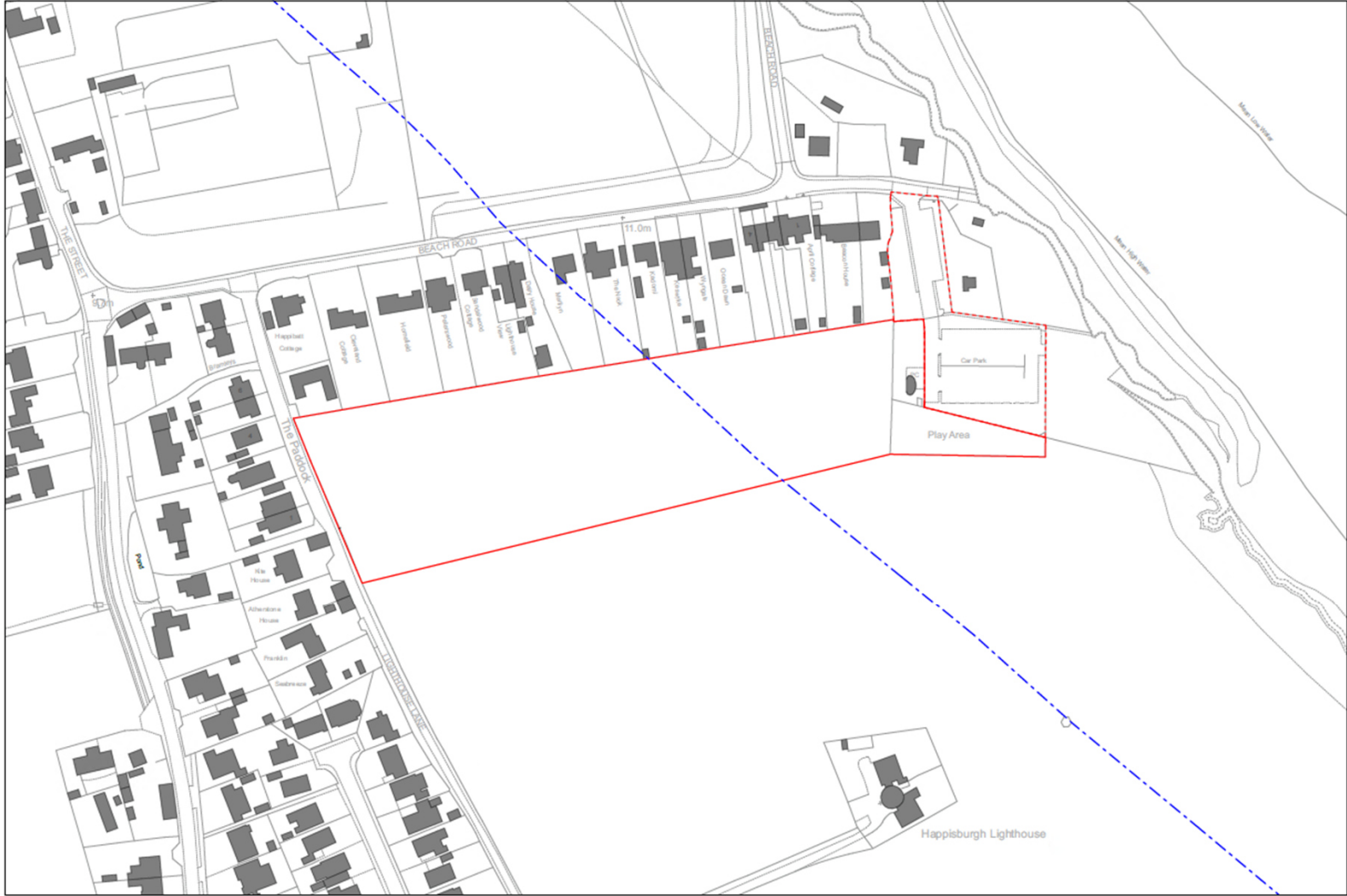
PROPOSAL: Access track to Lighthouse Lane to
serve existing public car park and new car park
to allow for rollback of existing car park, ancillary
works.



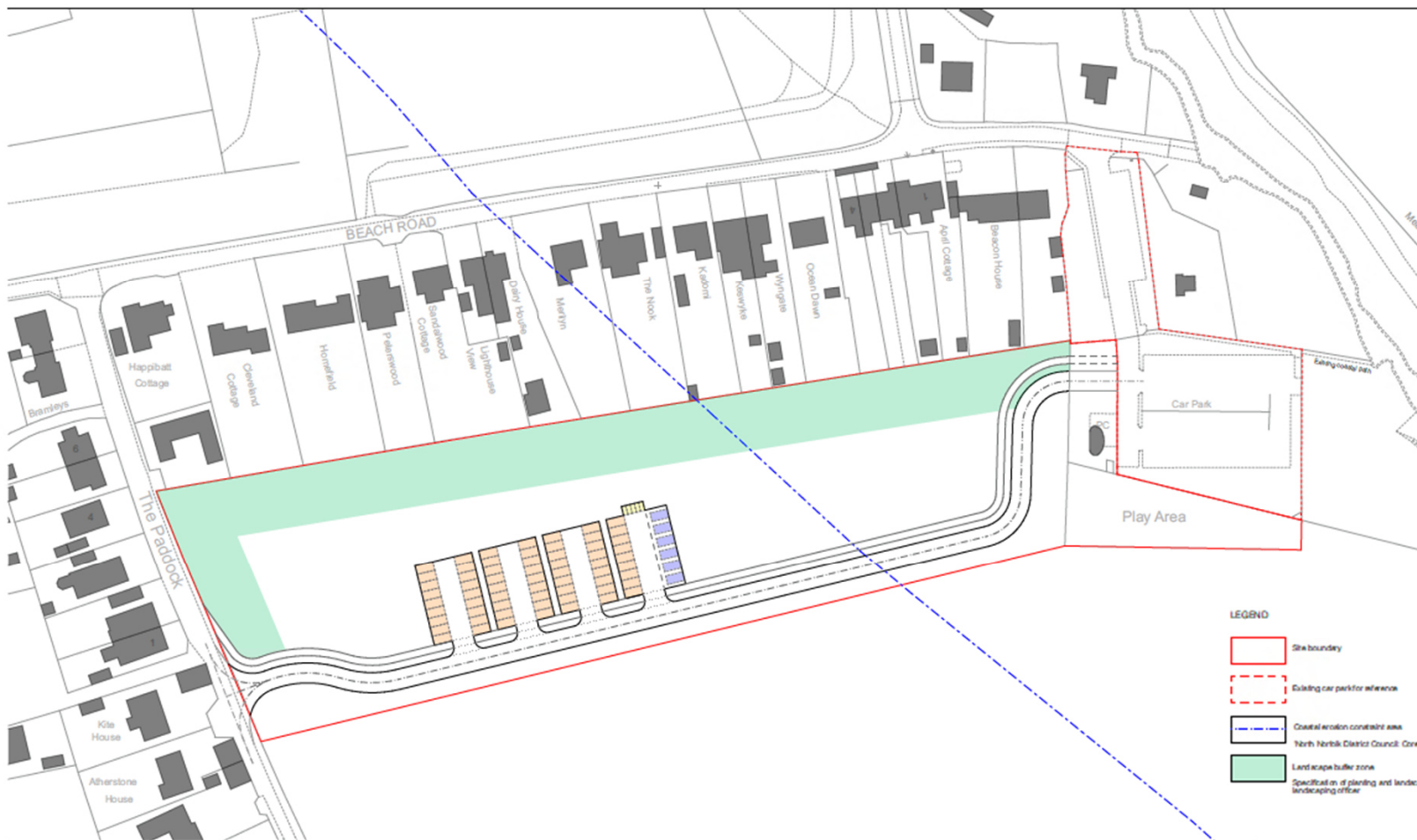
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Site Location Plan



Proposed car park layout



LEGEND

-  Site boundary
-  Existing car park for reference
-  Coastal erosion constraint area
North Norfolk District Council Core strategy boundary plan 2007
-  Landscape buffer zone
Specification of planting and landscaping to be agreed with council landscaping officer

-  Parking bay - 90 spaces
2500 x 5000mm High frequency parking dimensions in accordance with Norfolk Parking Standards 2007
-  Accessible parking bay - 7 spaces based on 6:100 ratio
3000 x 6000mm in accordance with BS 6300-4:2016, including International symbol for access BS 6300-2:2016 - Fig 3
-  PTW bay - 5 spaces based on 1:20 ratio
1200 x 2000mm in accordance with Norfolk Parking Standards 2007. Sheffield stand with a low tracing bar used at rear of space.

2014 aerial image



2017 aerial image



2020 aerial image



2023 aerial image



Recent drone footage Winter 2023



Key elements of the proposal:

- Provision of new access drive to keep the existing car park open,
- delivery of new spaces only when the existing car park is unsafe,
- ecological enhancements and landscaping to the north and west,
- grasscrete surface to be used throughout,
- proposal is supported by the Council's coastal erosion rollback policies, and ongoing access to the Deep History Coast, Norfolk Coast Footpath, Happisburgh Lighthouse, and a nationally important geography case study is maintained.

Highway Network

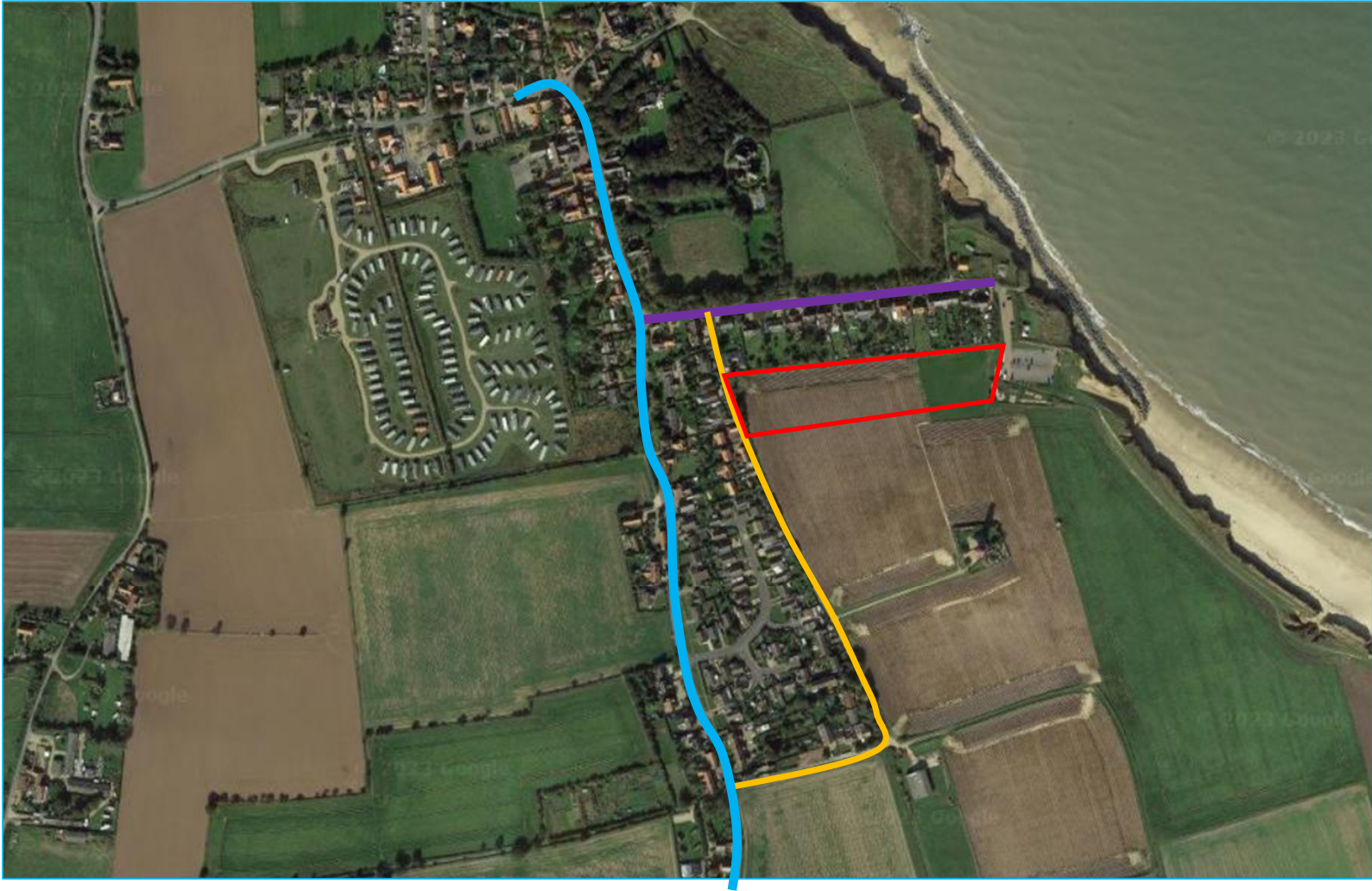
Key:

Lighthouse Lane

Whimpwell Street

Beach Road

Approximate Site Area



Beach Road / Lighthouse Lane



From Lighthouse Lane – Looking west (L) Looking east (R)

Beach Road / Lighthouse Lane



From Beach Road – Looking west (L) Looking east (R)

Beach Road



Beach Road



Lighthouse Lane



Approximate access location opposite this barn

Lighthouse Lane



Site of proposal from Lighthouse Lane



Result of additional highway consideration

The application now includes the following enhancement measures, to be secured via condition / highways agreement where applicable:

- Provision of at least 2no. Passing bays along Lighthouse Lane between the access and Whimpwell Street.
- Carriageway widening to the east of Lighthouse Lane, between the new access road, and the dwellings to the north.
- Positive signage to encourage right turns when leaving the car park.

Recommendation

APPROVAL subject to conditions to cover the matters listed below (and any others subsequently considered necessary by the Assistant Director – Planning):

1. Time Limit
2. Approved plans
3. Surface materials
4. Compliance with the drainage strategy
5. Use prohibition for the new parking spaces until such a time as they are necessary
6. Closure of the existing access point as soon as the new access is in use
7. Number of spaces not to exceed 74 as per the plan at any time
8. Car park opening hours with access gate to be closed when car park is not in use
9. Prohibition of overnight camping
10. Implementation of ecological mitigation and enhancement measures
11. Provision of a mixed species native hedgerow with trees every 10m to the southern boundary of the site
12. External lighting restriction
13. Any other highway conditions

Final wording of conditions to be delegated to the Assistant Director – Planning