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**To:** [NorfolkVanguard@pins.gsi.gov.uk](mailto:NorfolkVanguard@pins.gsi.gov.uk)  
**Subject:** Additional information from Happisburgh REACT regarding holiday lets.  
**Date:** 14 February 2019 19:57:37

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To whom it may concern:

We are writing as interested parties in Happisburgh.

Sue Allen owns East Ruston Cottages Ltd (ERC) lets out 5 cottages in Happisburgh, (8 if you include the Happisburgh Common ones below)  
Penelope Malby co-owns White Cottage with Leith Marar, let and managed by ERC.

The holiday lets in Happisburgh, that we personally are aware of, are the following (with annual let figures if we know them).

Holiday Lets:

White Cottage, Whimpwell Street  
Orchard Cottage, The Street Approx. £33k  
Bramble Cottage, Grub Street  
Heather Cottage, Church Street, Happisburgh, NR12 0QS Approx £28k  
Camberley Cottage The Hill  
Albion cottage, Church Street  
Thatchers, Blacksmiths Lane Approx £51k  
Ollands Farm Barn, Short Lane Approx £20K  
Churchview Cottage, Happisburgh Road  
Corner Cottage, School Common Road Approx £33k  
2 The Paddock, Lighthouse Lane  
Montana Cottage, Lighthouse Lane  
Forge Cottage, Beach Road  
White Farm Barn, North Walsham Road  
Sandmartins, Lighthouse Close  
Light House Cottage  
Pembroke House, Whimpwell Street  
The Gig House, Church Street  
The Crib, The Street Approx £33k  
Manor Barn, Manor Farm, School Common Road  
The Horse Barn, Holly Farm, Whimpwell Green  
Church Farm Cottage, Blacksmiths Lane  
Church View, 2 Blacksmiths Lane  
Victoria Cottage Approx £24K  
The Walnut Approx £26K  
The Peanut Approx £18k

All technically in Happisburgh/Happisburgh Common Certainly the nearest beach is Happisburgh/Cart Gap.

## Caravan / Camp sites

Lighthouse View Paddock, Grub Street

Manor Caravan Site - This is the main caravan & camp site for the village

Whittletons Farm, Happisburgh Road NR12 9HJ

Holly Farm, Whimpwell Green

Boundary Stables, Grub Street

## B&B's

The Nook Beach Rd

Little Thrums, The Hill

Hill House Inn, The [Hill](#)

Of course there may be others that we don't know of. Please bear in mind that all of these holiday lets will be employing cleaners, gardeners, local maintenance services of all types, and the guests who stay in them will be frequenting the local shops, and of course the pub and the Lighthouse. This is all covered in the Happisburgh REACT response to the PIER, which I wrote.

They visit the other cafes, pubs and shops in the area when they here, all of which will be impacted and are too small to survive without the tourist trade. I strongly believe that the economy of this area is far too fragile to withstand the prolonged damage caused by the Vattenfall projects – both in the real time impact on the area but particularly the prolonged reputational damage. Feedback from my guests over the 11 years I have been operating holiday rentals in this area shows that they are strongly supportive of local businesses – it is part of the charm of the area that we do not have chains or gastro pubs, cafes are run by local individuals, shops are there for the locals and visitors and are practical businesses supplying the basics. All are very vulnerable to a drop off of visitor income and their closures will lose local people their incomes. This in a deeply rural area where there are not a lot of easily available employment opportunities. (Sue Allen, East Ruston Cottages.)

However, what was not covered in the Happisburgh REACT response to the PIER were the actual projected finances involved.

Personally - White Cottage stands to lose £37,000 gross income per year. Our cottage is let out 100% of the time. If the project goes ahead we will not be able to rent it out at all given it's position adjacent to the landfall compound. White Cottage will be affected on three sides. At the back we will be able to see the landfall compound. At the side, the access road that goes to the compound. At the front, will be permanent traffic, going back and forth - potentially 24 hours a day. (We are still waiting to hear more on this). At this time, we have not been offered any compensation for the loss of income, not just for us, but for the staff we employ, and also the depreciation of the property. When you go to visit Happisburgh, you will no doubt see that White Cottage (aerial image attached) is directly on Whimpwell Street. We are concerned that HGV going past on such a regular basis for months (years?) is

going to damage our 200 year old cottage. And again, what recourse for this?

Other holiday lets in the village. Most of them are rented out at least half the year, again, a huge financial loss for the owners, and for the village as a whole.

I quote below from a few of the owners:

The pollution the heavy traffic and the beach closure which we can walk to from ours are all a big concern . Diverting traffic around Happisburgh will have a big impact as we are on the road quiet enough now but know this will change.

Claudia Leonard, Corner Cottage, School Common Rd.

The Vanguard / Boreas project will affect our business in the following ways. Our cottage is on the main street running through Happisburgh village. The cottage has a small front garden and is close to the road. We have windows in each room, both upstairs and downstairs, that face the road. The lounge has a particularly large window. If the project goes ahead heavy trucks will be driving past the cottage on a regular basis at various hours of the day and night The noise pollution from these trucks, and the vibration from their weight, will be heard and felt in the cottage by anyone staying there. As every room faces the road, it will affect the whole of the cottage. Currently, the road traffic is limited and so the cottage is a peaceful place to stay. The disturbance would absolutely put people off wanting to go there and bookings would decrease (To be responsible to the guests we would have to start blocking off from when the project commenced as it would not be fair to take a paying guest, know that they would have to suffer the noise and disturbance and therefore would possibly not return to our cottage specifically but to any cottage in the area or to any of the ERC properties). Currently, we are fully booked year on year and a severe decrease in bookings would mean we would have to put the cottage up for sale. It would be unlikely to sell in these circumstances. Less bookings means less tourism for Happisburgh (and on into the surrounding area as the reputational damage spreads – guests visiting the area being put off by visiting Happisburgh are highly likely to tar the rest of the area with the same brush, given their lack of knowledge of the area)

Happisburgh has limited lighting at night, a conscious choice of the village members, so the sky is clearly seen and the surrounding area is unpolluted with light. The project would change this and cause great disturbance, something the village members have not chosen. We chose to buy a property in this village because of its natural beauty, the peace and quiet and the lack of light pollution. Visitors come to Happisburgh to see the iconic lighthouse, the history and fossils found on the beach, the walks around the area and the quiet and calm of the village. Happisburgh would lose this if the project went ahead. Tourism would be very badly affected. Beach access would cease, or at the very least, be extremely limited, and visitors would choose to go to other beaches leaving Happisburgh empty. The car park raises money for the village and if no one is

visiting then there will be no revenue from the car park. Beach access is already regularly challenged by its poor construction and damage from the sea. This is difficult enough to manage as it is.

The footpaths will not be accessible as they are now. Norfolk is well known for being dog friendly and many visitors bring their dogs as well as the many who come to walk without dogs. Lack of access to footpaths will stop those visitors coming to Happisburgh. Our cottage is dog friendly and visitors coming to stay bring their dogs. Many visitors like to be able to walk from the door to have a break from driving. If they can't walk on the beach or on the surrounding footpaths, they're unlikely to want to stay at our cottage.

Some visitors to our cottage have children and use the local playground and Happisburgh beach. Lack of access to the beach, the dangers involved in work being done under the cliffs and the noise and disturbance at the playpark will put people off staying at our cottage.

Helen & Chris Standley, The Crib, The Street, Happisburgh, NR12 0AB

We own Bramble Cottage on Grub Street. We are concerned about noise, light, destruction of countryside, blocked roads, and increased coastal erosion and closure of the gorgeous beach. All these will ultimately put off holiday makers in an already difficult market. Louise Evans, Bramble Cottage, Grub Street, Happisburgh.

I am really concerned about the planned Vattenfall project for Happisburgh. I have 2 holiday cottages: Heather cottage, North Walsham Road & Victoria Cottage, the Common, both Happisburgh. I depend on these two cottages for my livelihood. My income also supports other services that I use locally for my cottages. Tourists visit here for the tranquillity, rural splendour & the coast. This is going to be enormously affected by the planned project with beach closures, noise, disrupted traffic, light pollution etc. I feel this is being allowed to progress with no consideration for us small business owners - just for Vattenfall share holders & associated investments. It's nothing to do with sustainable energy - it's all about greed & exploitation of green energy subsidies.

Louise Brooks, Heather Cottage and Victoria Cottage, Happisburgh.

Holiday let owners are concerned about the noise pollution, the light pollution, the traffic pollution. It has taken us 4 years to build up our loyal following of clients, we have a 50+% repeat bookings. Once we lose these it will take us years to build up our business again - will it ever go back to normal given the position of White Cottage? will it ever be tranquil and peaceful again?

How will the works fit in with the National Planning Policy Framework Paragraph 125 "By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

## 5. PLANNING POLICY - NORFOLK

Norfolk County Council's Environmental Lighting Zones Policy and Maps

Gives protection to Rural Dark Landscapes and recognition of their importance to the character of Norfolk for the benefit of both residents and visitors.

Fully shielded 'cut off lamps' will be used on all lighting schemes in areas classified as Rural Dark Landscape.

The policy applies to all street lights that are the responsibility of the County Council and is also advisory in respect to non County Council lighting.

Kind regards,

Penelope Malby and Sue Allen

 and [sue@eastrustoncottages.co.uk](mailto:sue@eastrustoncottages.co.uk) )

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← White Cottage