

Planning Committee

Agenda 13 August 2021

10.00am

Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY

John Packman, Chief Executive – 6 August 2021

Introduction

1. To receive apologies for absence
2. **Appointment of Chair**
A nomination for Chair has been received for:
Melanie Vigo di Gallidoro proposed by Tim Jickells, seconded by Gail Harris
3. **Appointment of Vice-Chair**
A nomination for Vice-Chair has been received for:
Tim Jickells proposed by Melanie Vigo di Gallidoro, seconded by Bill Dickson
4. To receive declarations of interest
5. **To receive and confirm the minutes of the Planning Committee meeting held on 16 July 2021** (Pages 3-11)
6. To note whether any items have been proposed as matters of urgent business

Matters for decision

7. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Conduct for Planning Committee](#).
8. Request to defer applications include in this agenda and/or vary the order of the agenda
9. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 9.1. BA/2020/0254/FUL – Habitat restoration works and provision of temporary welfare facility Catfield (Pages 12-24)
 - 9.2. BA/2019/0412/FUL – Three Rivers Campsite, Station Road, Geldeston (Pages 25-41)
 - 9.3. BA/2021/0228/ADV – Norfolk Broads Direct, Wroxham (Pages 42-49)

Enforcement

10. **Enforcement update** (Pages 50-55)
Report by Head of Planning

Policy

11. **Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan – proceeding to Regulation 16 consultation** (Pages 56-257)
Report by Planning Policy Officer
12. **Fleggburgh Neighbourhood Plan – proceeding to Regulation 16 consultation** (Pages 258-433)
Report by Planning Policy Officer
13. **Consultation responses** (Pages 434-441)
Report by Planning Policy Officer

Matters for information

14. **Minutes of the Heritage Asset Review Group meeting held on 25 June 2021** (Pages 442-448)
15. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – 1 April to 30 June 2021** (Pages 449-455)
Report by Planning Technical Support Officer
16. **Appeals to the Secretary of State update** (Pages 456-458)
Report by Senior Planning Officer
17. **Decisions made by Officers under delegated powers** (Pages 459-462)
Report by Senior Planning Officer
18. **To note the date of the next meeting – Friday 10 September 2021 at 10.00am at Yare House, 62/64 Thorpe Road, Norwich**

Planning Committee

Minutes of the meeting held on 16 July 2021

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Present

Melanie Vigo di Gallidoro – Chair, Harry Blathwayt, Stephen Bolt, Bill Dickson, Andrée Gee, Gail Harris and Tim Jickells

In attendance

Natalie Beal – Planning Policy Officer, Cally Smith – Head of Planning, Sara Utting – Governance Officer

Mike Burrell , Greater Norwich Planning Policy Manager, attended for item 8

Members of the public in attendance who spoke

None

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from James Knight, Leslie Mogford, Vic Thomson and Fran Whymark.

Openness of Local Government Bodies Regulations 2014

The Chairman explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting.

2. Declarations of interest and introductions

Members and officers introduced themselves and, where applicable, members provided their declarations of interest as set out in Appendix 1 to these minutes, and in addition to those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 18 June 2021 were approved as a correct record and would be signed by the Chairman.

4. Matters of urgent business

There were no items of urgent business.

5. Chair's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee.

6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

7. Applications for planning permission

The Committee noted there were no applications for consideration.

8. Greater Norwich Local Plan – update

The Committee received a presentation by Mike Burrell, Greater Norwich Planning Policy Manager, which supplemented the report by the Planning Policy Officer, and provided greater detail on the update with progress on the Greater Norwich Local Plan. It was noted that the Plan had completed the Regulation 19 stage when people could make representations on the soundness and legal compliance of the Plan and it was now ready for submission to the Planning Inspectorate for examination in public, subject to two caveats. These were: actions on internationally protected habitats (Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy - GIRAMS) and the provision of sites for gypsies and travellers. The presentation covered: the process including dates for each stage; main issues for the Broads; reasons for updating the Plan; The Strategy; maps showing areas of growth and housing growth locations and a brief outline of the proposal for the East Norwich Strategic Growth Area.

Mr Burrell explained that visitor pressure as a result of growth in the greater Norwich area must not lead to the detriment of habitats and a tariff would be imposed (estimated at £185/dwelling) on developers to provide for protection measures, the detail of which would need to be agreed with Natural England prior to submission of the Plan. As this was a cross-boundary issue, the tariff would be applied throughout Norfolk. An example which had already happened elsewhere was at the North Denes in Gt Yarmouth where money had been spent on information boards for visitors to advise of the presence of ground nesting birds in the dunes to prevent them being disturbed. A key pressure for the Broads area was water resources and a very demanding policy had been set for water efficiency and the importance of water quality had also been taken into consideration. Anglian Water was the responsible authority and they had a Waste Water Management Plan which included upgrades to the treatment works at Whitlingham. In response to a question on how the money would be distributed, Mr Burrell advised that the details were not yet known but the funds had to be spent on protecting habitats which had an international designation. The Head of Planning added that the Authority was involved in a scheme with Suffolk County Council whereby the Authority received the tariff and it was passed onto Suffolk CC to be spent within an agreed framework. A report would be presented to a future Planning Committee meeting on GIRAMS as part of the Local Plan “bitesize pieces” report.

In terms of building standards, Mr Burrell explained that “Building for a Healthy Life” referred to good quality development which promoted active and healthy lifestyles. To meet the requirements of sustainable development, developments will need to provide a Sustainability Statement and demonstrate how, for example, everyday services could be accessed within 20 minutes without the use of a car. Going through Parliament at the moment was the Environment Bill which set a target of 10% bio-diversity net gain. Both Defra and Natural England had been working on a metric over the past 10 years as a means of measurement.

Developers could either demonstrate how they would provide net gain on-site or offset the costs for improvements elsewhere if not possible on-site. In response to a question on how close this would need to be to the original site, Mr Burrell stated that an example would be creating a bio-diverse area on the edge of fields near the site.

For the provision of strategic infrastructure, the Community Infrastructure Levy (CIL) would continue to be charged but likely to be as an Infrastructure Levy (IL) as part of the Government's plans, to be spent locally. The formula for calculating would use a national formula but with local criteria taken into account and depending on the profitability of the housing development.

In response to a comment on the potential conflict between tourism and the impact of transport on the environment, which emphasised the need for an effective rural bus transport system, Mr Burrell advised that the Plan would run in parallel with the Norfolk County Council Transport for Norwich and Market Towns Transport Initiatives as the County Council was the authority with responsibility for transport and they were part of the Greater Norwich Partnership. Regarding bridges, particularly those within the East Norwich development area, Mr Burrell advised that this was part of the Masterplan and as more sites came within the East Norwich Strategic Growth Area, there was now more of a critical mass. However, bridge replacement and/or new bridges was very expensive. The Head of Planning commented that a bridge accessing the Utility Site was essential to its development and there would need to be a pedestrian and bus link and possibly also a vehicular link. For the purposes of navigation, bridges were an issue for the Broads Authority, in terms of whether they were open or fixed, and the Broads Authority would not want to see the closure of one bridge creating a precedent for other bridges further downstream. Both Carrow Bridge and Trowse Rail Bridge were currently under discussion and it was important to have joint co-operation. Mr Burrell advised that Network Rail were involved in the Master-planning process.

A member commented that as the East Norwich site was close to the water, consideration should be given to the use of barges, as opposed to lorries, bringing in the building materials, both for environmental and logistical reasons. The Head of Planning responded that this could be considered as part of the Masterplan and advised that river transport had been looked at previously for the British Sugar plant in Cantley approximately 10 years ago.

In conclusion, it was noted that stakeholder events would be taking place next weekend for the East Norwich Masterplan and a public consultation event would take place over the summer at Carrow Abbey.

The Chair thanked Mr Burrell for his presentation.

9. Beccles Neighbourhood Plan – proceeding to referendum

The Planning Policy Officer (PPO) introduced the report on the outcome of the independent examination and proposed that the Authority supported the Beccles Neighbourhood Plan proceeding to referendum. Subsequent to receiving the Examiner's report, Beccles Town Council was originally proposing a number of significant changes but this would have required

going back to the Regulation 16 stage, with further consultation and a further examination by an Inspector. Therefore, the Town Council was now only proposing a minor change to the Plan which was factual and not considered to be a material change and could therefore be supported by the Authority. It was noted that the referendum was scheduled to take place on 16 September and, due to the legislation and regulations which guided the production of Neighbourhood Plans, combined with the Authority's programme of meetings, it might be difficult to bring the result of the referendum to the Planning Committee prior to a Broads Authority meeting for adoption. Therefore, it was considered pragmatic to report the result of the referendum directly to the next appropriate Broads Authority meeting, likely to be on 24 September.

Tim Jickells proposed, seconded by Andrée Gee, and

It was resolved unanimously to:

- 1) support the Examiner's report and support the Beccles Neighbourhood Plan proceeding to referendum;**
- 2) endorse the further changes proposed by Beccles Town Council and**
- 3) support the result of the referendum being reported directly to the Broads Authority at its next available meeting, likely to be on 24 September.**

10. East Suffolk Neighbourhood Plan Housing Methodology

The Planning Policy Officer (PPO) introduced the report which proposed a suggested approach to providing an indicative housing requirement to those Qualifying Bodies (eg neighbourhood groups – usually parish/town councils) who wished to plan for housing in their Neighbourhood Plans beyond that which was planned for in the Local Plan, and who asked East Suffolk Council for an indicative housing requirement. This was in accordance with paragraphs 65 and 66 of the National Planning Policy Framework.

Stephen Bolt proposed, seconded by Harry Blathwayt, and

It was resolved unanimously to endorse the approach for calculating an indicative housing requirement for Neighbourhood Plans in East Suffolk to be provided to those who ask for such a requirement.

11. Consultation responses

The Planning Policy Officer (PPO) introduced the report, which provided a proposed response to a planning policy consultation recently received from South Norfolk Council on its South Norfolk Village Clusters Housing Allocations Plan

Andrée Gee proposed, seconded by Stephen Bolt, and

It was resolved unanimously to note the report and endorse the proposed response.

12. Local Plan Issues and Options Bite Size Pieces – July 2021

The Planning Policy Officer (PPO) introduced the report which provided members with some sections of the emerging draft Issues and Options stage of the Local Plan, as part of the review of the Local Plan, and inviting members' thoughts and comments. The areas covered were: the United Nations Sustainable Development Goals – Appendix 1; Visions and Objectives – Appendix 2; changes/standards that may be introduced by the Government – Appendix 3; About the Broads – Appendix 4 and Local Green Space – Appendix 5. The PPO advised that members would be presented with the final draft version of the Issues and Options to endorse it for consultation, at a later Planning Committee. It was noted that Appendix 1 would not form part of the Local Plan but was used as a background document to check against the objectives.

A member referred to Appendix 2 and the tension between tourism and sustainability and the importance of this being included in the document and particularly how the Authority would deal with it. He also referred to the issue of second homes and asked if there were any controls to limit the number and particularly preventing new homes being used as a second home. The PPO responded that the Authority currently had a strong policy approach but she could weave those two points into the revised Plan. The Head of Planning (HoP) commented that, when granting permission for new residential development, the Authority could in some circumstances restrict use to a main dwelling and not as a second home. The Authority's preference was for main homes and then holiday homes as they provided income generation for the local economy from visitors that tended to be over a longer/more sustained period than second homes as they were occupied longer. A number of years ago officers did look at the pattern of holiday uses which showed that these varied considerably across villages, ranging from <10% up to 80%. The member responded that his preference was for a vision and strategy as opposed to each application being considered separately. Another member referred to a recent discussion in Parliament about house clearance, which was particularly rife in National Parks. Tenants of rented residential properties were being encouraged to leave their properties to enable them to be used for holiday accommodation, particularly for Air B&B. He added that the opposite situation was experienced in his area, particularly Potter Heigham, where holiday properties were being occupied on a permanent basis and often these were unsuitable as a main residence, either because of their condition or location (ie in a Flood Zone 3a) and lack of suitable services, all of which could result in social costs. In response for clarity on how the Authority applied occupancy restrictions to ensure properties were not used as second homes, the HoP advised that this could only be applied to new developments for holiday homes. Owners of holiday lets would be required to maintain a register of bookings which would be open for inspection by officers and, where necessary, officers would investigate cases which were brought to their attention as having breached the occupancy conditions. Properties with holiday-let occupancy restrictions were also checked on an annual basis to ensure they were still used as holiday lets. Another member referred to the opposite scenario, where planning permission was not required to convert a dwelling into a holiday let, which he considered to be an anomaly as it was not always appropriate for

holiday lets to be situated in a settled residential community, particularly if they were let on a weekly basis.

In relation to Appendix 3 and the measure of at least a 10% gain to bio-diversity on the existing situation, a member questioned how this would be measured. The PPO responded that Natural England already had a metric in place and this would be used to measure improvements [The Biodiversity Metric 3.0 - JP039 \(nepubprod.appspot.com\)](https://nepubprod.appspot.com). The Authority could then impose conditions on permissions to ensure compliance with the measures. Another member referred to off-setting, when it would not be possible to achieve the 10% target on some developments, and how the metric would measure its success. The HoP responded that the metric had taken 10 years to develop and it would be challenging to implement and monitor. Members would be provided with details of the relevant websites etc. It was interesting to note there were links with other initiatives such as Farming in Protected Landscapes (FiPL) etc.

Gail Harris proposed, seconded by Bill Dickson, and

It was resolved unanimously to agree the comments above as the Committee's response on the draft sections of the Local Plan.

13. Enforcement update

Members received an update report from the Head of Planning Officer on enforcement matters previously referred to the Committee.

14. Acle: Change of use of land to stationing and use of caravan for residential purposes

The Head of Planning (HoP) introduced the report on the change of use of land to stationing and use of caravan for residential purposes on land to the north of Damgate Lane in Acle. The HoP also provided a detailed presentation, including photographs of the site. The site was not within a development boundary and to the north, south and east, the land opened out into agricultural and grazing land, with long views to Halvergate marshes to the east. The caravan was understood to have been brought onto the site in late 2020 and been in occupation since then. It was not connected to mains services. Officers had met with the occupant of the caravan and he had indicated that he did not intend to move it. The matter had also been referred to the relevant local and housing authorities who were also engaging with the occupier. The HoP reported that a further caravan had been seen by officers at the recent site visit which was near to the site of the caravan under consideration but this would be investigated as a separate matter. There had also been more development on site since the previous site visit a number of months ago which would need to be investigated.

In response to a question on whether the caravan would be removed if the occupier moved out, the HoP advised that this would not necessarily be the case as planning permission was not required to place a caravan on land providing it was moveable (ie on wheels) otherwise it became a permanent structure which would require permission. In terms of the occupancy,

the HoP advised that this would be permissible for up to 28 days as a temporary change of use and would be similar to holiday lettings, in that a judgement would need to be made on a use if and when it became more regular.

In assessing how to take this matter forward, members took into consideration whether the unauthorised development was acceptable in planning terms; whether it was capable of being made acceptable or whether it was unacceptable and accordingly, the expediency of taking enforcement action.

As the development was outside of any development boundary, residential development was considered to be unacceptable in principle and, due to conflict with policies DM35 and DM43 of the Local Plan, it was incapable of being made acceptable. By allowing the continuation of a residential use in an area where it would not otherwise be permitted would, in effect, be putting private interest over a public interest and this was not considered to be justified. Members were mindful of the significant impact for the occupier in having to find alternative accommodation as well as somewhere to put the caravan but also took into consideration the fact that he had been previously offered housing support by the local housing authority but had chosen not to take it. Accordingly, it was concluded that enforcement action to secure the cessation of the unauthorised development was proportionate. In terms of consistency, it was noted that a similar approach had been taken in other cases elsewhere (eg Blackgate Farm in Gt Yarmouth). A compliance period of four months was considered to be acceptable as this would enable the occupier to engage with the local housing authority in respect of his housing needs and avoid immediate hardship. It was noted that a 28 day notice period would be applied before the Notice became effective.

Bill Dickson proposed, seconded by Harry Blathwayt and

It was resolved unanimously to serve an Enforcement Notice with a compliance period of 4 months.

15. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

16. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 7 June to 2 July 2021 and any Tree Preservation Orders confirmed within this period.

17. Date of next meeting

The next meeting of the Planning Committee would be on Friday 13 August 2021 at 10.00am.

The meeting ended at 12:06pm

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 16 July 2021

Member	Agenda/minute	Nature of interest
Gail Harris	8	A Member of Norwich City Council which was a partner authority in the preparation of the Greater Norwich Local Plan.

Planning Committee

13 August 2021

Agenda item number 9.1

BA/2020/0254/FUL Habitat restoration works and provision of temporary welfare facility Catfield

Report by Planning Officer

Proposal

Habitat restoration/creation works and hydrological connectivity works at Catfield Fen and the provision of a temporary welfare facility for the duration of the works

Applicant

RSPB – Dr Daniel Hercock

Recommendation

Subject to the BA's ecologist and Natural England being satisfied that any impacts on the SSSI are justified, appropriate water vole mitigation and an acceptable approach to peat disposal, it is recommended that the application be approved subject to conditions.

Reason for referral to committee

Major Application due to site area

Application target date

16 November 2020

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1. Description of site and proposals

- 1.1. The application site is land owned by the Butterfly Conservation Trust and managed by the RSPB under a formal management agreement. Catfield Fen is part of the Ant Broad and Marshes National Nature Reserve (NNR), which covers much of the floodplain of the middle Ant Valley. The NNR is one of the best and largest remaining areas of fen habitat in Western Europe and within it there are a significant number of areas designated for their nature conservation value. Catfield Fen is part of the Broadland Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA), the Broadland Ramsar and the Ant Broad and Marshes Site of Special Scientific Interest (SSSI).
- 1.2. Catfield Fen is managed entirely as a nature reserve for the benefit of wildlife with a Natural England approved SSSI and NNR Management Plan in place and an Higher Level Stewardship agreement running until 2023. The reserve supports a wide range of SSSI and SAC species and habitats and of particular note are its areas of SAC Calcareous Fen (an Annex 1 priority habitat) and its very large population of fen orchid (an Annex 2 priority species).
- 1.3. The site is within the Landscape Character Area 28 'Ant Valley - Wayford Bridge to Turf Fen'. This is often a difficult area to view as much is inaccessible and carr woodland often terminates views within the area and to the landscape beyond. There is a contrast between the business of the waterways (during the summer months) and the limited land-based access. Both the RSPB and Butterfly Trust allow for limited access by visitors, but there are no direct public access points to the site.
- 1.4. The application documents state that Catfield Fen is currently in 'unfavourable declining' SSSI condition, due to hydrological change reducing the extent of Calcareous Fen and habitat suitable for fen orchid. Considerable work has been done in recent years to understand the causes for this unfavourable change. The hydrological conditions of the site have seen a change from alkaline to a more acidic condition and the expansion of areas of Sphagnum moss and acidic peat deposits.
- 1.5. The application sets out that the RSPB consider there to be three reasons why the site and hydrological conditions have changed, and that there is broadly speaking scientific consensus on these. These are, firstly, unsustainable levels of groundwater abstraction in the vicinity of the site; secondly potentially unsuitable management of surface water on and adjacent to the site; and thirdly - natural vegetation succession and accumulation of peat exacerbated by a lack of peat removal in places.
- 1.6. Planning permission is sought for a variety of measures to improve the drainage of the site and reduce its acidity in order to return the site characteristics to favourable SSSI status. These works include the restoration of ditches and the removal of sphagnum,

scrub stumps and additional peat to restore wet fen in discrete areas of fen particularly affected by acidification. Planning permission is required because much of this work constitutes an engineering operation and is therefore development.

- 1.7. The scheme as originally submitted had been on a slightly more involved and larger scale, however it has been scaled back in response to representations made by a neighbouring land owner, Natural England, and the Broads Authority (BA) ecology team. Further information has also been provided.
- 1.8. The revised scheme would see works within the site in 7 specific areas as shown on the block plan attached at Appendix 2. The works would vary dependant on each area, but, in summary, would involve the use of an excavator to restore ditches (approximately a total of 650m), scrape away Sphagnum moss and additional peat to create wet fen, with removed material deposited on bank tops and allowed to dry and revegetate. Excavators would also be used to remove small tree/ scrub stumps and additional peat to create wet fen with pools and ponds. The proposal would also include the provision of a number of new sections of drainage pipework to link these areas to improve the movement of surface and ground water and also river water when the area is inundated to reverse the acidification of the water within the site.
- 1.9. The site access would be via the existing accesses and the machinery would be delivered to the site with a banksman to accompany these vehicles. Parking for operators would be provided within two areas, comprising the existing 6 parking spaces at Catfield Staithe and a temporary parking area on an area of grass within the site.

2. Site history

- 2.1. There is no specific planning history relevant to this site, however the application sets out the nature reserve and SSSI history within the supporting documents, including discussion of the recent changes to ground water abstraction in the area which may result in better conditions at the site regarding ground water quality, and increased water levels at the site.
- 2.2. Planning permission was granted in February 2021 for habitat restoration work at Sutton Fen (BA/2020/0238/FUL).

3. Consultations received

Parish Council

- 3.1. The Parish Council does not have the expertise to assess authoritatively the scientific merits of the proposals but it notes their significant scale and the use of heavy machinery. It would therefore ask the relevant bodies, the Broads Authority and Natural England, to consider their content carefully and not just approve them as 'self-evidently a good thing'.

- 3.2. It also notes the proposed access of large vehicles via Fenside and would request that great care be taken to avoid damage to the banks in this narrow lane.

Environment Agency

- 3.3. Support the plan to restore the ditch network at Catfield Fen, using the methods and timings described in the application.

Natural England (NE)

- 3.4. Further information required to determine the HRA has been requested which would include details on impacts on the site. Discussions are on-going and Members will be updated orally as additional information is proposed to be submitted to the LPA and NE.

Broads Drainage Board

- 3.5. In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process, please be aware of the presence of a number of watercourses which have not been adopted by the Board (riparian watercourses) within the site boundary and that works are proposed to alter these watercourses. To enable these proposals, consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4). The Broads Drainage Board have spoken with the applicant directly and the Board anticipates receipt of an application form for the relevant consent.
- 3.6. Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such the Broads Drainage Board strongly recommend that the required consent is sought prior to determination of the planning application.
- 3.7. The Broads Drainage Board have discussed their consenting process with the applicants directly and it is anticipated that an application would be forthcoming in due course.

BA Ecologist

- 3.8. Owing to the likely presence of water voles and the plans to change the profile of the dykes, it is likely that a Protected Species licence for water voles will be needed.
- 3.9. Detail of the mitigation proposal was requested by the BA ecologists at consultation stage. The submitted material has clarified the situation with regards to water voles on site. A mitigation strategy and method statement have been produced which include avoiding/minimising impacts and the proposed works have been timed appropriately. The BA ecologists are content that a robust approach has been described and that the applicant is considering requirements for licence in discussion with the licensing department at NE. Ongoing monitoring of populations post works to be conditioned if possible.

BA Landscape

- 3.10. No objection to the proposals. Although the short-term landscape effects would be adverse, these would be offset by longer-term landscape benefits. Assessment of the re-use of peat should be made as this has not been explored in the peat statement.

BA Tree Officer

- 3.11. The BA Tree officer has visited the site and reviewed the proposed ditch restoration works. They confirm that whilst there is likely to be loss of some trees as part of the proposed works, this is for the greater good, with regards the habitat restoration and therefore the BA Tree officers has no objections to the proposed works

4. Representations

- 4.1. One representation has been received regarding the amended scheme. Acknowledge the reduction in the scale of the proposal as a positive. However raise a number of issues.

- Nature and timing of works – would it not be better to wait for changes to be assessed due to reduction in abstraction
- Ecological assessment is not adequately detailed and does not discuss potential adverse impacts
- The information on peat has not addressed Policy DM10 adequately
- A construction management plan has not been submitted in support of the application. Nor has an ecological mitigation plan been submitted
- Detail of visual impact statement, transport, or archaeology have not been addressed by the applicant.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

- 5.2. The following policies were used in the determination of the application:

- DM1 Major Development in the Broads
- DM5 Development and flood risk
- DM10 Peat soils
- DM13 Natural Environment
- DM16 Development and Landscape
- DM18 Excavated Materials
- DM23 Transport, highways and access

- 5.3. The National Planning Policy Framework (NPPF) is a material consideration.

6. Assessment

- 6.1. The key reason why this development has been proposed is to address the current 'unfavourable declining' SSSI condition. The key consideration is the principle of this development including an assessment of impacts upon the sites biodiversity and the balance of these impacts. Due to the type of work and scale of the site an additional key consideration is the landscape impact of this proposal. The impact upon neighbouring amenity is also a consideration.

Principle of development

- 6.2. The scheme is presented as a series of works proposed in order to reverse the decline of the habitat at this site. Habitat restoration is supported in principle by Local Plan Policy DM13, the development is assessed against the relevant criteria below.
- 6.3. Policy DM13 criteria (a) requires that development will protect biodiversity and minimise the fragmentation of habitats. In this case, the proposal would not result in the fragmentation of habitat, and subject to completion of the mitigation for water voles in line with any subsequent Natural England Licences, the proposal would protect biodiversity. Criteria (b) requires that development maximises the opportunities for restoration and enhancement of habitats. The application identifies in detail how this will be achieved, including cases studies and best practice for this specific type of fen management and restoration. This includes the need to remove acidic peat soils and sphagnum moss, improve surface water drainage to move away acidic acid water and allow alkaline river (flood) water into the site. It is considered that criteria (b) has been met.
- 6.4. The letter of representation questions whether the works are necessary considering there may be improvements following the changes to water abstraction locally which will affect water levels. This is an interesting point, however as part of the applicant's supporting statement a counter argument is made that examples of successful habitat restoration of this nature has required peat removal alongside the reduction in abstraction. The BA Ecologist has not offered an objection to this element of the proposal or the methodology put forward and it is relevant to note that it is not the role of the LPA to determine which may be a better solution, but, rather, to assess the submitted scheme against the development plan policies.
- 6.5. Criteria (c) of Policy DM13 requires the scheme to incorporate biodiversity and geological conservation features. The proposed pools and areas of fen created would mean that this development complies with this criteria. The proposal does not include additional green infrastructure as this is not considered appropriate in this sensitive location. This is acceptable in relation to criteria (d) of Policy DM13. Criteria (f) requires that where there is impact on the special features of an SSSI that the benefits of the works in terms of habitat restoration are on balance greater than than those impacts.

In this case, further information is awaited and both this and the assessment will be reported orally.

- 6.6. In regards to the removal of peat, Policy DM10 is relevant. This policy sets out that even in instances where the principle driver of the proposal is for habitat restoration/creation, the criteria of this policy must be met.
- 6.7. Criteria (i) of Policy DM10 states that consideration should be given to whether there is a less harmful viable option for the development. Alternative proposals that are less harmful (for example, no excavation of peat) have been argued to be less likely to be successful on the basis of results from previous schemes of a similar nature and with similar desired outcomes. On this basis thought has been given to criteria (i). On balance, considering the need to address the declining habitat status and limited evidence that a do-nothing approach could be successful, it is considered that this development would meet criteria (i).
- 6.8. Criteria (ii) of Policy DM10 requires development to have reduced the amount of harm to the minimum possible. In this instance, the scheme has been amended by the reduction in the scale and scope of the works and this has reduced the harm. The amount of peat removal is limited to locations that will have the most benefit in restoring favourable conditions for the important site features, whilst also avoiding designated habitat and protected species. On this basis the proposal is considered to meet criteria (ii) of this policy.
- 6.9. Criteria (iii) requires that sufficient provision is made for the evaluation, recording and interpretation of the peat is made before the commencement of development. Details have been provided with the application following peat coring at the site, and further details would be required through condition. This condition would require the applicants to allow further evaluation, interpretation and recording of the peat by appropriate organisations.
- 6.10. The final criteria of DM10, criteria (iv), requires peat to be disposed of in a way which will limit carbon loss to the atmosphere. This element of the proposal is still subject to some discussion and further information is awaited on the precise details. The information provided to date indicated that the excavated peat is to be deposited on existing banks and will dry out over time, releasing CO². It is suggested in the application details that this is a temporary phase and the benefits of carbon sequestration of the restored habitat will outweigh initial carbon release. This and the overall benefit to improving the habitat status have been put forward by the applicant as reasons why the carbon loss is justified.
- 6.11. Considering the alternatives, the applicant indicates that the physical removal of the peat from the site would have significant cost implications which could result in the scheme being unviable. It is not clear that removing the peat from site would result in it being kept any wetter (therefore retaining more CO²), and on the basis that the peat is to stay on site, it may not result in complete drying of the excavated peat. Whilst it is

fair to say that the application's peat statement has not addressed alternative means of disposal in any depth, the option of using peat from this application in the parallel application BA/2020/0238/FUL did consider the reuse of peat from Catfield Fen for the covering of invasive plant species *Crasulla Helmsii* at Sutton Fen as an option to reduce both loss of CO² at this and the neighbouring site.

- 6.12. However, this option was not considered an acceptable option, even though it would have been the nearest and only really viable option of keeping the peat wet, without significant movement of the material. This was due to the risks associated with movement of plants between the sites, and the potential for contamination of the sites with the invasive species. On this basis, it is the case that some consideration has been given to all criteria of Policy DM10 and that on balance the proposal may be justified due to the potential biodiversity improvements which this application offers, whilst acknowledging that there would be some excavation of peat and resultant loss of CO² where it dries. This assessment, however, cannot be completed until all of the information required in respect of criteria (iv) has been submitted and considered and, as stated at 6.10 above, this is awaited. Members will be updated on this orally, including a completed assessment against criteria (iv).
- 6.13. There is a requirement for the development to consider for protected species, both under the planning regime and under relevant Natural England Licencing. The BA ecologist has identified that a Protected Species licence for water voles is likely to be needed, due to the presence of voles and proposed changes to the profile of the dykes. Further information has been submitted which has clarified the situation with regards to water voles on site.
- 6.14. A mitigation strategy & method statement have been produced which would seek to avoid or minimise impacts. This strategy includes timings, and it is considered that proposed works have been timed appropriately. On this basis the proposal is now considered to be a robust approach. The applicant is considering requirements for licence in discussion with the licensing department at NE. Subject to an appropriately worded condition requiring ongoing monitoring of populations post works the scheme has been considered in relation to the protected species of water vole to be in accordance with Policy DM13 of the Local Plan for the Broads.
- 6.15. Additional details are being submitted by the applicant in regards to the required Habitat Regulations Assessment. The issues which require further clarification include details linking the evidence base to the proposed activity and how this has influenced aspects such as the scale of the scheme, the disposal of peat and how the water levels will be set. Some of these considerations will be relevant to the planning assessment and an oral update will be provided.

Impact upon the landscape

- 6.16. The proposal has been assessed by the Broads Authority's landscape architect and there are two types of impacts - landscape effects and visual effects. Landscape effects can be described as the change in the physical landscape, which may change its

character or value, whilst visual effects would be changes to specific views which may change the visual amenity experienced by people.

- 6.17. The proposed works would have a number of direct landscape effects. Landscape changes would include the raising of existing bank levels by up to 0.5m and the excavation of peat to create wet fen and pools. Although these effects would be adverse in the short term, they would be ameliorated over time as vegetation and habitat developed and increasing the area of fen and pools would not be uncharacteristic for the site. There would also be impacts from the plant movement on site, which would create disturbance, although this would only be temporary.
- 6.18. Visual effects caused by changes to the appearance of the site would result from the deposition of excavated material on to existing banks and ditch sides. This would have an adverse visual effect for a temporary period before vegetation re-established, but would have minimal long term impact.
- 6.19. Potential visual receptors are limited and may include nearby dwellings and boat users, whilst the occupiers of dwellings along Fenside may notice movement of machinery and contractor's vehicles during construction periods. It is unlikely that there would be any views of the site from the Staithe, Barton Broad or the river due to intervening vegetation and bunds, however boat users at Irstead Staithe (approximately 425m to the south of the site) may be aware of the noise from the works. Overall, the visual effects are likely to be limited and temporary. The proposed works would have landscape character impacts, however these would not be adverse as the works are characteristic of the area. Protection of the hedges and edges, and restoration of these would be required through condition. The proposed development is considered to accord with Policy DM16

Amenity of residential properties and access

- 6.20. The development would have an impact upon the amenity of those living and working in this area during the works phase as there would be a degree of disturbance associated with the transport of plant to the site, along with potential for noise during the excavation works. However, the application supporting statement has set out a number of measures to mitigate this. These include the use of a banksman, specified car parking provision and also the provision of a site hut during the development to ensure that the site would be habitable for workers but impacts upon neighbours limited. Hours of operation would be limited by condition to Monday – Friday and 08:00 to 18:00 hours which is considered acceptable. On this basis the proposal is considered to accord with Policy DM21.
- 6.21. The wider area is surrounded by arable farm land and therefore farm traffic of a similar scale is accommodated within the highway network.

Other issues

- 6.22. Other consents are likely to be required separate to the planning process; the applicant has been made aware of this.

7. Conclusion

- 7.1. The development has been proposed as part of the ongoing management of the RSPB's Catfield Fen Nature Reserve, which is required to protect its status as an SSSI and address the decline in the habitat. The works as proposed are therefore supported in principle by Policy DM13 and the NPPF.
- 7.2. The works do involve excavation of peat and creation of new landscape features. These landscape features would not have an adverse landscape impact and the works to complete this proposal would not have an adverse impact outside of the initial works period once revegetated. The works proposed are considered to be in line with existing examples of best practice and is acceptable. There are additional separate licencing requirements that will need to be met, but these are not a planning consideration.
- 7.3. On balance, the benefits of the scheme in terms of protecting the site's conservation importance outweigh in principle the impacts of the potential for loss of peat in the form of potential CO² emissions
- 7.4. The potential for adverse impacts on the site's protected features, habitat and species has been identified and further information on this is awaited. An assessment will need to be made by both Natural England the the BA's ecologist as to the likelihood of these impacts and whether are acceptable and/or whether they are justified by the wider benefits of the scheme. This will be reported to members orally at the meeting.

8. Recommendation

- 8.1. Subject to the BA's ecologist and Natural England being satisfied that any impacts on the SSSI are justified, appropriate water vole mitigation and an acceptable approach to peat disposal, it is recommended that the application be approved subject to conditions as follows:
 - Standard time limit
 - Standard plans condition
 - Flood response plan
 - Hours of working
 - Reasonable access made available to the site to record the peat from relevant bodies should it be required prior to commencement of development
 - Time limit for the site hut and additional car parking area to permit this on a temporary basis only
 - Any conditions required by the BA Ecologist and/or Natural England

Author: Jack Ibbotson

Date of report: 04 August 2021

Appendix 1 – Location map

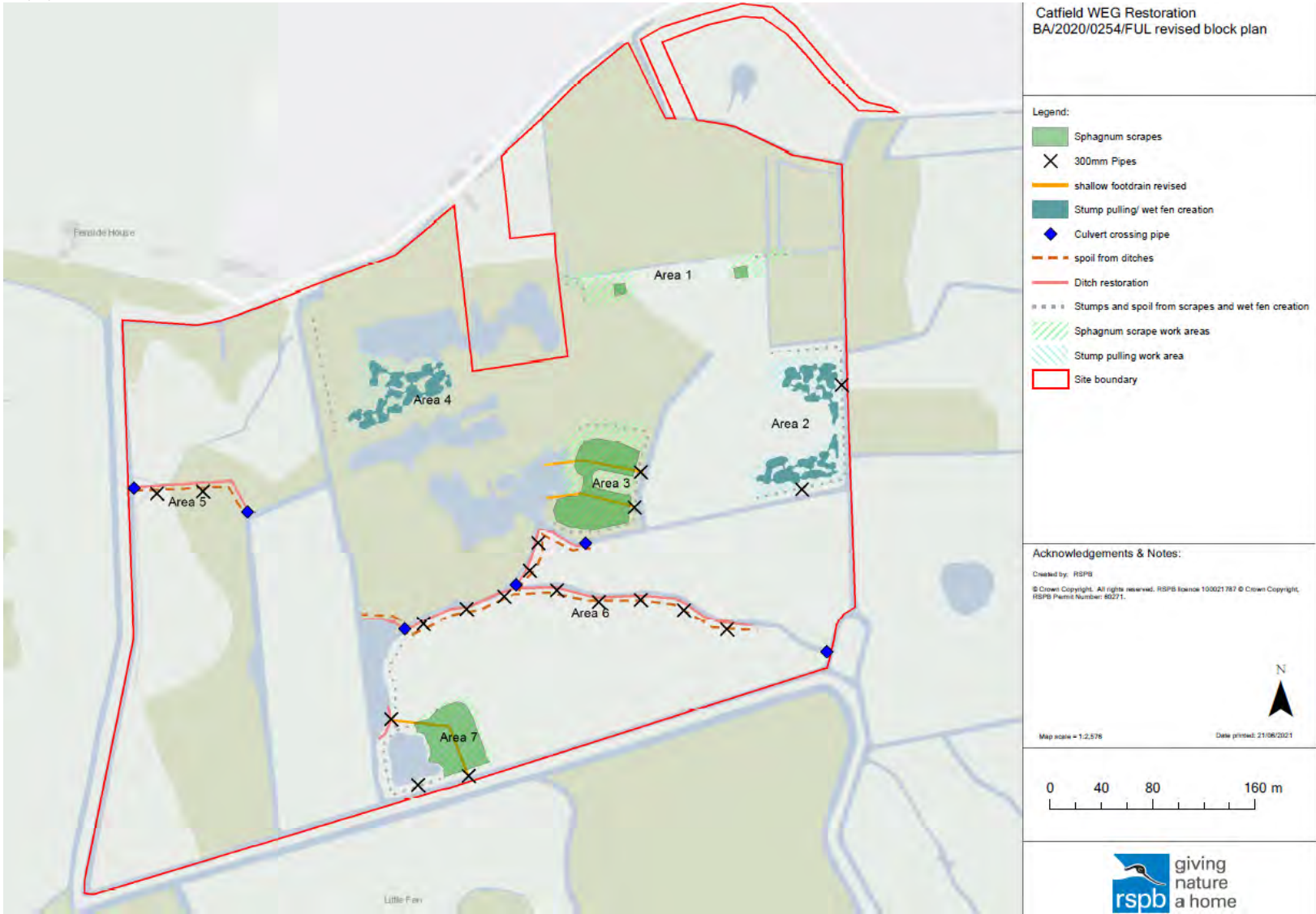
Appendix 2 – Block Plan

Appendix 1 – Location map



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Appendix 2 – Block Plan



Planning Committee

13 August 2021

Agenda item number 9.2

BA/2019/0412/FUL Three Rivers Campsite, Station Road, Geldeston

Report by Planning Officer

Proposal

Demolition of service sheds and container; erection of new service building; shower room extension to boatshed; enlargement of basin and pontoon to provide mobility access and mooring/charging for electric day boats and visitor berth; play area; increase in number of caravan standings from 12 to 20; hard surface path to south end of site to provide mobility access; improved slipway

Applicant

Mr James Bromley

Recommendation

Approval subject to conditions

Reason for referral to committee

Major application

Application target date

23rd July 2021

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1. Description of site and proposals

- 1.1. The application site is a plot of land of approximately 3.2 hectares in a roughly L-shaped form located to the south-west of the village of Geldeston. Along the north boundary is a dyke and a former railway line, on the opposite side of this boundary is a neighbouring boat yard, moorings and Certificated Location campsite at Rowan Craft. Along the eastern boundary is Geldeston Dyke, which runs from the village staithe to the River Waveney approximately 1km to the south of the site. This dyke allows access for boats and is used by a variety of motored and non-motorised craft. To the west is a small dyke which links Geldeston Dyke to the application site's boatshed and where the water sports users of the site set off and return to. To the south are grazing marshes which in 2020 were designated as a County Wildlife Site. On the southern tip of the application site there is a timber piled jetty and an informal slip way sloping into the eastern dyke at the point it joins with Geldeston Dyke.
- 1.2. Vehicular and pedestrian access to the site is via a private access road which joins to Station Road at the north east corner of the site. Station Road links to the A143 at Ellingham to the west and eventually Gillingham and Beccles to the east either by the A143 or using the rural roads. Station Road is characterised by having interspersed dwellings, hedgerows and some areas of grazing land along its length. There is not a footway along this stretch of the road, although it is popular with cyclists and to a lesser extent pedestrians as it links to regional and national cycle routes, and also the relatively expansive walking and footpath network in this area.
- 1.3. Geldeston is a popular tourist destination by virtue of its connection to the wider Broads river network, being within close distance to Beccles and access to the larger moorings there and at Oulton Broad and elsewhere on the River Waveney. Conversely, as this area is on the quieter stretch of the upper River Waveney, it is a popular location for visitors with paddle craft or those hiring them at this and the neighbouring site. The village has limited services, but does benefit from two public houses (The Wherry to the east, and The Geldeston Locks to the south). There is not a shop within the village, but there are services in Beccles and Ditchingham/Bungay.
- 1.4. The site has an established mixed use as a camping and caravanning site with water sports and activity use centred on the boatshed. There are a number of buildings on site, including a timber framed amenities block and boatshed which also functions as an office and store. There are a container and other shed type buildings to the north of the main boatshed building. From the boatshed building guests of the campsite and day visitors can hire paddleboards, canoes and kayaks. The camping ground has a formalised area of caravan pitches with electric hook up. This is directly to the south of the boat shed building. The camping field is characterised as a large area of mown and

longer meadow grass as well as planting and mature trees interspersed on the western and partially along the eastern boundary.

- 1.5. The application seeks planning permission for various works and changes to how the site operates. Firstly, the application seeks an increase in the number of permitted caravan pitches at the site from 12 (as approved under permission BA/2018/0198/FUL), to 20 pitches. It would see the existing storage sheds demolished and container removed and the erection of new service building. This service building would measure 12m x 6m wide with an eaves height of 4.6m with the apex of the steeply pitched cedar shingle roof at 8.25m. The materials would be to match those of the existing boat house building on site with timber waney edged cladding, timber bargeboards and soffits and a cedar shingle roof covering. The roller shutter door would be black powder coated. There would be a first floor built within the roof, with an appearance similar to that of the existing boatshed on site. The building is elevated and would have a lean-to open sided tractor port on the south eastern elevation. This building would be raised 0.45m from ground level. The lean to open sided tractor store on the east elevation would be lower in height than the main building and would add an additional 3.0m to the width of the building (12.0m x 9.0m in total).
- 1.6. The existing boat shed would see an extension to provide an enlarged shower room on the southern elevation. The extension would be 2.5m wide, 2.85m projection out from the building, also elevated at the same finished flood level as the existing building. The materials would be cladding to match existing and a metal sheet roof covering as this roof is proposed to have a lower, shallow pitched lean to roof as compared to the main building.
- 1.7. Associated with the water sport and boating activities, the proposal also includes the enlargement of the dyke to create a 75m² basin alongside the existing pontoon located to the south of the existing boatshed. This would approximately double the existing area of the canoe launching basin. This has been justified as required to provide mobility access and also to allow for the expansion of the hire business to include space for circulation of departing canoes and paddle boards. In addition to this expansion, the proposal also seeks permission for the formalisation and alteration to an area at the most southern point of the site which is used for the launching of boats to create a formal slipway.
- 1.8. During the course of the application process, the play area proposed to the north of the existing boatshed building has been constructed so this element is now retrospective.
- 1.9. A scheme of landscaping has been submitted in support of the application, detailing the options for disposing of the peat arising from the excavation of the mooring basin excavation (approx. 300m²), as well as details of mitigation screening and planting.

2. Site history

- 2.1. BA/2018/0198/FUL - Provision of 12 caravan pitches with electric hook up points and bin stores - Approved
- 2.2. BA/2017/0435/COND - Variation of condition 2: approved plans, and removal of condition 3: landscaping, of BA/2016/0152/FUL - Approved
- 2.3. BA/2016/0152/FUL - Boathouse for canoe and cycle storage, landing stage and retrospective permission for three service buildings - Approved
- 2.4. BA/2007/0317/FUL - Amended proposal: Erection of workshop and site facilities for cycle hire, day boats and electric launches, wc/showers and widening of dyke to provide moorings. - Refused
- 2.5. BA/2005/6661/HISTAP - Erection of 6no. waterside lodges, workshop, manager's house and shower block and use of land for camping - Refused
- 2.6. BA/1991/7318/HISTAP - Relief basin for visitor mooring - Refused
- 2.7. BA/1990/7366/HISTAP - Mooring basin for 25 rivercraft from mainstream - Refused
- 2.8. BA/1988/7449/HISTAP - 25 replacement moorings from mainstream to off-cut position in backwater - Refused
- 2.9. BA/1987/7486/HISTAP - 25 off-cut moorings for public hire - Refused

3. Consultations received

Geldeston Parish Council

- 3.1. Objection. Due to the following concerns: - Ecology, - Noise, - Pollution, - Visual Impact
- 3.2. The environmental impact on the Geldeston famous Dark Skies. GPC have previously objected to increased sites/pitches on this site. None of the previous objections have been considered. The following will need to be looked into: Policies SP6, DM13, DM21 and DM22. The need to consider the protection of the glow worms and the bat species.
- 3.3. The increase of 12-20 pitches is way too high, there will be a high increase in noise and traffic.

Environment Agency

- 3.4. No objection subject to the LPA having had due regard to the flood risk and the development complying with the NPPF's requirement for meeting the sequential and exceptions test. The application is supported by an FRA which shows the land to be within flood zone 3A and also is supported by a flood response plan and flood resilience measures.

Norfolk County Council (NCC) Highways

- 3.5. No Objection, subject to access being made to acceptable standard

Norfolk County Council Public Rights of Way

- 3.6. No objections on Public Rights of Way grounds as although Geldeston footpath 10 is in the vicinity, it does not appear to be affected by the proposals.

Norfolk Wildlife Trust

- 3.7. The neighbouring site has been allocated as a County Wildlife Site (Geldeston Marshes) and there are light sensitive species at this site which could be affected by the development. In addition to the comments made by the BA Ecologist to a previous iteration of the scheme which involved the spreading of peat spoil on an area the proposal should be supported with an Ecology Survey.

4. Representations

- 4.1. More than 10 objections have been received from local residents regarding the proposed development; these have been reiterated following re-consultation on amendments to the proposal. The issues raised in these objections include the following:-
- Visual impact and harm associated with more caravans at the site in the wider landscape;
 - Noise disturbance from campers and also users of the water sports hire business;
 - Highway safety concerns relating to the increased traffic and size of caravans;
 - Safety concerns regarding the proposed alterations to the slip way;
 - Impact upon the County Wildlife Site and surrounding areas and ecology;
 - Harm to the dark skies in the area;
 - Over development in terms of numbers of caravans proposed;
 - Disturbance of peat from the expansion of the cut;
 - Lack of screening proposed.
- 4.2. Letters of support were received at the time of the initial consultation from the landlords of both village pubs, although it should be noted that the Geldeston Locks Pub has since changed ownership. An additional letter of support was received from a member of the public. The reasons for support included
- Benefits to tourism in the wider Waveney Valley;
 - Tourists help sustain the pubs and farm shop in the village of Geldeston;
 - Previous development at the site has been conducted sympathetically.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM10 - Peat soils
 - DM5 - Development and Flood Risk
 - DM13 - Natural Environment
 - DM16 - Development and Landscape
 - DM20 - Settlement fringe landscape character
 - DM21 - Amenity
 - DM22 - Light pollution and dark skies
 - DM43 - Design
 - DM22 - Light pollution and dark skies
 - DM23 - Transport, highways and access
 - DM24 - Recreation Facilities Parking Areas
 - DM29 - Sustainable Tourism and Recreation Development
 - DM30 - Holiday Accommodation - New and Retention
 - DM31 - Access to the Water
- 5.3. The National Planning Policy Framework (NPPF) is a material consideration.

6. Assessment

- 6.1. The key considerations in terms of this development are the principle of development, the impact upon the landscape, impact upon ecology and peat soils, impact upon the amenity of neighbours, design and flood risk.

Principle of development

- 6.2. The application site has an existing tourist use which this scheme seeks to expand upon, and which can be broken into two strands. The expansion of the camp site pitch numbers is one element, and the expansion and improvement of the built features linked to the water activities base and site is the second element. There is an obvious interrelation between these two uses as the camping guests have access to the water and this would be a draw for those staying at the camp site, and the access, facilities etc for both uses are to a degree shared.

- 6.3. The principle of the expansion of the caravan pitch numbers is assessed against policy DM29 and DM30 of the Local Plan for the Broads. The proposal is adjacent to an existing tourist use (the site itself and the neighbouring boatyard and campsite) so the locational criteria set out in Policy DM29 part(a(ii)) would in principle be met. On balance, the development is also considered to meet the criteria set out in part (b) of policy DM29, and these will be expanded upon below when considering the other criteria : highways (vi), parking (vii), dark skies and landscape (viii), design (ix), navigation (x), scale compatible with their location and setting (xi).
- 6.4. In regards to new or expanded holiday accommodation, the relevant policy is DM30. The policy sets out four criteria, one of which requires it to meet policy DM29, so the proposal is considered to have met this criteria. The remaining three criteria are as follows. Criteria (b) requires that the development is for short term holiday rental, which is the case here. Criteria (c) requires that the development is proposed on a sound financial basis and there is a demand for the accommodation proposed. In this case, the applicant has set out in a justification statement that the business requires additional camping pitches to support the growing business, that this is a popular site and that the development is based on a sustainable business model. Criteria (d) requires that a register of bookings is kept, and the applicant already does this. This part of policy DM30 is therefore met.
- 6.5. In principle the replacement of the service buildings (subject to a condition ensuring the removal of the existing structures) is positive, as these small structures have a functional use, but are not attractive. The proposed building is large and would have an impact upon the character of the landscape. However, the building is of a very similar design and construction to that of the existing building and is located in an area which is relatively well screened and would not have a significant impact on the wider landscape. The need for this building has been outlined in the applicant's documents and relates particularly to the expansion of the number of paddle craft which need to be stored on site. It is considered reasonable to condition the use of this new building to be specifically linked to the current use of the site, and also to exclude overnight occupation. This is because it is the stated intention of the applicant to use this building as incidentally to the business, to avoid confusion as to how the building can be used, and so that should overnight accommodation be proposed, the LPA has the opportunity to assess the potential additional impacts of overnight accommodation in a building including flood risk, amenity or loss of workspace.
- 6.6. The principle of the expansion of the existing amenities block is acceptable as it is required for the current use of the site in general. The changes to the mooring would allow for safer access to the water for those using the site as existing. The issue of peat removal is important and is covered later in the report. However, the scale of the proposal is reduced from previously refused historic applications and therefore is considered to be of a scale appropriate for the surrounding site and landscape in accordance with Policy DM29 criteria (xi)

6.7. Overall, the principle of the development is considered acceptable.

Impact upon the landscape

- 6.8. The site lies within Landscape Character Area 2 in the Authority's Landscape Character Assessment and is in an area of drained peat or clay/peat mix adjacent to the river Waveney. The Settlement Fringe policy (DM20) is relevant here due to the location towards the edge of development at Geldeston.
- 6.9. The site is used as an existing camping and caravan site, with the application seeking to increase the number of caravan pitches to 20, with a new building and extension to existing, an expanded basin, as well as improvements to a slipway, and creation of a play area.
- 6.10. The proposed building extension and new building are in keeping with the Broads vernacular and existing buildings on the site. Their location to the back of the site is relatively unobtrusive to the wider landscape, with existing vegetation intercepting views. The colour and finish of the proposed buildings also aids to recess them in the landscape. As such this element of the development is considered to accord with Policy DM20 and DM16 of the Local Plan for the Broads.
- 6.11. The construction of these buildings will enable a formalised car parking area to be created where the existing buildings are (as they will be removed) and this should reduce the number (if not completely remove) car parking within the camping area, which is open to the marshes landscape and therefore visible within the landscape. The applicant highlighted on site that they are looking to manage car parking for campers in this manner, only allowing equipment and luggage to be dropped off, with cars then required to be parked in the main car park. This management will reduce landscape and visual impacts in this sensitive fringe area and potentially reducing current impacts.
- 6.12. With regard to the play area, these can vary greatly in form and colour, however what has been erected is of a scale and design which is functional, but not obtrusive in the wider landscape.
- 6.13. The amended drawings submitted in respect of landscaping have addressed the concerns about views across the marshland into the caravan area. Additional tree planting has been included along the Geldeston Dyke boundary, which is considered beneficial as it would further intercept views across the marshes into the site, particularly from the riverside public right of way where the viewing angle changes as it follows the course of the river. This landscape and planting scheme sets out an acceptable level of soft landscaping which would be an improvement over existing screening and mitigation currently at the site.
- 6.14. In regards to the details submitted covering the treatment and use of excavated peat, the potential for ground raising has been limited to a maximum of 120mm and in specific areas only. This, however, is a maximum as there would need to be back filling of hollows and to deal with bank erosion, as well as the potential for the peat to be used as a soil improver off site. As such it is not considered that this would result in a

perceptible difference once the grass and meadow planting has taken. On this basis the proposal is considered to accord with Policy DM17 (Land raising) and Policy DM18 (excavated material). The wider issue of the treatment of peat is covered in section 6.18 to 6.21.

- 6.15. In landscape terms, the information submitted with regards to the new slipway would benefit from greater detail. The revised information shows that the new steel ramp cannot be overlaid on the existing earth ramp and that some groundworks will be required. The application site sits higher than the surrounding marshland and so it would be preferable for the steel ramp to sit lower in the ground, with planted embankments either side to better assimilate it into the landscape and localise any effects. It is recommended that further information on the appearance of the ramp be conditioned, alongside inclusion of this area in the proposed landscape scheme to ensure effects of this proposal remain localised.
- 6.16. The proposed development is considered to be acceptable on the basis that an adequate landscaping scheme has been submitted, which would be conditioned for implementation. Prior to the works on the slipway, further detail would be required through condition to ensure this element is as recessive as possible. In regards to planting, this has been considered to have the joint benefit of screening the site from wider views to mitigate the visual impact of new buildings and increased numbers of caravans on site, as well as acting as a biodiversity enhancement.

Impact upon ecology and peat soils

- 6.17. The proposal would result in approximately 300m³ of earth being excavated to create the slightly larger basin of approximately 75m², which slightly more than doubles the width of a 15m section of the dyke directly in front of the boat house to accommodate launching and mooring of the craft rented from the site. Following peat coring and analysis, it is anticipated that of this spoil, approximately 60% would be peat. Policy DM10 sets out how peat should be considered, especially if this natural resource is to be removed or excavated, and sets out 4 criteria to be met.
- 6.18. The scale of the proposal has been significantly reduced from previously refused schemes and, on this basis, the proposal is in accordance with criteria (ii) of DM10 in that it reduces to a minimum the required excavation to result in a useful additional launching and circulation space. Following discussion, the applicant has set out the growth in the business and the functional need to provide improved access and mobility options for the existing and expanding demand for canoe, paddleboard and other craft hire. On this basis it is considered that there is not a less harmful viable option if the business is to expand in line with policy DM29. This is in accordance with criterion (i) of Policy DM10 as there is not a less harmful viable option to expand the basin.
- 6.19. In regards to criteria (iii), there has been sufficient evaluation of peat prior to its disposal, considering the small area in question and also that the coring of peat has shown that the quality of this land is not particularly good. The final criteria (iv) of

Policy DM10 requires the disposal of peat to be in such a way as to limit carbon loss. The amended landscaping scheme has set out how the peat could be used on site as mulch for planting, back fill for eroded banks, and also potentially as soil improver for neighbouring farm land. This would limit carbon loss to varying degrees. If the peat were spread on the site (which is also indicated as an alternative option, either in whole or in part), carbon would be lost, however this would be to an extent limited because of the small scale of excavation, and the degree to which these other measures are implemented.

- 6.20. It is no longer proposed to spread spoil arising from the expanded mooring area onto the southernmost point of the site, so there is no impact on the potential reptile habitat here.
- 6.21. The points raised by residents and Norfolk Wildlife Trust regarding the neighbouring County Wildlife Site are relevant, however in this instance it is considered that the existing use of the site means that there is no requirement for an ecology survey, whilst the removal of the proposal to spread peat across the site has also reduced the ecological risk. It is also noted that there would be biodiversity enhancements resulting from the planting schedule. That being said, additional unauthorised lighting could cause issues, and therefore a condition restricting lighting would be attached requiring further details and LPA approval of any additional lighting to protect the dark sky status of the area (Policy DM22).
- 6.22. The proposed development relates to an existing use, the buildings to be demolished/removed are not likely to offer important habitat, and nor are the areas where development would take place. On this basis subject to the condition referenced above, the proposal is considered on balance to be acceptable.

Amenity of residential properties

- 6.23. The site is used as an existing camping and caravanning site, as well as for water based recreation. The proposal does not seek to change this use, but would result in both an intensification of this use, and also expansion of the size of the buildings on site. This has been raised as a material planning issue in letters of objection letters in terms of the impact upon the amenity of neighbouring residents, as well as those visiting the surrounding area.
- 6.24. Whilst there would be an increase in the number of caravan pitches, and potentially in the recreational use of the water, the site remains separated from neighbouring residential properties and the new service building would be located approximately 130m from the nearest residential property. The location of the caravanning pitches would not encroach closer to the neighbouring residential properties, and, as set out in the landscaping consideration section above, the proposal includes a landscaping plan which includes significant screening. This would result in an acceptable degree of mitigation in terms of impact upon neighbour's outlook.

- 6.25. In regards to noise, the existing use has not resulted (as far as we have been made aware) of any statutory nuisance complaints from neighbouring properties, and camping and caravanning is not in itself a noisy operation. It is proposed to limit the occupation of the campsite to short stay visitors, and through the use of conditions it would be reasonable to limit amplified noise and external lighting. On balance, given the distance to neighbours and similarity of the existing use to the proposed, it is therefore considered that the impact in terms of noise and disturbance would not be so significant a change as to warrant refusal. It should also be noted that the site would also be controlled through separate environmental health legislation as a caravan and camp site, which could restrict unacceptable impacts outside of the normal use of a campsite. The proposal is therefore acceptable in terms of its impact on local amenity.

Design

- 6.26. The removal of the existing storage buildings and consolidation of this use in a purpose built structure is a positive factor in this proposal. The building as proposed is relatively large, and higher than the existing structure it would replace, however it would be set back further from the highway and the nearest residential buildings, and located in an area that is already quite well screened from views by existing planting, which would be supplemented by further landscaping. The proposed timber clad building is of a much better quality finish than the current steel container and shed on site.
- 6.27. Weight also needs to be given to the functional requirements of the existing site use and how this additional building and extension to is an investment in the existing site operation. As a functional building, it would provide capacity for the business to develop, improve storage and security as well as provide a better working environment. This would avoid the need for unsightly overspill as seen on similar sites where materials, craft etc. are stored permanently outside, or, as with the current site, in temporary containers. In design terms, the use of natural materials such as the waney edged timber cladding, cedar shingle roof covering proposed are similar to those used at the existing building are considered a positive addition over the existing structures and would be in keeping with similar buildings on site and at the neighbouring boat yard site Rowan Craft.
- 6.28. The proposed building is large, being some 12.0m x 9.0m and with space within the roof and so it would have some impact upon the character of the landscape. However, it is of a very similar design and construction to that of the existing building and is located in an area which is screened from wider views to an extent. In addition the increase in planting would further limit views of this building. On balance it is considered that the proposal is acceptable meeting policy DM43 of the Local Plan for the Broads.

Highways and public rights of way

- 6.29. The initial response to this application from the Local Highways Authority (LHA) raised concerns with regard to the local highway network and the increase in touring caravans. It sought further information from the applicant about whether the site

operates any formal timed check-in/check-out system that would influence this, such that the possibility of two touring caravans meeting would be minimised.

- 6.30. The LHA then considered that it is accepted that once pitched at the site, caravans are unlikely to leave on a regular basis. So, whilst there are constraints to the local highway network in terms of its width and it cannot be precluded that two touring caravans would meet, the occasions this happens are likely to be minimal. On this basis, the LHA concluded that it could not reasonably seek any mitigation to the local road network as such mitigation would be extensive, disproportionate and unlikely to meet the tests within the NPPF.
- 6.31. Likewise, the LHA are also mindful that the NPPF is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The LHA are of the opinion that it would be difficult to sustain an objection on either grounds, or to defend such an objection at appeal.
- 6.32. However, was noted that the access to the site (i.e. the track from the public highway) is of an unbound material and this is being discharged onto the highway, which does give rise to conditions detrimental to highway safety. The improvement of the access was conditioned in the planning consent for the provision of 12 caravan pitches (BA/2018/0198/FUL), and has since been implemented following the initial response from the LHA to this application.
- 6.33. Whilst objections from neighbours were raised regarding highway safety it is considered that the proposal is acceptable in highways terms following consultation with Norfolk County Council as the LHA and on this basis the proposal is considered to acceptable.
- 6.34. The proposed development would not affect any of the nearby public rights of way.

Flood risk

- 6.35. The Environment Agency maps show the site lies within fluvial and tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is classified as a 'less vulnerable' development, as defined in annex 3 of the NPPF. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).
- 6.36. The submitted FRA sets out that the site lies within the flood extent for a 1% (1 in 100) fluvial and 0.5% (1 in 200) tidal annual probability event, including an allowance for climate change. The site does not benefit from the presence of defences.
- 6.37. It is noted that the application does not include any buildings which would be used for residential accommodation, with all buildings used for storage or commercial purposes. The ground floor levels have been proposed at 2.45m AOD. This is below the 0.1% (1 in 1000 annual probability flood level including climate change of 3.20m AOD and

therefore at risk of flooding by 0.75m depth in this event. Finished first floor levels have been proposed at 5.35m AOD and therefore there is refuge above the 0.1% (1 in 1000) including climate change annual probability flood level of 3.20m AOD. This proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 1% (1 in 100) and 0.5% (1 in 200) annual probability including climate change flood event).

- 6.38. The Environment Agency have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been submitted by the applicant. The plan sets out practical and reasonable measures to help respond should flood warnings or flood events occur and is considered adequate to ensure the safety of the occupants in line with Policy DM5 of the Local Plan for the Broads. A condition should be imposed to require its implemented and that it be maintained for the lifetime of development.
- 6.39. Whilst the FRA has shown that the development would incorporate flood resilience measures and also would provide first floor refuge which would improve the current structure's resilience to flooding there is a need to consider whether alternative sites are more appropriate. The requirement to apply the Sequential Test is set out in Paragraph 161 of the National Planning Policy Framework. The Exception Test is set out in paragraph 163.
- 6.40. Sequentially there are no areas within the application site or land owned by the applicant which is at a lower risk of flooding and therefore sequentially, the development could not be moved to a lower risk area within the application site.
- 6.41. In regards to the replacement of the existing buildings, and the shower room extension of the boatshed, as these are functional uses tied to the existing use of the site, it is not reasonable to look further afield for areas of lower flood risk than in the immediate vicinity. Even for instance on the opposite side of the road would mean significant distances for water craft, machinery (tractor, mower etc.) or visitors to walk or to be moved. Therefore, sequentially there are no alternative options on site or elsewhere within a reasonable distance.
- 6.42. The expansion of the numbers of caravan pitches again could not be accommodated within the site in an area of lower risk. Other neighbouring areas of this site outside of the ownership of the applicant are at a higher risk of flooding due to their lower level.
- 6.43. Whilst there may be sites outside of the Broads Authority area in the vicinity of Geldeston which have a lower risk of flooding, none would be within a reasonable distance of the existing services on site and would not allow for the two businesses to operate with oversight from a single base. As such, it is not felt that there are sites that are appropriate in terms of the scope of the Sequential Test. Therefore, in this instance, it is considered that there are no alternatives available to this business which would be available or deliverable which are at a lower risk of flooding. On this basis the proposal is considered to meet the Sequential Test.

- 6.44. The service building and boatshed expansion are not required to meet the Exceptions Test. The Exceptions Test is required for changes of use of land, where that change of use relates to caravans/camping. In this instance a case has been made by the applicant that the economic benefits to both the business and the expansion of employment opportunities created, along with the positive responses from local public houses show that there would be economic benefits to this development. Additionally, the intensification of an existing use, and improvement of facilities for the water sports use are beneficial in ensuring that the business is robust. On this basis, it is considered that the development would have benefits to economic and social sustainability which supports this development in accordance with Policy DM5, meeting the Exceptions Test as set out in the NPPF.
- 6.45. As part of the design of the building, flood resilience/resistance measures have been included to reduce the impact of and mitigate for a flood event, including the provision of an e Refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water.
- 6.46. In this instance in principle it would be possible to construct this building in such a way as it to be structurally resilient, however as the building regulations do not require submission of such details, a condition is required. This condition would require the submission of supporting information and calculations to provide certainty that the buildings will be constructed to withstand these water pressures.

7. Conclusion

- 7.1. The proposed development is considered to be an appropriate scale of expansion to a successful tourism business in accordance with Policy DM29 and DM30 of the Local Plan for the Broads. Consideration has been given to ensure that the development does not have an adverse impact upon amenity, landscape or dark skies (Policy DM21, 16 and DM22). No objection has been raised by the Environment Agency (Policy DM5 of the Local Plan for the Broads) subject to a flood response plan being implemented and maintained in accordance with the details set out in the submitted FRA, on which basis the development would be safe for the lifetime of the development and meets the Sequential Test. The benefits of supporting the development in accordance with Policy DM29 and DM30 of the Local Plan for the Broads, weighs in favour of this proposal in terms of the NPPF Exceptions Test for flood risk.
- 7.2. In regards to design and scale of this development, objections are noted, however on balance the addition of a landscaping scheme and the relative quality of the proposed replacement service building mean that scheme would accord with Policy DM43 and DM16 of the Local Plan for the Broads. No objection has been raised by the Local Highways Authority (policy DM23 of the Local Plan for the Broads). Whilst the objections relating to increased traffic and increased number of caravans are noted, the

Local Highways Authority have stated that they do not feel that this impact is sufficient to warrant refusal, or would be sustained at appeal.

- 7.3. The site is sensitive, and subject to the intentions of the applicant being carried out the development would result in benefits to local tourist businesses, as well as improving access to the water (DM31 of the Local Plan for the Broads). To ensure this development is controlled in line with the submitted details conditions are recommended (see below).

8. Recommendation

Approval subject to conditions

- 8.1. Standard time limit condition
- 8.2. Standard plans condition
- 8.3. Materials condition prior to works above slab level/piling level of relevant building
- 8.4. Flood response plan and structural details for flood proofing prior to commencement of development
- 8.5. Details of boat wash down prior to commencement of development of the service building
- 8.6. Details of slipway/ramp prior to commencement of works on the slipway
- 8.7. Holiday use limit
- 8.8. Use restriction condition (Buildings not to be used for sleeping accommodation or human habitation)
- 8.9. Limit to size of craft used/launched from and within the site
- 8.10. Landscaping management condition
- 8.11. Car parking condition
- 8.12. Lighting restriction/details
- 8.13. Biodiversity enhancement
- 8.14. No amplified music

9. Reason for recommendation

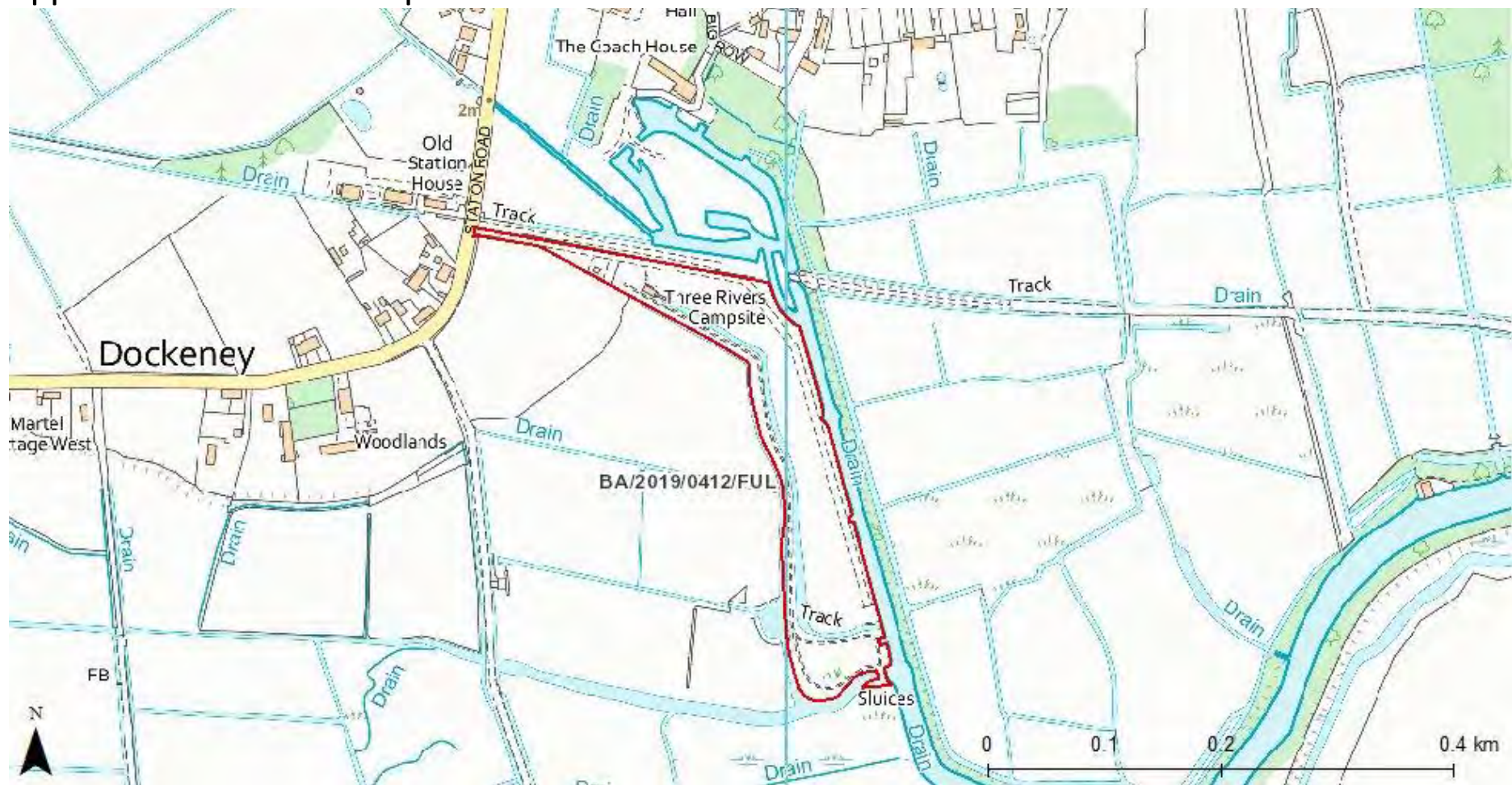
- 9.1. On balance the proposed development is considered to accord with relevant planning policy including Policy DM29, DM30, DM5, DM43, DM10, DM21 and DM32 and subject to conditions

Author: Jack Ibbotson

Date of report: 30 July 2021

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

13 August 2021

Agenda item number 9.3

BA/2021/0228/ADV at Norfolk Broads Direct Wroxham

Report by Planning Officer

Proposal

New entrance sign at site pedestrian entrance off Norwich Road.

Applicant

Mr James Knight

Recommendation

Approval subject to conditions

Reason for referral to committee

The applicant is a member of the Broads Authority

Application target date

17 August 2021

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1. Description of site and proposals

- 1.1. The subject of this application comprises a pedestrian access to the Norfolk Broads Direct site, accessed directly off the public footpath immediately to the south of Wroxham Bridge.
- 1.2. Norfolk Broads Direct comprises a commercial boatyard on Norwich Road, Wroxham, occupying a large site along the southern side of Norwich Road, and is bordered by the River Bure to the east and a dyke to the south. The overall site comprises of a variety of commercial marine buildings, mooring basins, a car park and large areas of hard standing, and is home to the Broads Tours business.
- 1.3. The subject pedestrian access is the principal pedestrian access to the site. This provides direct access to the Broads Tours ticket office, Wherryman's Restaurant, and the riverside area. The access entrance is approximately 7 metres wide between two low rise brick walls with planting behind. The Norfolk Broads Direct land is demarcated by a change in surface from standard public footway to buff weave block paving.
- 1.4. The proposed sign would be sited part way across the 7 metre wide access. The sign itself would measure 4 metres in width and be supported by timber posts towards either end. The width between the timber posts would be 3.4 metres, and the height of the sign above footpath level would be 2.5 metres. The sign would sit parallel to the edge of the adjacent public footpath, separated from the edge by 1.2 metres.

2. Site history

- 2.1. BA/2021/0128/FUL - Replacement of 95m of dilapidated quayheading with new sheet steel piling and associated timber quayheading furniture (Retrospective). Approved with conditions.

BA/2012/0048/FUL - Demolition of both existing wet shed and small shed , re-alignment of quay heading and creation of small land area for re-location of existing shed. Approved with conditions.

BA/2011/0085/FUL - Demolition of existing wet boathouse, erection of replacement wet boathouse with cruiser hire reception and storage in roof space with replacement and new quay heading. Approved with conditions.

BA/2010/0175/FUL - Recladding of existing boatshed building (to remove asbestos) and associated works. Approved with conditions.

BA/2008/0395/FUL - Erection of canopy (proposed) and small shed for pumping equipment (retrospective). Approved with conditions.

BA/2005/3763/HISTAP - Demolitions of wet boatshed, toilets and engineering workshop. Extension of existing building for new toilets and under cover waiting area for charter boats. Approved with conditions.

BA/2001/4070/HISTAP - 1. Demolition of existing wet boatshed, 2. Erection of new boat house with sail loft over and associated facilities. Approved with conditions.

BA/1998/4337/HISTAP - Demolition of existing building and extension to existing car park. Approved with conditions.

BA/1995/4503/HISTAP - Change of use of existing restaurant on ground floor to bedroom extension and additional flat. Approved with conditions

3. Consultations received

Parish Council

- 3.1. Wroxham Parish Council reviewed this application at Full Council meeting on the 30th June and object to the application. Councillors, supported by comments from residents, thought the signage was obtrusive, restricted pedestrian access and created unnecessary street clutter.

4. Representations

- 4.1. Two responses were received raising the following:
- 4.2. The signage would be obtrusive, restrict pedestrian access and create unnecessary street clutter. It is also potentially distracting to traffic at a busy juncture for both vehicles and pedestrians.
- 4.3. The proposed sign is disproportionate in size and further impedes an already very busy foot way, especially considering the need for social distancing and regular access by mobility impaired visitors. Congestion of footways in the height of the summer season is not best served by further obstructions on a key access point onto the footbridge over the river Bure. The sign imparts no new information to visitors or local residents that cannot be ascertained by looking at the building immediately behind the proposed site. It adds further visual clutter to the village.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
 - DM16 - Development and Landscape
 - DM23 - Transport, highways and access
 - DM43 - Design
 - DM49 - Advertisements and Signs

6. Assessment

- 6.1. The proposal is for a sign to be sited partly above the pedestrian access to the site from the public footpath on the southern side of Norwich Road, a short distance from the crossing over the River Bure. The main issues in the determination of this application are the principle of development, appearance of the proposed sign and street scene, and the height and siting of the sign.

Principle of development

- 6.2. The principle of development is considered acceptable, this is a non-illuminated sign at the entrance to a well-established commercial site, sited off the public highway, and relates directly to the buildings sited immediately to the rear of the sign location.

Appearance of the proposed sign and street scene

- 6.3. The proposed sign is considered to be of a reasonable size taking into account the width of the pedestrian entrance opening where it is sited, and the proximity and size of the buildings a short distance to the south of the proposed sign.
- 6.4. The sign has a simple appearance which continues the appearance of the Broads Tours element of the site and provides a single commercial identity thereby giving the sign context. The sign would be an aluminium composite panel supported by timber posts, this is considered to be appropriate and acceptable taking into account the appearance of the site and the nature of the proposal.
- 6.5. There are a number of signs in this location including at the restaurant to the opposite side of Norwich Road, at the subject commercial site just prior to the bridge, and upon buildings within the wider subject commercial site. In addition there are a handful of road signs and a Wroxham village sign. Whilst there are other examples of signs in this locale, it is considered that the proposed sign would not result in unacceptable visual clutter, or an area of excessive signage. The siting of the sign, parallel to the public highway, would ensure that it would not compete with any road signs or traffic lights, or be unnecessarily prominent when viewed from the public highway.
- 6.6. The proposed sign is therefore considered acceptable in terms of its appearance and the appearance of the street scene, with regard to Policies DM16, DM43, and DM49 of the Local Plan for the Broads.

Height and siting of the sign

- 6.7. The proposed sign is sited within the Norfolk Broads Direct site, 1.2 metres from the edge of the public footpath and parallel to it. The width of the opening to the site is approximately 7 metres, the distance between the timber posts supporting the proposed sign is 3.4 metres, the posts are each 0.15 metres in width, therefore there is a distance of approximately 1.65 metres to either side of the posts before the low rise brick wall to either side of the sign.
- 6.8. This approach is a fairly unconventional one when considering the nature of the sign and the existing site entrance, it would be understandable to anticipate that a sign of

this type would span the entire opening with the supports abutting the brick walls. The chosen approach could arguably restrict pedestrian access in providing a deliberate obstruction to the existing opening. On a basic measure this could be considered as bad design.

- 6.9. It is important to consider the site specific circumstances. In this case the opening to the site is particularly wide, the public footpath is notably narrow in comparison. The access width between the posts is 3.4 metres which is considered to be sufficient to provide a good level of access to the site. In addition there are access widths of 1.65 metres to both sides of the posts which provide a reasonable level of access. The height of the sign above the footpath is 2.5 metres which is considered to provide an adequate height clearance. The sign is sited comfortably within the site and apart from the public footpath.
- 6.10. It could be argued that the posts do act as some form of footway obstruction and in some respects this is accurate. However, the same argument could be made about posts supporting some street signs, lampposts, or bollards between vehicle and pedestrian areas. The existence of some form of obstruction on a footpath does not in itself make it unacceptable, it would slightly interrupt the free flow of pedestrians rather than obstruct their progress. The narrowing of the entrance through additional low rise brick wall, or the provision of bollards would have the same impact and with appropriate siting and design would not be unacceptable. It would therefore be difficult to justify a refusal of planning permission on the basis of the siting of the timber supports. In addition, taking into account the narrowness of the public footpath in comparison to the width of the resulting opening, the proposed timber supports would not contribute to congestion on the public footpath.
- 6.11. The agent for the application has sought to justify the siting of the timber supports as a means to dissuade cyclists using the site as a cut through when coming off the bridge. This need to justify does acknowledge that the supports could be a form of obstruction. The pedestrian river crossing, running parallel to the main bridge on the southern side, is fairly narrow and features a near blind bend at the Norfolk Broads Direct end. Any cyclist who considers this a reasonable place to be unlawfully cycling would arguably not be put off by a slight narrowing of the entrance to the subject site, if anything it would likely be seen as part of the illicit challenge. It is therefore considered that this does not provide justification for the siting of the timber support posts and their proposed siting must be considered on its own merits.
- 6.12. It is accepted that the siting of the timber posts within the pedestrian entrance rather than to the sides is fairly unconventional, however, the site entrance still maintains adequate levels of unobstructed access to the site in terms of the width maintained between the posts and the clearance underneath the sign and, to some extent, the widths between the timber posts and the low rise brick walls to either side. Whilst the concerns of the Parish Council and local residents are noted, it would not be reasonable to refuse this application on the basis of the siting of the posts resulting in unacceptable

obstruction to the site and clutter at the entrance. The height and siting of the proposed sign are therefore acceptable with regard to Policies DM23 and DM49 of the Local Plan for the Broads.

7. Conclusion

- 7.1. The proposed new entrance sign at the pedestrian entrance off Norwich Road to the Norfolk Broads Direct site is of a reasonable size and acceptable design taking into its siting in relation to the public highway and the proximity to the buildings within the overall site, and would not have an adverse impact on the street scene. The proposed timber posts supporting the sign would not result in an unacceptable obstruction to the existing entrance, or contribute to congestion on the adjacent public footpath. The proposed sign is therefore considered acceptable with regard to Policies DM16, DM23, DM43, and DM49 of the Local Plan for the Broads.

8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. Standard time limit
 - ii. In accordance with approved plans
 - iii. Advertisement maintained in a condition that does not impair the visual amenity of the site.

9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM16, DM23, DM43 and DM49 of the Local Plan for the Broads, and the National Planning Policy Framework (2021) which is a material consideration in the determination of this application.

Author: Nigel Catherall

Date of report: 29 July 2021

Background papers: BA/2021/0228/ADV

Appendix 1 – Location maps

Appendix 1 – Location maps

Fig 1

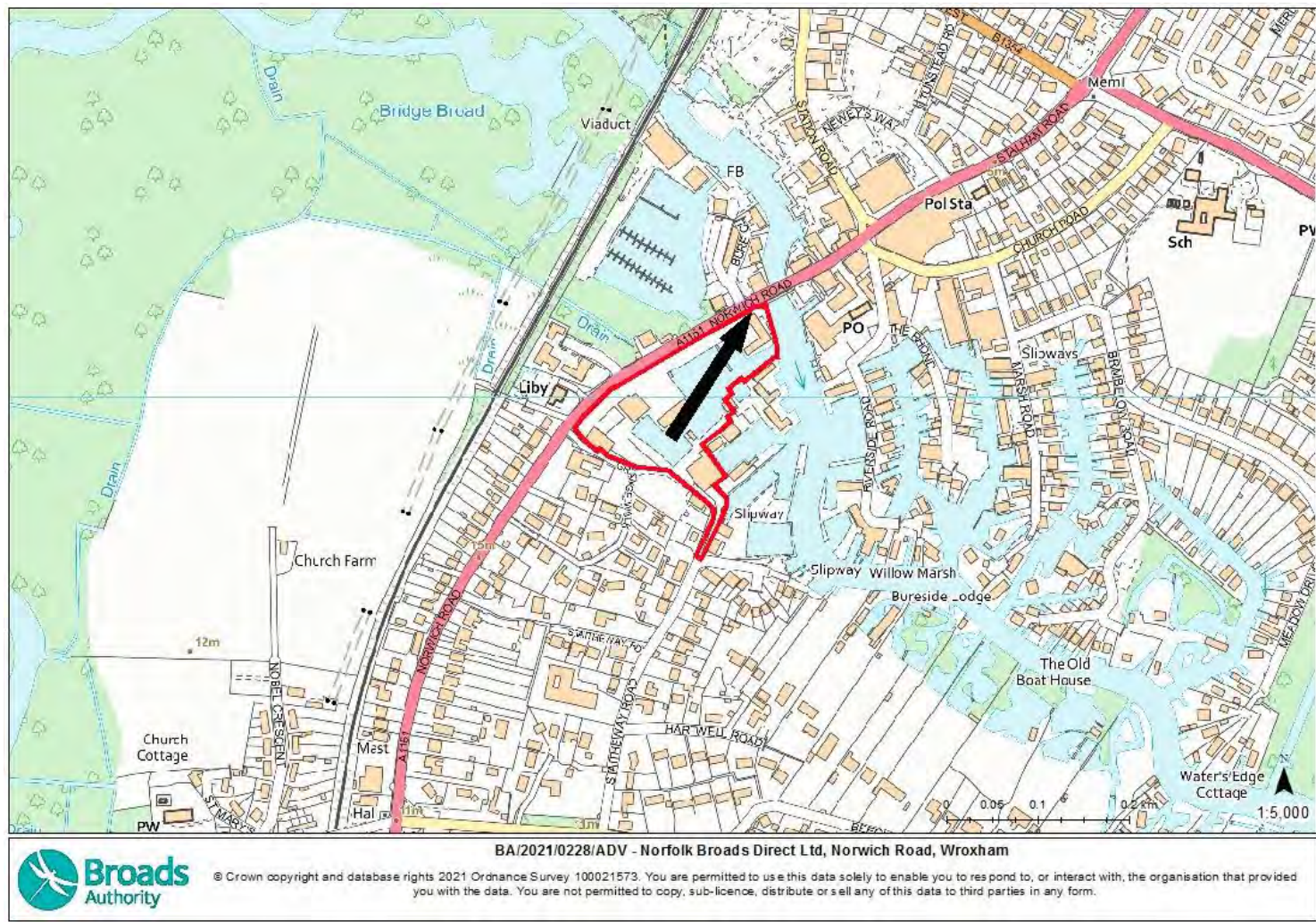


Fig 2



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Planning Committee

13 August 2021

Agenda item number 10

Enforcement update- August 2021

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none">• Authority granted to serve Section 215 Notices.• First warning letter sent 13 April 2017 with compliance date of 9 May.• 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.• Monitoring 15 June 2017. Further vandalism and deterioration.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission. • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019. • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019. • Works underway to secure and commence agreed demolition. 16 December 2019. • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020. • Application received to demolish building (and other amendments to scheme) 20 February 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Application approved and demolition almost complete. 24 September 2020. • Demolition completed and site almost cleared. November 2020 • Final inspection needed. • Final minor clearance required. Likely to coincide with implementation of redevelopment consent. May 2021
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Authority given to commence prosecution proceedings 5 February 2021 • Solicitor instructed 17 February 2021 • Hearing date in Norwich Magistrates Court 12 May 2021 • Summons issued 29 April 2021 • Adjournment requested by landowner on 4 May and refused by Court on 11 May • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021 • Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> • Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. • Correspondence with solicitor on behalf of landowner 20 November 2019. • Correspondence with planning agent 3 December 2019. • Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. • Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020. • Appeal start date 17 August 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> Hearing scheduled 9 February 2021. Hearing cancelled. Rescheduled to 20 July 2021. Hearing completed and Inspector's decision awaited.
4 December 2020	Land to east of North End, Thorpe next Haddiscoe	Unauthorised change of use to mixed use of a leisure plot and storage.	<ul style="list-style-type: none"> Authority given for the service of Enforcement Notices. Section 330 Notices served 8 December 2020. Enforcement Notice served 12 January 2021 with compliance date 12 February 2021. Some clearance commenced. Three month compliance period Site to be checked for progress. Progress being monitored. May 2021 Site not cleared by deadline. Operator given a further period Negotiations underway
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> Authority given for the service of Enforcement Notices. Enforcement Notice served 29 January 2021 Appeal against Enforcement Notice received 18 February 2021 Documents submitted and Inspector's decision awaited
16 July 2021	Land off Damgate Lane, Acle	Change of use of land to stationing and use of caravan for residential purposes	<ul style="list-style-type: none"> Authority given for the service of Enforcement Notices. Letter to landowner and occupier advising of resolution and requiring cessation of use and removal of caravan by 31 August 2021. 3 August 2021.

Author: Cally Smith

Date of report: 27 July 2021

Planning Committee

13 August 2021

Agenda item number 11

Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan- proceeding to Regulation 16 consultation

Report by Planning Policy Officer

Summary

The Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan is ready for Regulation 16 consultation.

Recommendation

To endorse the Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan for consultation.

1. Introduction

- 1.1. The Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan is ready for consultation. The Plan says: 'The Neighbourhood Plan will enhance the lives of residents of all age groups in Lound, Ashby, Herringfleet and Somerleyton by protecting the rural identity, the scenic beauty, the Broads and the balance of built and natural landscape tranquillity. We will support community infrastructure, ensure future-housing provision will meet requirements generated by local needs and promote sustainable development. New homes will have been built, in accordance with the principles in our design guide, ensuring they blend into the villages by careful design and landscaping. New housing development will not have changed the distinct nature of the villages. More young people and families will be living and thriving here, with the population extending across all age ranges, with the facilities in the area supporting the community's existing inhabitants and attracting newcomers. This will ensure a continued vibrant safe and supportive community in our villages.'
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to a future Planning Committee for endorsement.

2. Consultation process

- 2.1. East Suffolk Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on the Council's consultee list. The final details for consultation are to be clarified, but the document will be out for consultation for at least 6 weeks.

3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Parish Councils may wish to submit the Plan for assessment. The Parish Councils, with the assistance of East Suffolk Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.
- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan.

Author: Natalie Beal

Date of report: 30 July 2021

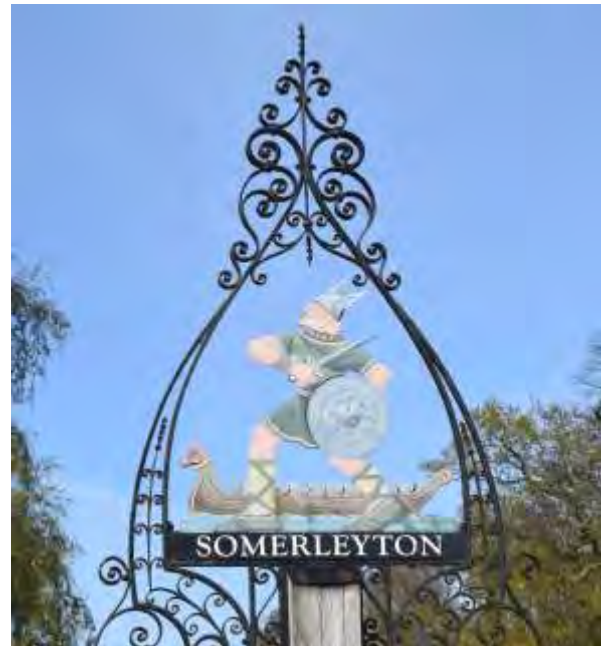
Appendix 1 – Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan submission version

Appendix 2 – Supporting evidence

Appendix 3 – Consultation Statement

Appendix 4 – Masterplanning and Design Guidelines

Appendix 5 – Basic Conditions Statement



Lound with Ashby, Herringfleet and Somerleyton

Neighbourhood Plan 2014 to 2036
Submission Version

April 2021

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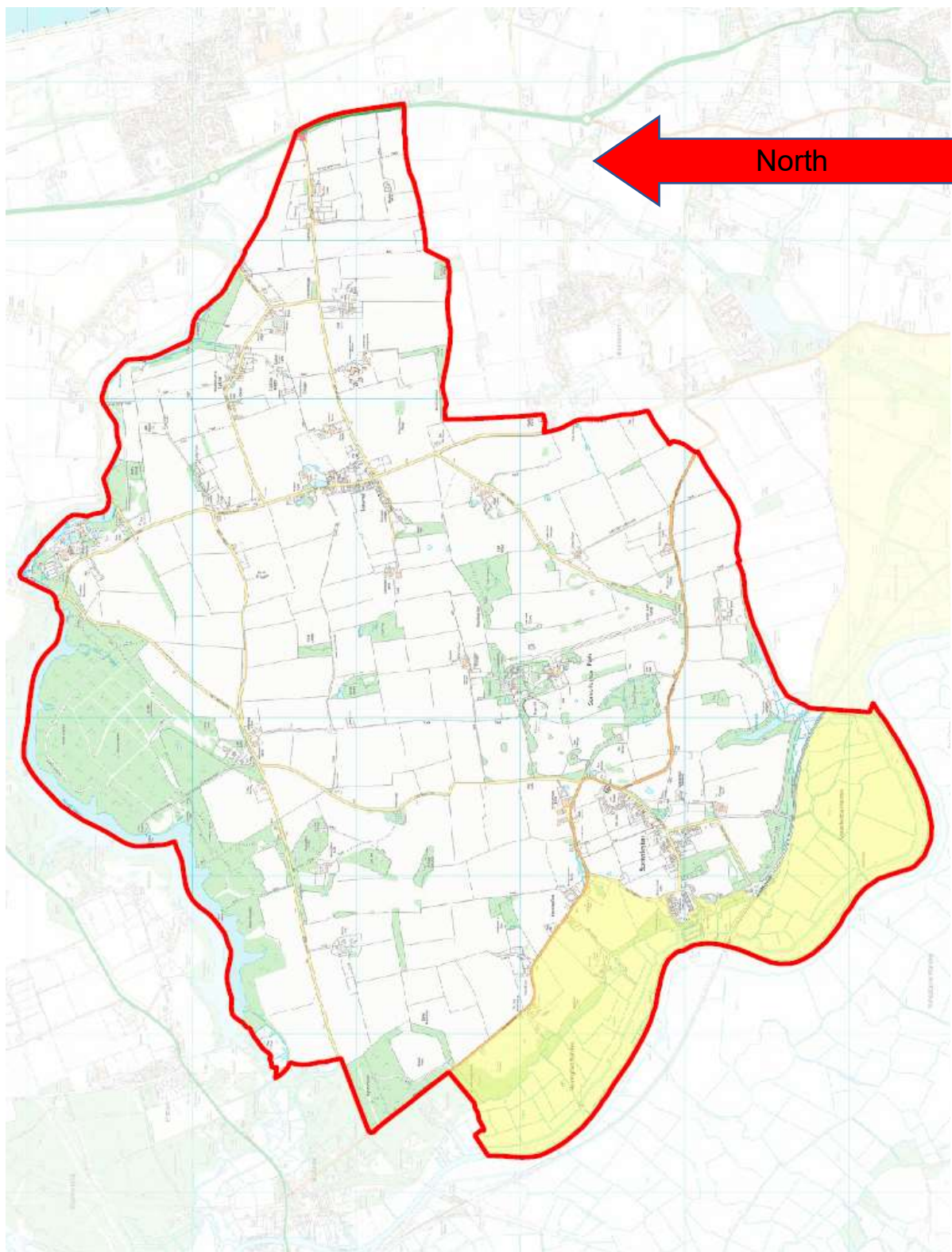
Appendix 1

Lound and Somerleyton, Suffolk, Masterplanning and Design
Guidelines, AECOM, June 2019

1. Introduction

- 1.1 Lound and Ashby, Herringfleet & Somerleyton are adjoining parishes in the north of Suffolk. The area is rural, with much of the land being used for agriculture. The main settlement areas are the villages of Somerleyton and Lound, with smaller settlements at Herringfleet and Ashby, together with some scattered farmhouses and converted farm buildings or farm workers' cottages. The two parishes have a combined area of around 2020 hectares, and a total population of around 780 (2011 census).
- 1.2 Early in 2016 the two parish councils agreed to work together to develop a joint neighbourhood plan. A steering group consisting of residents and Parish Councillors was set up to lead the work.
- 1.3 One of the initial pieces of work was to agree and gain acceptance from the former Waveney District Council (now East Suffolk Council) for the designated Neighbourhood Area. The agreed plan area includes the whole of the parish of Lound, and the whole of the parish of Ashby, Herringfleet & Somerleyton. See map on next page.
- 1.4 Local residents accept that there needs to be some development in the parishes in order to maintain the communities, but they are keen to preserve the rural image and not have the area transformed by inappropriate development.
- 1.5 The steering group arranged informal open meetings in November 2016, which were held in Lound Village Hall and in Somerleyton Village Hall. Many local residents came to these meetings to express their views and concerns about living in the area.
- 1.6 These meetings were followed by a written questionnaire which was distributed to all households in August 2017. This questionnaire probed in more detail the issues raised at our open meetings. Over 50% of the questionnaires were returned. For more details of the questionnaire responses see the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document
- 1.7 The East Suffolk Council (Waveney) Local Plan was adopted in March 2019 and the Local Plan for the Broads was adopted in May 2019. Our Neighbourhood Plan is required to be in general conformity with the adopted Local Plan.

2. Map of the Neighbourhood Plan Area



— Neighbourhood Area Boundary

■ Broads Authority Area

3. Profile of the Parishes

- 3.1 The parishes of Somerleyton, Ashby, and Herringfleet were joined together to form one civil parish in 1987. This parish has a population of 427 (2011 census). The majority of the land in this parish is owned by the Somerleyton Estate.
- 3.2 The parish of Lound has a population of 359 (2011 census), and around a quarter of the land in this parish is also owned by the Somerleyton Estate.
- 3.3 These are the two most northerly parishes in Suffolk, bordered to the north by Fritton Lake, to the east by the A47 trunk road, to the south by Blundeston parish, and to the west by the river Waveney.
- 3.4 Somerleyton Hall is a popular heritage visitor attraction, surrounded by gardens and historic parkland. The Hall is a grade II* listed building, and is the private residence of Lord Somerleyton and his family. It is also available to hire for weddings or private parties.
- 3.5 Somerleyton Hall is part of the Somerleyton Estate, which extends to a total of around 2000 hectares (some outside the plan area). The Estate also owns over 100 properties which are mainly residential houses in Somerleyton. These are let on the open market.
- 3.6 Ashby, Herringfleet, Somerleyton and Lound each have ancient Listed churches. These four churches, together with churches at Fritton and Blundeston (which are outside the Neighbourhood Plan area) are grouped together into a single benefice.
- 3.7 There is a conservation area in Somerleyton which extends from The Green down The Street to the Brickfields Cottages, including a working farm and the village pond, as well as other interesting and attractive buildings. The intention of the Conservation area is to preserve and enhance this exceptional village character.
- 3.8 All the settlements making up the two Civil Parishes have their complement of Listed Buildings, as well as traditional buildings including farmhouses and cottages of great character.
- 3.9 Somerleyton railway station is on the Southern edge of the village and has regular services to Norwich and Lowestoft. Near the Station are the remains of Somerleyton Brickyard, which at its early twentieth century peak produced around 2 million handmade bricks a year.
- 3.10 Other facilities in Somerleyton include a Primary School, a village hall, a public house and a Marina.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 3.11 The main part of the settlement of Lound is along The Street. This area contains the church, the public house, a cafe, the village hall, the village green and the village pond (The Mardle). The parish of Lound also contains two garden centres, a residential nursing home, and Lound water treatment works.
- 3.12 North of Lound village large freshwater lakes were dug in the late 19th and early 20th centuries to provide drinking water for Lowestoft. These lakes survive and still have the same public function today. There are extensive filtration and purification facilities at the Lound water treatment works. The lakes and surrounding grassland and woodland, owned by Essex & Suffolk Water, is designated as a County Wildlife Site. Some of this surrounding landscape area is accessible to the public via public footpaths. The site has been extensively surveyed and Suffolk Wildlife Trust advise on its management. There is a long history of nature conservation at the site due to its use as a water source, parts of the site have never been artificially fertilized.
- 3.13 Part of the area is the Broads, which are a nationally protected landscape with status equivalent to a National Park. Businesses in the area rely on the Broads and the Broads bring tourism to the area.



Somerleyton Station

4. Our Vision for 2036

The Neighbourhood Plan will enhance the lives of residents of all age groups in Lound, Ashby, Herringfleet and Somerleyton by protecting the rural identity, the scenic beauty, the Broads and the balance of built and natural landscape tranquillity.

We will support community infrastructure, ensure future-housing provision will meet requirements generated by local needs and promote sustainable development. New homes will have been built, in accordance with the principles in our design guide, ensuring they blend into the villages by careful design and landscaping. New housing development will not have changed the distinct nature of the villages. More young people and families will be living and thriving here, with the population extending across all age ranges, with the facilities in the area supporting the community's existing inhabitants and attracting newcomers. This will ensure a continued vibrant safe and supportive community in our villages.

5. Objectives of the Neighbourhood Plan.

Our objectives for the Neighbourhood Plan are initially defined as:

- 5.1 To protect and enhance the rural and historic qualities of the parishes.
- 5.2 To set clear guidance on future appropriate housing development whilst safeguarding the village landscape.
- 5.3 To ensure that the allocated sites in Somerleyton and Lound, as identified by the East Suffolk Council (Waveney) Local Plan and all new housing developments are developed in accordance with the independently produced design briefs. Residential moorings are allocated by and also need to meet the requirements of the Broads Authority's Local Plan.
- 5.4 To support and improve local facilities and amenities.
- 5.5 To encourage the growth of local businesses, particularly those providing facilities for leisure activities and local tourism.

These objectives were derived from responses following the open consultation meetings held on 13th November 2016. Further details of these meetings are contained in our statement of consultation document, included in our supporting evidence file.

In producing the Neighbourhood Plan we developed the five original broad objectives into a series of more specific objectives (categorised as social, environmental and economic). These detailed objectives are shown in the three

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

tables below. The tables also show the linkage between our new policies and the objectives they will address.

Social Objectives

	Objective	Policy
Soc 1	To embrace change and the development of new homes for the long term benefit of the whole community.	1,2,3,4
Soc 2	To see our parishes and their communities grow and flourish whilst maintaining the small rural village ethos where people look out for their neighbours' welfare.	1,2,3,5,7
Soc 3	To protect and grow the current services and facilities in the villages, and in particular encourage a range of community activities based on the village halls.	7,8
Soc 4	To enable the population to grow and become more balanced in terms of age.	1,2
Soc 5	To attract younger people and families to join the community	1,7,8

Environmental Objectives

	Objective	Policy
Env 1	To enhance the rural character of the parishes through new community environmental planting projects, additional footpaths, cycle routes and bridleways.	2,5
Env 2	To enhance access to the open countryside.	2,5
Env 3	To keep as much of our local agricultural land as possible for agriculture.	9
Env 4	To maintain our existing open countryside and rural views.	2,3,5
Env 5	To protect and maintain the existing heritage assets; the many listed buildings and the Somerleyton Conservation area.	4
Env 6	To plan for climate change, biodiversity and landscape conservation.	3,4,8,9

Economic Objectives

	Objective	Policy
Econ 1	To maintain and expand our existing services.	8
Econ 2	To support existing employers in the area.	9
Econ 3	To support the diversification of suitable redundant agricultural, brownfield and previously used sites.	9
Econ 4	To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start ups.	9
Econ 5	To support tourism and leisure businesses.	9

6. Policies included in this Neighbourhood Plan

Policy LAHS 1 Housing Mix	Page 9
Policy LAHS 2 Development of Allocated Sites	Page 12
Policy LAHS 3 Open Space in new Residential Developments	Page 16
Policy LAHS 4 Design of new Residential Developments	Page 17
Policy LAHS 5 Provision of Public Rights of Way	Page 19
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Policy LAHS 7 Provision of new Somerleyton Village Hall and Changing Rooms	Page 25
Policy LAHS 8 Support of Local Community Facilities	Page 26
Policy LAHS 9 Support of Local Businesses	Page 27

7. Housing

7.1 Housing Provision

- 7.1.1 The Area currently consists 362 dwellings of a reasonably even mix of detached, semi-detached and terraced dwellings with a typical home described as detached with 3 bedrooms.
- 7.1.2 Most of the dwellings (59%) are owner occupied whilst 38% are rented. The residual 3% being occupied either under a shared ownership arrangement or as rent free. Somerleyton, Ashby and Herringfleet have a significantly higher proportion of privately rented dwellings compared to Lound, and to national averages.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.1.3 Future housing provision will be the major factor in promoting a measure of growth in the Area. The types of housing provided will influence the range of people attracted to live in the Area and to promote and ensure sustainable communities. There is a desire to encourage younger people and families.
- 7.1.4 Responses from the Neighbourhood Plan Questionnaire show that small homes (1-2 bedrooms) and low cost homes are favoured, followed by dwellings suitable for older people, with larger homes (4 or more bedrooms) less favoured.
- 7.1.5 Given that the movement of older people from larger underutilised homes to smaller homes serves to release the housing stock for family accommodation, the provision of homes that are adaptable and accessible, which meets the requirements for both older residents in the Area as well as younger people and families, would help encourage this movement.
- 7.1.6 Responses from the Neighbourhood Plan Questionnaire indicate a desire to maintain more independent living across all age ranges and status.

Policy LAHS 1 Housing Mix

Preference will be given to the provision of smaller scale 1, 2 and 3 bed dwellings within new developments.

7.2 Housing Development

- 7.2.1 The nature of the Area is one of well established and varied housing stock. There are only a small number of discrete developments built in recent years, and all of these are limited in size. (eg. Brickfields and Morton Peto Close in Somerleyton, and “The Green” in Lound.)
- 7.2.2 Responses from the Neighbourhood Plan Questionnaire indicate that proposals for large groups of new dwellings in excess of 10 are considered inappropriate but smaller groups of new dwellings would be accepted; this configuration is endorsed in the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. Limiting the number of new houses will ensure that the villages are not overwhelmed by any single group or site and will assist in the integration challenges that each scheme will need to address.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.2.3 The conversion of redundant buildings to provide new residential dwellings is encouraged by the National Planning Policy Framework, and this was widely supported in the responses to our questionnaire.
- 7.2.4 Proposals for developing infill and backfill sites would be considered, although backfill is considered less appropriate in Lound. Each proposal however needs to ensure the resulting increase in density does not diverge from the stated aspiration to maintain green and open space layouts.
- 7.2.5 Future housing development must reflect open spaces and rural surroundings commensurate with the Villages' character.



The Green, Lound

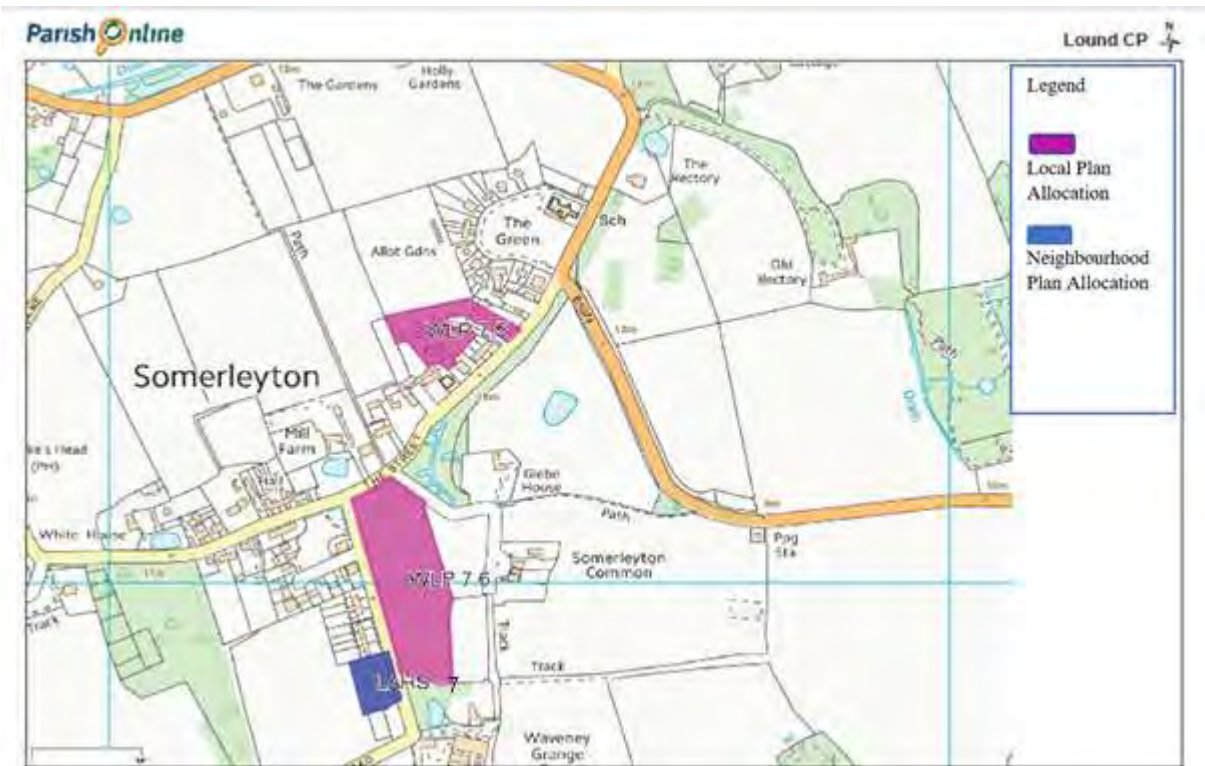
7.3 Sites for Development (Refer also Appendix 1, Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019)

7.3.1 Each of the allocated sites and any future proposals for other sites shall adopt the principles of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019.

7.3.2 Two sites in Somerleyton are allocated in the East Suffolk Council (Waveney) Local Plan for housing development. They are:

- WLP7.5 Somerleyton - Land north of The Street; approximately 10 new homes
- WLP7.6 Somerleyton - Mill Farm Field; approximately 35 new homes and open space

These sites were included within the Neighbourhood Plan Questionnaire. The majority of responders to the questionnaire supported the two allocations in principle.



Somerleyton Map indicating Local Plan and Neighbourhood Plan allocation

7.3.3 One site in Lound is identified in the adopted East Suffolk Council (Waveney) Local Plan as suitable for housing development, and this was supported by the majority of responders to our questionnaire.

- [illegible]

Policy LAHS 2 Development of Allocated Sites

- WLP7.5 Land North of The Street, Somerleyton local plan allocation should adhere to the concept masterplan in section 6.2 of the design guide and demonstrate how it has taken account of the design features in part 6.3
- WLP7.6 Mill Farm Field local plan allocation should adhere to the concept masterplan in section 6.4 of the design guide and demonstrate how it has taken account of the design features in part 6.5
- WLP7.12 Land East of The Street, Lound local plan allocation should adhere to the concept masterplan in section 5.2 of the design guide and demonstrate how it has taken account of the design features in part 5.3

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

7.3.4 Other sites were suggested either as part of the East Suffolk Council (Waveney) Local Plan process or from the Neighbourhood Plan process. However, none of these alternative sites were identified for development, and only the three sites listed in the East Suffolk Council (Waveney) Local Plan are included as residential development sites in this Neighbourhood Plan.

7.3.5 Any further sites proposed in the future will be considered on their merits within the Neighbourhood Plan area, and with reference to the policies in the East Suffolk Council (Waveney) Local Plan and the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019

7.3.6 The Broads Authority has allocated 10 marine residential moorings at Somerleyton marina, that are subject to the Broads Authority requirements, ref. “Local Plan for the Broads”.

7.4 Existing Building Styles and Designs

7.4.1 Somerleyton’s character is created largely by the Victorian houses and School around The Green. Deliberately designed as a “Model Village” these were intended to look good and to be memorable.

7.4.2 Other Victorian terraces along The Street share similar brick details, and are of similar scale.



Widows Cottages, The Street Somerleyton

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 7.4.3 Somerleyton is linked with the parishes of Herringfleet and Ashby for administrative purposes but each of these is very small, consisting simply of an ancient church with its adjacent farm and manor house groups of historic buildings.

Herringfleet is located along the St Olave's Road while Ashby has its church isolated in the fields with a farm group of traditional buildings to the north on Blocka Road.

- 7.4.4 In Lound the village character is clearly linear, as The Street runs north south, with a slight sinuosity. The character is created by slight variations of the historic street frontage and by the elevation of some of the houses at the southern end of the village above street eye level.

- 7.4.5 Lound also has smaller dependent settlements, but these are without churches or other dominant buildings.



The Street, Lound

- 7.4.6 The composition and character of Somerleyton and Lound are described in more detail in Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document and represents the local understanding of the quality of each place. Village residents have acquired local knowledge and opinion on the development of the neighbourhood plan area. Their views should contribute towards the formulation of development schemes for their villages and should be taken into account alongside the design guidelines.

7.5 Design Styles for new residential development

7.5.1 With existing buildings dating from the mid seventeenth to the twenty first centuries there is no single style of building within the area.

7.5.2 Both Somerleyton and Lound are largely linear in character and any new buildings need to relate to the dominance of the The Street in each village.

7.5.3 The key to good design for each village, however innovative, is to be found in a correct understanding of their present shape and the traditional forms of their buildings.

7.5.4 The natural and planted landscape around and in each village is a major contributor to its character. Additions to either village will need to continue this integration.

7.5.5 The character of the two villages is not enhanced by their modern road engineering details. Wherever possible new roads and paths should be edged and paved using traditional materials and details.

7.5.6 Neighbourhood Plan Questionnaire responses indicate the importance of new developments harmonising with the existing, pleasantly varied styles and design of houses in the villages and surrounding countryside. The design of new development in the area should therefore ensure visual continuity, particularly in relation to the Somerleyton Conservation Area.

7.5.7 A detailed narrative explanation of the style, design and character of the existing villages which will guide future development proposals, is given in sections Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence document included with this Plan.

7.5.8 The Neighbourhood Plan expresses the wishes of the local community and the design principles which it has chosen to guide future appropriate development within the Neighbourhood Plan Area. These design principles are summarised from the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. These principles consider the aspects which both settlements share. They are:

Street Patterns and Layout

Connectivity

Green Space and Public Realm

Gateways and landmark features

Land Use

Boundary Treatments

Built Form

Views

7.5.9 The allocated sites do not impact the Broads Authority, but any future development that does should take the Broads Authority requirements into account.

Policy LAHS 3 Open Space

All new development where public open space is a policy requirement will be expected to reflect the villages' existing character. Policy LAHS 3 identifies what will be expected in terms of open space provision within new development schemes.

Policy LAHS 3 Public Open Space in new Residential Developments

Where developments include areas of public open space these shall be designed in a manner which maintain and enhance the existing villages' character.

The provision of public open green space in any new development shall incorporate appropriate native trees and planting to enhance biodiversity.

Planning applications for development which includes public open space should demonstrate how this open space will be appropriately managed and maintained.

Policy LAHS 4 Design of new Residential Developments

The Villages have a range of architectural styles as identified in Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence Section 5 – Character of existing Somerleyton village and Section 6 – Character of existing Lound village and the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019. LAHS 4 seeks to ensure that new developments reflect existing styles and enhance the character of the Villages

Policy LAHS 4 Design of new Residential Developments

New residential developments shall harmonise with and reflect the character of the existing housing stock and any new dwellings shall be similar in scale, type, and use similar materials to existing traditional local houses.

All new development will be expected to comply with the requirements of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019.

The key design principles for new residential developments shall be those regarding street patterns and layout, boundary treatment and built form. All proposals shall demonstrate that these principles have been understood and incorporated into their design.

8. Environment

8.1 Introduction

The Neighbourhood plan area is rural, and our objective is to maintain and protect its tranquil and rural nature. In particular we need to protect the environmentally sensitive areas such as the River Waveney, the marshes in the Waveney valley, and the lakeside areas at Lound Waterworks. The area has high landscape value, with open views across farmland, and clumps of woodland in private ownership.

New developments will be expected to enhance biodiversity and mitigate against climate change.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

There are a number of historic listed buildings, and the Somerleyton Conservation area, which is a key feature to be preserved and enhanced.

New developments must, as a requirement of the East Suffolk (Waveney) Local Plan Policy WLP8.40, show SCC Archaeological Service requirements are met.

Residents and visitors particularly value The Mardle in Lound with its duck feeding area, Somerleyton village pond, the Lound Lakes nature area, and the village greens in Lound and Somerleyton.

Our survey showed that many residents appreciate the opportunity to take part in healthy outdoor activities, with walking, cycling, gardening, and attending allotments being particularly popular.

The area also acts as a leisure area for the wider community, with weekly cycle events being organised during the summer months, and visits by a number of walking groups.

8.2 Footpaths and Bridleways

The Neighbourhood Plan Area enjoys a network of public footpaths and bridleways which link the villages, settlements and landmarks. This network is ancient in origin, has evolved over many centuries and is still in the process of change.



Snakes Lane approaching Lound

A list of these public rights of way is included in section 16 of the supporting evidence. The map shown in section 16 is an extract from the Suffolk County Council definitive Public Rights of Way. More details can be found online at:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-maps-of-public-rights-of-way>

In response to our questionnaire virtually everyone said they walk these footpaths and bridleways regularly, with 30% saying they also use them for cycling, and 10% using them for horseriding. Many people said they would like to see enhancements to this network of footpaths, with better maintenance and some additional routes.

Policy LAHS 5 Provision of Public Rights of Way

Any new development must preserve existing footpaths, bridleways and cycle paths and where appropriate, include new provision on the site to connect to the existing network.

Development Proposals must also include, where appropriate to do so, the requirements of Section 4.1.2 (Connectivity) of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, June 2019

8.3 Traffic and Parking

- 8.3.1 In general, as car ownership has increased parking cars at existing residential addresses has become more and more problematic. This is especially true in the rural area covered by this Plan as there is limited access to public transport and alternative forms of transport such as walking or cycling are not normally viable means of commuting. New residential developments should make adequate provision for the anticipated need for car parking in these circumstances and ensure that it is an integral part of the overall design of the development.
- 8.3.2 The B1074 runs through Herringfleet and Somerleyton. This road carries fairly heavy commuter traffic between Lowestoft and Norwich. The recently imposed 40mph speed restriction has improved safety, although accidents caused by vehicles leaving the road at sharp corners are still common occurrences.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

- 8.3.3 Parking on The Street in Lound can be a problem, with vehicles on both sides of the road restricting its width. This has led to difficulties for wide farm machinery.
- 8.3.4 Parking on The Street in Somerleyton and at Somerleyton school is also a problem, with parked cars reducing the B1074 to a single lane at school start and finish times. Some off road parking for the school would be welcomed.
- 8.3.5 The recognition that garages provided for dwellings are often repurposed for storage or extra accommodation, additional parking space is required on site to compensate.
- 8.3.6 In addition to compliance to LAHS 6 new residential development proposals shall comply with Suffolk County Council “Suffolk Guidance for Parking 2019”.

Policy LAHS 6 Parking Provision for new Residential Developments

For all new residential developments, in addition to any garages provided, the following minimum standards shall apply for the provision of off road parking

- 1 bedroom dwelling = 1 off road car parking space
- 2 bedroom dwelling = 2 off road car parking spaces
- 3 or more bedroom dwelling = number of off road car parking spaces equal to number of bedrooms minus 1

Unallocated visitor parking shall be provided in configured locations within the development at the rate of 0.25 spaces per dwelling.

8.4 Renewable Energy

The responses to our questionnaire showed that large scale renewable energy schemes would not be welcomed. However, the East Suffolk Council (Waveney) Local Plan provides adequate protection of the rural landscape against any unsuitable development within the parishes and for these reasons our Neighbourhood Plan does not have a policy on Renewable Energy.

8.5 Flooding

New developments should not result in water run-off that would add to or create surface water flooding and shall include the use of above ground open Sustainable Drainage Systems (SuDS) unless inappropriate, which could include wetland and other water features, that can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.

9. Community Facilities

9.1 Existing Community Facilities in Lound

9.1.1 Lound Village Hall

In the late 1980s it was realised that the old wooden building which had served as a meeting room for Lound for over 70 years had reached the end of its life. The meeting room also lacked basic facilities, having no toilets or kitchen. It was agreed that a new village hall was needed, and many meetings were held to discuss how to raise the necessary funds, and how to create a modern village hall that would be financially viable.

It proved difficult to raise enough money to have the hall built professionally, although there were many offers of support from local residents. It was finally agreed that the new hall would be a self-build project. As much work as possible was carried out by volunteers, with tradesmen being used as required for the specialist tasks. This enabled the community to replace its village hall without leaving a large outstanding loan to be repaid by future residents.



Lound Village Hall

The new village hall was opened in 1996 and is managed as a charity for the benefit of all parishioners.

There are many regular users, with classes for Yoga, Pilates, Drawing & Painting, Sewing, and Computing, together with band rehearsals and dancing classes. During the winter there are monthly film evenings. The hall is also available for private parties and meetings.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

9.1.2 Lound Village Green

The village green in Lound was created in 2005 between the village hall and the church. It provides an open green space in the heart of the village which can be enjoyed by everyone. It is owned and managed by the Village Hall committee.

In recent years it has been used as the site for an annual village fete, held in June.

9.1.3 Lound Church

The parish church in Lound is dedicated to St John the Baptist. A traditional form of worship is followed, with Sung Eucharist on the first three Sundays of each month. The grade II* listed building has Medieval origins with many later additions and restorations. The interior was remodelled in the early 20th century by the Scottish church architect Sir Ninian Comper, and is richly gilded in the Gothic style. It is known locally as the “Golden Church”, and visitors come from far and wide to view the sumptuous interior which is unusual in a small village church.

9.1.4 The Mardle

The village pond in Lound is known as “The Mardle”. This is a local dialect word meaning a pond, or alternatively to chat or gossip. The Mardle is owned by the Parish Council and attracts many visitors who like to sit by the water, chat with their friends, and feed the ducks.

9.1.5 Allotments

There are two sets of allotments in Lound; one off Earth Lane owned and managed by the Parish Council, and the other off Church Lane owned and managed by the Village Hall committee. Both sets are fully occupied with local residents enjoying the health benefits of working outside and eating fresh fruit and vegetables.

9.1.6 Other Lound Facilities

The Village Maid in Lound is a long-established pub and restaurant. Just along The Street is the Mardle Café. On Jay Lane there is a residential nursing home, and next to this is an East Coast College campus. There are also two garden centres in the village.

9.2 Existing Community Facilities in Somerleyton

9.2.1 Somerleyton Playing Field

The Playing Field in Somerleyton is a well-used facility providing an all weather tennis court and 5 a side football pitch. The cricket field is used regularly in the summer both for league matches and training. Currently it has very basic changing and toilet facilities housed in accommodation with only temporary planning permission. There is also a children's play area on the field which is valued by the community.

9.2.2 Somerleyton School

The Primary School in Somerleyton has a good reputation and serves not only the villages but attracts pupils from a wider area.

9.2.3 Somerleyton Green

Somerleyton Green is used by the Primary School for recreation and sport as well as more informal use by residents. The recently upgraded play equipment is suitable for a wide age range and well used at all times but particularly appreciated after school. The Green is also the setting for the Somerleyton School annual fete.



Cricket on Somerleyton Playing Field

9.2.4 Somerleyton Village Hall

Somerleyton Village Hall is a valuable asset; it is however in need of repairs and improvements. Despite this it has a Pre-School and offers a range of activities including a badminton group, ukulele group, quiz nights, film nights, jumble sales, art exhibition and the venue for Parish Council meetings and Women's Link, all well supported by the wider community. A site for a new village hall has been identified off Station Road on the existing playing field.

9.2.5 Somerleyton Community Association

Somerleyton Community Association, a registered charity, provides play facilities on the field, and manages the Village Hall.

9.2.6. Parish Churches

The villages of Somerleyton, Ashby and Herringfleet each have a fine listed church. These are part of a group of six churches who share a priest.

9.2.7 Other Somerleyton Facilities

There is a public house/restaurant in Somerleyton called the Dukes Head with an adjoining function room. There is also a Marina and a recently opened bicycle hire shop. Somerleyton has a railway station serving the Norwich to Lowestoft line and a weekly community bus service.

Somerleyton Hall and gardens is a heritage attraction popular with visitors and available for private hire. Somerleyton also has a railway station.

The closure of the village shop and post office in 2016 was of considerable concern and regret to the community. This facility provided a service and a community hub not only to Somerleyton but also to the surrounding villages.

There is also a well-established Bowls Club and much appreciated allotments.

9.3 Community Aspirations for Somerleyton and Lound

9.3.1 Somerleyton Playing Field and Village Hall

Somerleyton Community Association is actively pursuing the creation of a new community centre on the playing field, immediately to the south of number 8 Station Road, to provide improved changing and village hall facilities in support of community use and enjoyment of the field, which is designated as Open Space within the East Suffolk Council (Waveney) Local Plan. A new building will permit the removal of the temporary portacabins on the field, will improve the amenity of the field in accordance with Policy WLP8.23 - Protection of Open Space and will be a replacement for the existing village hall thus improving the provision of built community facilities and enabling more activities in accordance

with Policy WLP8.22 - Built Community Services and Facilities without compromising the Open Space characteristics of the playing field.

Policy LAHS 7 Provision of new Somerleyton Village Hall and Changing Rooms

The proposal for a new community centre including changing facilities on the playing field will be supported subject to the provisions of the Waveney Local Plan, including Policy WLP8.29 - Design, Policy WLP8.30 – Design of Open Spaces and the general principles of the Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019

9.3.2 Somerleyton School

A key objective of the Neighbourhood Plan is to attract and retain young people and families to the villages; improved facilities will promote this intention.

Somerleyton Primary School is also essential in this objective continuing to provide both education and a social and community hub in the future.

9.3.3 Village Shop

It is anticipated that the Somerleyton village shop will be re-established as a community enterprise to serve the surrounding villages, visitors and holidaymakers.

9.3.4 Railway Station

The regular train service to Norwich and Lowestoft is expected to be maintained for the foreseeable future.

9.3.5 Bus Services

No commercial bus services are provided to the Villages but community services are currently provided by volunteers.

9.3.6 Mobile Library

The Suffolk County Council mobile library currently provides an amenity for residents.

9.3.7 Communications

A good and reliable mobile phone coverage and broadband is essential to the majority of residents and businesses and this will improve.

9.3.8 Children's Play Equipment

There is currently no children's play area in Lound, and it is expected that a play area will be created on the village green, close to the village hall.

9.4 Other Facilities

9.4.1 Hospitals

The James Paget University Hospital is around 6 miles away in Gorleston. It provides acute care for the population of Great Yarmouth, Lowestoft and the South Waveney area, and for visitors to the area, and serves a population of approximately 230,000.

9.4.2 Doctor's Surgeries

There is no doctor's surgery within the Neighbourhood Plan area. Although some residents would like to see a local surgery, most accept that the villages are too small for a surgery to be viable. There are a number of surgeries within 5 miles, including surgeries at Bradwell, Gorleston, Hopton, Oulton Broad, and North Lowestoft. Most of these surgeries offer home visits for patients who are unable to travel to appointments.

9.4.3 Pharmacies.

There are no pharmacies within the plan area, but a number are located within a few miles. Home delivery of medication is available.

Policy LAHS 8 Support of Local Community Facilities

Proposals that retain, enhance or provide local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship will be supported.

10. Business and Employment.

10.1 Existing Businesses.

In the 1930s farming and market gardening were the main source of employment in the area. There were many separate farms or smallholdings, and most of the working men in the village earned a living from agriculture or horticulture.

Through a process of consolidation farms have become larger, and machinery has replaced the manual labour and horses which used to work the land. Although the population of the area has not changed much over the last 80 years, most working people now have to find employment outside the villages.

Farming and Market Gardening continue to be important businesses in the area, and their activities shape the countryside we live in.

The Somerleyton Estate has a number of business interests in the area, including the Estate farms, a boatyard & marina, and Somerleyton Hall & Gardens, which is a popular heritage visitor attraction.

Other businesses in the area include the Lound Waterworks, the Lound Nursing Home, two pubs, two garden centres, a café, and a tree surgery business. There are also a number of smaller businesses based mainly at domestic addresses.

Improved broadband speeds and improved mobile phone coverage will enable more residents to work from home and will encourage an increased number of small start up businesses.

Policy LAHS 9 Support of Local Businesses

Development proposals for small scale employment uses within the settlement boundaries or adjacent to the settlement boundaries, and the expansion of existing employment premises will be supported provided that:

- a) any such development must be of an appropriate scale and sensitive to the character of the area.
- b) proposals for rural tourism and other businesses that will benefit the local economy shall be in locations that are sustainable and do not harm the visual character or amenity of the Plan area.

11. Health

11.1 Promotion of Healthy Activity.

Our survey showed that many residents appreciate the opportunity to take part in healthy outdoor activities, with walking, cycling, gardening, and tending allotments being particularly popular.

The area also acts as a leisure area for the wider community, with weekly cycle events being organised during the summer months, and visits by a number of walking groups.

Access to green outside spaces is recognised as contributing to improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.



Cyclists signing in for weekly time trial

**Lound with Ashby, Herringfleet and Somerleyton
Neighbourhood Plan**

Appendix 1

**Lound and Somerleyton, Suffolk, Masterplanning and Design
Guidelines, AECOM, June 2019**

Preface

The production of the Masterplanning and Design Guidelines was a requirement of site allocations contained within East Suffolk Council (Waveney) Local Plan. It was developed on behalf the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan committee by AECOM Infrastructure and Environment Ltd. Cambridge.

The Masterplanning and Design Guidelines were well received by East Suffolk Planning officers who commented on "the very high standard of the Design Guidelines by AECOM. Its structure, analysis, approach, details and layout are clear, comprehensible and supportable. It would serve very well as a model for other Neighbourhood Plans to follow.

Lound with Ashby, Herringfleet and Somerleyton

Neighbourhood Plan 2014 to 2036

SUPPORTING EVIDENCE

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan
Supporting Evidence

April 2021

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5. Character of existing Somerleyton village.	<i>page 15</i>
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Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

1. Application to designate Plan Area.

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

The designation of a Neighbourhood Area is the first formal stage in preparing a Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order. Please read the accompanying guidance notes before completing this form. Further information can be found online at www.waveney.gov.uk/neighbourhoodplanning

Please return the completed form to Waveney District Council, Planning Policy and Delivery, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ. If you have any questions regarding neighbourhood planning, please email waveneylocalplan@eastssuffolk.gov.uk or call 01502 523082.

Name of Neighbourhood Area

Please give the name by which your neighbourhood area will be formally known:

Lound with Ashby, Herringfleet and Somerleyton

Applicant details

Title:
First Name:
Surname:
Address:

Postcode:
Email:

Additional contact (if applicable)

Title:
First Name:
Surname:
Address:

Postcode:
Email:

Relevant body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes: ☒

Name of Parish / Town Council or Neighbourhood Forum:

No: ☐

Lound Parish Council

2. Decision Notice from Waveney District Council

Neighbourhood Area Application **Decision Notice**

Neighbourhood Planning (General) Regulations 2012

Neighbourhood Area Approved

**Name of Neighbourhood Area: Lound with Ashby, Herringfleet and
Somerleyton Neighbourhood Development Plan**

Qualifying Bodies: Lound Parish Council and
Ashby, Herringfleet and Somerleyton Parish Council

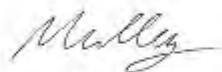
Application Date: 10th May 2016

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012:

The application for the designation of the Parishes of Lound with Ashby, Herringfleet and Somerleyton as a Neighbourhood Area, for the purposes of neighbourhood planning is **approved**.

Date of Decision: 14th September 2016

Signed:



Philip Ridley
Head of Planning and Coastal Management
Suffolk Coastal and Waveney District Councils
Town Hall
High Street
Lowestoft
Suffolk
NR32 1HS

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

3. Statement of Consultation

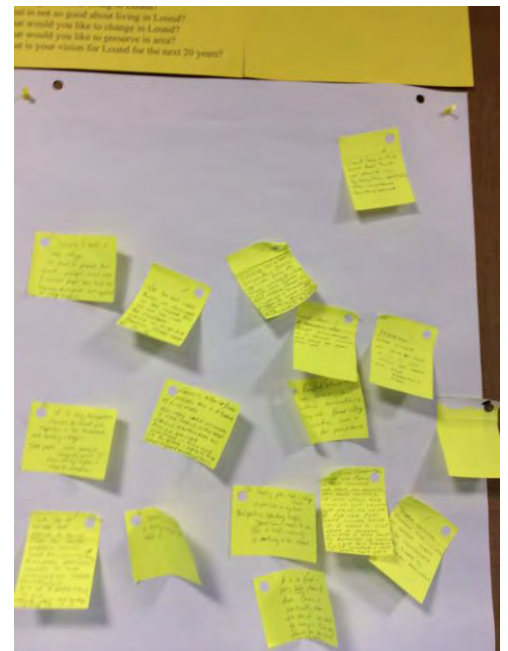
3.1 Consultation meetings held on 13th November 2016.

Informal open meetings were held at Somerleyton and Lound village halls. These meetings were advertised by delivering a flyer to every house in the two parishes, and by putting posters on the village notice boards and websites. A letter was also sent to all local businesses and other local organisations.

The events were well attended, with 50 people visiting Somerleyton village hall, and 28 people visiting Lound village hall



Consultation meeting at Somerleyton



Post-it notes for residents' comments

Residents were able to view maps and to comment on various local issues using "post-it" notes, which proved a very successful way of collecting their views.

At the end of the meetings 330 comments had been received, and these were analysed. A summary of the comments which was displayed on the village notice boards and websites, and is shown below:

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan
Supporting Evidence

NEIGHBOURHOOD PLAN
CONSULTATION DAY 13TH NOVEMBER 2016

THE KEY ISSUES RAISED BY THE COMMUNITY WERE:

Housing.

Avoid building new houses on some specified sites, although some acceptable sites were identified.
The Blundeston prison site and brownfield sites in Lowestoft are more suitable.
New development should be limited to small houses.
Houses should be affordable / small family housing
Houses for elderly people should be included.
A limited number of new houses should be built on each site.
Design of new houses should be in keeping with existing village character.
Limit total number of new houses within the designated area.

Living in the Area.

There is good community spirit with neighbours looking out for each other's welfare.
Residents value the traditional, rural, unspoilt feel of the villages, and they appreciate the tranquillity.
Access to footpaths and the countryside is an important aspect of living in the area.
Public transport is inadequate.
Traffic through the villages is heavy, and too fast.

Environment & Heritage.

Access to countryside is important. The area is a green lung for Lowestoft and Great Yarmouth.
Listed buildings and Conservation area are important to the character of the villages.

Community Facilities.

Somerleyton Village Hall is no longer adequate and needs to be replaced.
The Post Office and Shop in Somerleyton are missed, and should be replaced if possible.
Mobile phone coverage in Somerleyton is poor.
The playing field in Somerleyton should be retained.
The train station in Somerleyton is an important asset, and its use should be encouraged.
Lound and Somerleyton allotments are well used and should be retained.
Lound Village Hall and Green are great facilities for the area and help to maintain a good community spirit.

Education.

Existing schools are good, but are already full. They will not cope if more houses are built.
Lothingland School site should be used as a school if there are additional houses in the area.
A new school could be included in the Blundeston prison site.
Car parking at Somerleyton School is a problem.
Traffic speed past Somerleyton School is a problem.

Employment.

Sites, especially existing business sites, could be developed to promote employment.
Promote Leisure and Tourism.
More jobs could be created in the Leisure industry.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

Health.

It is difficult to access current healthcare facilities without a car.

It would be beneficial to have a health clinic and pharmacy in one of the villages.

Encourage physical activity to promote health.

**THESE KEY ISSUES WILL FORM THE BASIS FOR A QUESTIONNAIRE
WHICH WILL BE SENT TO ALL HOUSEHOLDS IN SUMMER 2017**

The full list of responses is available at

<http://lound.onesuffolk.net/assets/Uploads/Neighbourhood-Planning/Final-Lound-+-Somerleyton-Comments.pdf>

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

3.2 Questionnaire - August 2017.

A written questionnaire was drawn up to probe in more detail the issues raised at our informal open meetings. Waveney District Council published the first draft of their emerging Local Plan in July 2017, and our questionnaire was adjusted before distribution to include details of the potential development sites WDC had included in their draft plan.

The final questionnaire can be found on the Lound parish council website at:
<http://lound.onesuffolk.net/assets/Uploads/Neighbourhood-Planning/Neighbourhood-Plan-Questionnaire-for-Lound-with-Ashby-Herringfleet-and-Somerleyton.pdf>

The questionnaire was distributed by hand to all houses and businesses in the parishes at the end of August 2017. Residents were encouraged to complete the questionnaire by widespread publicity on notice boards, parish websites, the parish magazine, and local press. Completed questionnaires were collected by revisiting each house, with repeat visits being made in some cases.

There was a good response, with just over 50% of the questionnaires being completed and returned. We collected the views of over 394 people out of a total population of around 780 (2011 census figure).

A summary of the key responses to the questionnaire is included in this table.

For each question the responses with the highest percentages are included.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

Question	Responses	Where addressed in proposed Neighbourhood Plan
<u>The Local Area</u> What is important to you about living in the area?	Answered by 394 people 82% said quiet, tranquil villages. 68% said easy access to countryside. 57% said attractive village atmosphere. 55% said being part of a small community.	
<u>Housing</u> Which type of housing development is appropriate?	Answered by 380 people 64% said conversion of redundant buildings. 59% said small groups of new dwellings. 27% said infill between existing houses 26% said single new dwellings.	Included at section 7.2.3 Included at section 7.2.2 Included at section 7.2.4 Included at section 7.2.2
<u>New Sites</u> Which sites do you consider suitable for new housing development?	Answered by 345 people 49% said Somerleyton former forge & garage site. 38% said former Lothingland School site in Lound. 33% said Mill Farm field, Somerleyton. 26% said sites close to Somerleyton railway station. 18% said land north of Lound village green.	Included at section 7.3.2 Not included as not in WDC Local Plan. Included at section 7.3.2 Not included as not in WDC Local Plan. Included at section 7.3.3
<u>Existing Housing</u> What features of existing houses contribute to the character of the villages?	Answered by 379 people 79% said houses with green spaces and trees nearby. 57% said a variety of house shapes and sizes. 42% said a mixture of traditional roofing materials. 41% said a village composed mostly of small houses.	Policy LAHS 3 Policy LAHS 4 Policy LAHS 4 Policy LAHS 1
<u>Housing Design</u> What is important in the design of new houses?	Answered by 385 people 87% said it was important that new houses harmonised with existing houses. 81% said it was important to include off street parking.	Policy LAHS 4 Policy LAHS 6
<u>Footpaths</u> Do you regularly use local footpaths?	Answered by 369 people 99% said they walked local footpaths. 30% said they also used bridleways for cycling. 11% said they used bridleways for horse riding.	Policy LAHS 5
<u>Local Facilities</u> Which local facilities are important to you?	Answered by 393 people 85% said mobile phone coverage 83% said broadband availability and speed. 83% said footpaths and bridleways. 77% said Somerleyton railway station. 74% said the Lound Lakes nature reserve. 70% said village halls. 70% said a local shop and post office.	Policy LAHS 9 Policy LAHS 9 Policy LAHS 5 Included at section 9.3.4 Included at section 3.12 Policy LAHS 7 Included at section 9.3.3
<u>Business</u> Would you welcome the promotion of leisure and tourism?	Answered by 344 people 70% said we should promote tourism and leisure to create more jobs in the area.	Policy LAHS 9
<u>Health</u> Is it important to encourage physical activity?	Answered by 369 people 67% said it was important for health to encourage physical activity.	Included at section 11.1

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Supporting Evidence

3.3 Regulation 14 Consultation

3.3.1 Neighbourhood Plan Development Process

From August 2017 until November 2020 the Neighbourhood Plan Committee developed the Neighbourhood Plan and its attendant documents.

After analysing the results from the questionnaires to reveal the concerns, wishes and aspirations of the community (see 3.2 above), some topics were identified that could not be directly addressed by the Neighbourhood Planning process and these were passed to stakeholders that could take ownership of the feedback (eg Parish Councils).

An independent planning Consultant was employed to help guide the development of the policies, to ensure that they did not repeat or in contradict the East Suffolk Council (Waveney) Local Plan policies and could be effectively applied.

The Masterplanning and Design Guidelines was commissioned to provide the next developmental step of the three allocated sites within the Neighbourhood Plan area, as required by the East Suffolk Council (Waveney) Local Plan. This document also serves to provide detailed guidance to any further development proposals that may arise within the life span of the Neighbourhood Plan.

It is self evident that the Neighbourhood Plan has taken significant time to develop and complete, and this is a reflection of the complexity of the issues, the consideration of comments from the iteration of informal consultations and the limited time resource that constrain voluntary efforts.

3.3.2 Consultation Process

Upon its completion the Neighbourhood Plan was offered up to the community for consultation as required by Regulation 14. The minimum period of consultation is 6 weeks but, because of COVID constraints and Christmas/New Year holidays the consultation period commenced 27th November 2020 and ceased 26th February 2021 which is 13 calendar weeks.

Using posters and pamphlets delivered to every household, the community was invited to access the Neighbourhood Plan either online or by requesting a hard copy. Feedback was accepted online, by post or at either of the two community Zoom meetings held within the consultation period. Stakeholders were also engaged and invited to review the Neighbourhood Plan and associated documents and proffer comment.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

The feedback was collated and each point discussed, the outcome recorded and actions arising addressed to finalise the Neighbourhood Plan for formal submission to East Suffolk Council.

The full suite of documents are:

- Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 with Appendix 1 Masterplanning and Design Guidelines
- Basic Conditions Statement
- Supporting Evidence
- Regulation 14 Consultation Feedback Responses and Action Plan

All of the above are available at the following link –

[Neighbourhood Plan Regulation 15 Documents » Lound Village \(onesuffolk.net\)](http://onesuffolk.net/Neighbourhood-Plan-Regulation-15/Documents/Lound-Village)

Also included are the questionnaire, community posters and pamphlets used to disseminate information within the community

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

4. Existing Public Rights of Way

The Neighbourhood Plan Area enjoys a network of public footpaths, which link the villages, settlements and landmarks, which make up the local landscape. This network is ancient in origin, has evolved over many centuries and is still in the process of change. The legislation regulating them and their use is combined with that for vehicular roads under the general category of Public Rights of Way. Four types of Public Right of Way exist within the Area. These are: Footpaths proper, Bridleways, Restricted Byways, Byways Open to All Traffic. A further category exists within the area, Permissive Footpaths; these are footpaths where walkers are allowed permission to pass by landowners, at their own discretion.



4.1.1 Ashby Public Rights of Way - numbered from 1 to 6.

4.1.1.1 Footpath **No. 1** leads south east from a point east of Herringfleet Hall Lodge on Blocka Road to Breck Farm on Market Lane.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

4.1.1.2 Footpath **No 2** leads from Breck Farm to a footpath crossroads a few metres north of St Mary's church in mid fields.

4.1.1.3 Footpath **No 3** is both footpath and bridleway and leads from this crossroads north to Ashby Hall Farm on Blocka Road. From this point No 3 continues south as footpath alone as far as the Somerleyton parish boundary.

4.1.1.4 Footpath **No 4** is also both footpath and bridleway and leads from the crossroads north of St Mary's eastward to the parish boundary with Lound. Here it becomes Lound No1 footpath and bridleway, leading to the village.

4.1.1.5 Footpath **No 5** starts from a point some 200 metres north of the Thatched Lodge on Market Lane and leads east along a farm road to Kitty's Farm. From there it continues east to a point about 250 metres west of the Lound parish boundary. There it turns south as far as the Somerleyton parish boundary, which it then follows to the boundary with Lound parish, where it becomes Lound's No 14 footpath.

4.1.1.6 Footpath **No 6** footpath in Ashby leads from the Thatched Lodge on Market Lane and runs east to the southern end of footpath No 3, which leads north to St Mary's church.

4.1.2 Herringfleet Public Rights of Way – are 3 in total; numbered 3, 4 and 14.

4.1.2.1 Footpath **No 3** starts from a point 100m east of the junction of St Olave's Road and Slug's Lane and leads south east to the Somerleyton parish boundary.

4.1.2.2 Footpath **No 4** leads from a point 250m south of the junction of Slug's Lane and St Olave's Road and runs along the Somerleyton parish boundary to join No 3 footpath as it crosses into that parish.

4.1.2.3 Footpath **No 14** runs southwest from Sunnybank Cottages on St Olave's Road to Herringfleet Drainage Pump on the northern floodbank of the River Waveney. From there a Permissive Path runs southeast along the bank top to the staithe at Somerleyton,

4.1.3 Somerleyton Public Rights of Way - 10 in all. The definitive map shows successive alterations to their network and extent, with much evidence of their suppression in some places in the recent past.

4.1.3.1 Footpath **No 1** starts from the corner of the Street close to Brickfields Cottages and curves from there round to the south east to join Station Road at Station Cottages.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

4.1.3.2 Footpath **No 3** starts from the Duke's Head pub and leads west along Staithe Lane to join the River Waveney floodbank at The Staithe.

4.1.3.3 Footpath **No 4** starts on The Street at appoint just east of Mill Farm and runs straight north to join Herringfleet's No 3 footpath as it crosses the parish boundary.

4.1.3.4 Footpath **No 5** starts opposite the junction of footpath No 4 and The Street. Here it follows the park wall as it curves round to the east, passing north of the cottages on The Common. It follows the wall, and runs east until it reaches the modern B1047 road as it turns north into the village.

4.1.3.5 Footpath **No 8** Leads east from Park Farm on Green Lane, then south to terminate some 100 metres on and become **No 9**. This then continues east to terminate at its junction with Flixton Road.

4.1.3.6 Footpath **No 10**. From Green Farm Lane and the north eastern end of No 11 it runs north east to Holly Cottages on Flixton Road and the Blundeston CP boundary.

4.1.3.7 Footpath **No 11** From Green Lane, a few metres east of South Lodge, it leads south east to the Park Wall, which it then runs inside, to a small copse west of Carpenter's Shop farm. It then turns north west to the copse edge and runs north east, zigzagging north easterly to reach Green Farm Lane. At this point it becomes No 27 for at least five metres running south east, then turns into footpath No 10

4.1.3.8 Footpath **No 12** Leads from a point on Blundeston Road some metres east of South Lodge and then runs south to the Blundeston CP boundary, where it becomes Blundeston FP no 15.

4.1.3.9 Footpath **No 16** From a point on Blundeston Road south of St Mary's church it curves south west to Wicker Well Cottage, past the Well to meet the Waddling Wayclose to the Blundeston CP boundary as it runs south to Watchhouse Dyke.

4.1.4 Lound Public Rights of Way - 14 in number.

4.1.4.1 Footpath and Bridleway **No 1** Snake's Lane, leading from the Village Maid public house west to the Ashby CP boundary.

4.1.4.2 Footpath **No 2** Leading from former chapel at bunkers Hill to Hopton CP boundary at causeway over Lound Lakes reservoir, Blue Doors Loke.

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4.1.4.3 Footpath **No 3**. Leading from the turn of FP No 2 at Blue Doors Loke, past Park Lodge Farm to Bloodman's Corner.

4.1.4.4 Footpath **No 4** Leading from the Hopton CP boundary at Hopton Run to Back Lane at Elder Farm.

4.1.4.5 Footpath **No 5** Leading from Dorking Road south west of cottage row opposite Homeclose Shrubbery, south to Jay Lane west of the nursery.

4.1.4.6 Footpath **No 6** Boyton Lane, leading from Beehive Farm on Jay Lane to a point east of Boyton Farm on Boyton Farm's drive.

4.1.4.7 Footpath **No 7** From a point east of Boyton Farm to Lowestoft Road north of St Winfreda.

4.1.4.8 Footpath **No 8** From a point on Jay Lane east of and opposite Footpath 5, this leads south to the Blundeston CP boundary close to Brickhill Wood, this leads on to Blundeston Footpath 5.

4.1.4.9 Footpath **No 9** Leads from Back Lane at Bloodman's Corner eastern end, via Cuckoo Green to Church Lane opposite Lound Hall entrance. No 9a leads from Cuckoo Green Farm via The Bungalow to Cuckoo Green Cottages.

4.1.4.10 Footpath **No 10** Leads from Cuckoo Green to The Street, Lound, opposite the former Post Office.

4.1.4.11 Footpath **No 11** Church Alley Path, from St Celia to Church Lane at Lound Parish Church.

4.1.4.12 Footpath **No 12A** From Flixton Road opposite the old rectory to Green Lane north east of Park Farm. **No 12B** leads from Green Lane north east of Park Farm to the south west corner of the Town Pits.

4.1.4.13 Footpath **No 13** Leads from the south west corner of the Town Pits north through the Pits to Earth Lane. **No 13A** Leads from Earth Lane at Allotment Gardens north west to Eastwood Farm drive.

4.1.4.14 Footpath **No 14** Leads from the south west corner of Town Pits west to Ashby CP boundary, near the north east corner of East Wood.

5. Character of existing Somerleyton village

- 5.1 Somerleyton is a linear village, extending from the Staithe at its lower end, uphill and along The Street to its northwestern extremity at White House Farm. The pattern of settlement along the line of The Street is not continuous but alternates from one side of the highway to the other, with open views and enclosed woodland punctuating the groups of buildings. This has created a singular, well loved character to the place.
- 5.2 A sprinkling of Listed Buildings informs the quality and character of the village. Most notable of these is the group of mid nineteenth century Model Village cottages and school around The Green; which form one of the best known examples of this celebrated English Picturesque architectural genre. The whole of the village and some open fields, lanes and woodland around it form the Somerleyton Conservation Area which is fully mapped, described and appraised in Suffolk County Council's list of conservation areas (ref. www.suffolk.gov.uk Listed Buildings and Conservation. Planning Portal). It does not contain any Listed Landscape, but Somerleyton Green and other spaces adjacent to the Listed Buildings of the village enjoy the benefit of forming part of their settings. They are protected as a result, from any unsympathetic or inappropriate development.
- 5.3 The distinct groups of houses, which form the “beads” on the string of The Street, are of contrasting kinds and include some non-domestic uses. This makes the village immediately visually interesting to walk through. This appraisal therefore follows such a walk, from south west to north east along the Street.
- 5.4 At the foot of the hill, above the river, Victorian brickworkers’ dwellings form the first group of dwellings. This has a distinctly architectural character. Twin terraces of these houses are arranged at right angles to each other, each with similar and unusual buff and redbrick decorative details and inset loggias. The space around them is partially enclosed by the rows themselves and partly by their modern garages and gardens to the south east. These additions were designed by Tayler and Green, who were world famous mid twentieth century English domestic architects. Their work graces the surrounding district. *See Note 1*
- 5.5 Around the terraces are mature plantings of trees and traditional hedgerows, some of large size. To the rear of the terrace houses is a tree and hedge enclosed communal green, forming spatial enclosure around them to the north.
- 5.6 Immediately north of Brickfield Cottages a modern terrace of dwellings, designed by Tayler and Green, runs parallel with them and now forms part of the whole group. These newer additions are notable in the

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landscape, as they run along the brow of the hill above the ancient Staithe Lane.

- 5.7 They are built with low pitched, modern pantiled roofs in a variety of brown and buff brick types. The terrace effect is formed by linking each individual house to its neighbour, with single storey dependent rooms, so forming a continuous façade. The houses step down the brow of the hill as it slopes towards the Waveney valley. The whole group, now mature in its garden setting, is an excellent example of modern, landscape driven domestic design.
- 5.8 Next along the Street is one of the periodic Somerleyton open views, here to the northwest over the Herringfleet hills and the Waveney Valley. At the foot of the slope the pantiled roof of the redbrick Duke's Head Pub enhances the sense of local character. In the distance the ancient round tower of St Margaret's Church Herringfleet is visible in the wooded landscape. At the top of the slope the White House stands in contrast, with its symmetrical white sash windowed front beneath a pantiled mansard roof. The eastern side of the Street is thickly wooded at this point, with forest sized trees filling the deep former brickpit and creating enclosure of the scene.
- 5.9 The pattern of development changes at the top of the slope and is marked by the presence of the village pond and a short row of cottages facing south across it. Here a listed pair of cottages face an appropriate modern neighbour, designed to enhance the Conservation Area. The surroundings of the pond are gardened to a high degree of horticulture by local volunteers, thus creating a botanic garden effect. With the White House and its courtyard wall to the west and north of the pond, the tall dense woodland to the south and Pond cottages to the east, this creates an enclosed space of singular character.
- 5.10 From here the pattern of development changes again, with individual large dwellings forming the street enclosure on either side. These have interesting brick details and face the Street with symmetrical Victorian façades. The house fronts have paired sash windows on either side of central front doors, railed or hedged gardens and are all of two storeys. Contrast is given by one half-timbered gable and open porch facing the Street at the cottage and its semi detached neighbour. Opposite Brisbane House is a late Victorian double bay red brick house with characteristic sash window details and slated roofs. Holly Lodge and Crown House, with similar symmetrical sash windowed facades and contrasting coloured brick details complete this group. The former is symmetrically fronted with its Victorian greenhouse offset and stands behind behind a broad lawn with trees.
- 5.11 The Village Hall marks the border between the individual houses described and a terrace of cottages, Widows Row. This change of house type is characteristic in the Somerleyton "streetscape". The Village Hall stands at

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the end of a short, gravel paved lode and is the result of the successful mid twentieth conversion of an older building. The architects were Tayler and Green, the design having details characteristic of their style. In this case an open flat roofed porch with a steep gable behind had integral planting boxes and patterned brickwork. The adjacent gable of Widows' Row forms the spatial enclosure of the group of houses just described.

- 5.12 Opposite the Village Hall two houses of the Morton Peto Close group are visible. (The others remain concealed from view by the tree planting of the amenity area, which is included in the Conservation Area.) These two houses on the Street are spectacular and semi detached, one with an apsidal end carrying free flying timber struts. They have plain tiled roofs with diminutive chimneys and are designed to attract attention. Moreton Peto Close forms a separate spatial grouping of houses and lies outside the Conservation Area, as do the two houses described above.
- 5.13 Widows Row, a Grade II Listed Building, lines nos 1-7 The Street opposite this pair of houses. It comprises six dwellings, within the same length of frontage as their modern neighbours opposite. The terrace is characteristic of Somerleyton Estate architecture, with simple buff brick detailing, timber porches, steep plain tiled roofs and prominent brick chimneys. Each cottage in the Row has its own low evergreen hedge, now picturesquely irregular with the passage of time, and having a characteristic Somerleyton Estate cottage gate. These have robust hardwood frames echoing the Crossley coat of arms. The Row concludes with the former village reading room. This is a later Victorian single storey building, with attractive terracotta details, lately converted successfully to a single storey dwelling.
- 5.14 Beyond this group lies a section of The Street open to both west and east, with the village bowling green standing opposite the Station Road junction. Here traditional thorn hedges flank the footpath on the north and the grassed road edge on the south. The traditional red brick and pantiled group of Mill Farm with its paddock, pond and outbuildings are visible behind the hedges on the northern side. Mill Farmhouse is a symmetrical early nineteenth century redbrick dwelling, with recently sympathetically detailed timber replacement windows. It has fossil gables, twin gable stacks and red pantiled roof. The whole ensemble is included in the Conservation Area, no doubt for its strong, traditional, local character.
- 5.15 Opposite Mill Farm a thorn hedged and ditched rectangular open field with grassed road verges stands between The Street, the lane to the Common and Station Road, terminating to the south at the wooded edge of Waveney Grange Farm. This field has been designated one of the two Development Sites for Somerleyton in the Waveney Local Plan. (WLP7.6) A small part of the northeast corner of this land lies within the Somerleyton Conservation Area. The rest lies adjacent to and visible from the Conservation Area.

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Station Road includes housing groups outside the Conservation area. The first of these is Morton Peto Close, a late twentieth century housing development grouped formally around a tree planted green, with integral garages forming a closely spaced composition of individual houses. Each of these has similar architectural details with sweeping red plain tiled roofs, buff brick walls and an absence of chimneys. The houses are planned with single storey large garages forming links between them, giving a strong sense of enclosure to the whole. Individual houses have some variation in their striking details. The whole has integrity and character, though whether this is consistent with the character of the existing village is debateable.

- 5.16 Further along Station road are a group consisting of two rows of terraced former rural council houses. They follow the conventions of design dictated at the time of their construction in the postwar period, by building materials shortages, standardised plans and design details. They are large in scale and sturdily built. As a result they do not contribute to the character of the village to any great extent.
- 5.17 At the southern extremity of the field designated as a development site (WLP7.6) and the right angled bend in Station Road stands Waveney Grange Farm, a traditional farm group with red brick farmhouse standing in its own wooded grounds. The group contributes traditional character to this corner of Somerleyton.
- 5.18 At Somerleyton Station the original station building, a row of former railway company cottages and one modern building, make an informal group. Standing at the edge of the marsh next to the line these create a miniature railway settlement, an outlier to the village. They contribute character by virtue of their woodland and marsh edge landscape setting, and their attractive nineteenth century details. The station has slated roofs with projecting parapets and a Tudor baronial terracotta chimney to the former first class waiting room. The cottage row has robust brick details and slated roofs with dark brick walls below. The modern house behind them is admirably modest in design and suits its woodland edge site at the top of the hill. It is of rendered brick with a second storey tucked under an extension of the roof slope, with views over the Waveney below.
- 5.19 At its junction with Station Road the Street changes character once more. On the northwest side the footpath adjacent to Mill Farmhouse joins it at a large oak. Facing this is the gravelled roadway leading to The Common, lined on the north-eastern side by the Park Wall. This is a characteristic feature of the village and here curves round a wood of mature oak and sycamore to form one side of the sinuous Street. The wall is of red brick, is five feet high and dates from the late eighteenth and early nineteenth century. It has a chamfered brick base, English bonded brickwork and a coping of large semicircular bricks laid over a canted weathering course.

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- 5.20 Opposite the Park Wall, from the footpath to the Rosery, the Street has a tall hedge on its northwest side, so as to obscure the traditional cottages and their gardens. It affords only glimpses of the sash windowed, two storey detached redbrick cottages. The dwellings so concealed are: Oak Cottage, The Retreat, Laurel House, The Haven and the Coach House. These all date from before the Model Village, thus from late eighteenth to the early nineteenth centuries. Then Floral Loke opens to the left between a pair of brick gate piers, providing a glimpse of a group of traditional buildings and The Cottage at its far end.
- 5.21 Floral Loke is screened from the next property on the Street, The Rosery, by a brick and flint flank wall. The Rosery has a special character, which is recognised by its Grade II Listing. The flank wall runs to support the southwestern part of the house's symmetrical, sash windowed façade. An opening in the southwestern end of the façade provides a way through to the courtyard at the rear of the house. The front garden of the Rosery is screened from the Street by an evergreen hedge growing above and behind the railed front garden wall. The whole composition and the formal front garden, with dwarf fruit trees is visible from the pavement through the wrought iron gate with its brick piers. The presence of this house is further enhanced by a white flagpole with Union Flag, which is visible above the hedge and flanking walls as you walk along the Street.
- 5.22 The next property is contrasting in character but consistent in scale. This is the Victorian former village Post Office, shop and tearooms. The design follows the Somerleyton Victorian estate style, with plain tiled steeply pitched roofs, prominent decorated brick chimneys and lattice paned casement windows in brick walls. The façade is symmetrical, with paired cottage bay windows and a central door below a canopy. Some of the Victorian signage and shopfront details have recently been lost, thus diminishing the character of the Conservation Area.
- 5.23 Japonica and The Nook stand next door and are built in the same style as the former Post Office. This semi-detached pair of two storeyed, estate cottages also contrast with their neighbour, as they are asymmetrically designed and thatch roofed. They stand free as a single building within their surrounding cottage gardens. Their architectural details are similar to those of Widows Row, described earlier in this perambulation.
- 5.24 An open vista separates the pair of cottages from their neighbours along The Street, a terrace of mid twentieth century bungalows. These old persons' houses follow the village tradition by being set back from the street, with carefully tended front gardens and low hedges with garden gates. They are modest in design, having a single continuous lowpitched, tiled roof and white pvcu window frames. Each is provided with a simple chimneystack

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and inset porch. They are separated from the Forge Garage, their next visible neighbour, by a high evergreen hedge.

- 5.25 The Former Forge Garage, a single storey, pantiled and gabled redbrick building has an extended, gabled canopy and stands free within its surrounding tarmac apron. It has an attractive raised brick flowerbed in front of it. To its left Blacksmith's Loke leads to a substantial paved rear yard, with a row of outbuildings and a gate to the former oil distribution site behind. This and other land to the rear of the Street properties comprise one of the two Development sites for Somerleyton, delineated in the emerging Waveney Local Plan.(WLP7.5) This backland site lies entirely within the Somerleyton Conservation Area but contributes little to its character since it is at present largely invisible from the Street.
- 5.26 Next along The Street lies the garden of Forge House, with evergreen hedges. At the street front the hedgeline rises to meet the taller evergreens around No.3 The Street. This is a simple, single storey, redbrick early nineteenth century, pantiled, pavilion roofed cottage. The surrounding hedging conceals another straight access lane, Policeman's Loke. Lined by tall hedges on either side, this loke reveals a glimpse of Appletree Cottage at its far end, a later building with traditional details. These glimpses at the end of lokes contribute character to the Conservation Area by virtue of their element of surprise.
- 5.27 From this point on the character of the cottages along The Street conforms strictly to the Model Village aesthetic of Somerleyton Green. This is identical to the architectural vocabulary of Japonica and The Nook, seen earlier. Numbers 2a and 2 The Street form a pair of semi detached cottages very similar to the previously seen semi detached pair. They are set back from the Street pavement behind low evergreen hedges, with characteristic Somerleyton cottage gates.
- 5.28 Opposite the sequence of houses and buildings just pictured on the north side of The Street stands the Park Wall. This describes a subtle, gentle curve, to sweep around the Hovercraft Monument at its northern end. This is opposite The Green and at the junction of The Street and the B1047. The Wall encloses mature mixed woodland and several ponds. Wall and trees screen the Common from view and protect an informal wildlife sanctuary within.
- 5.29 Somerleyton Green is the climax of the walk this description takes through the village and Conservation Area. It is a deliberately designed and executed piece of rural landscape architecture, combining both the enclosure of green space and the design of the cottages and their gardens around it. It is thus the defining element in the character of the village as whole. Since the Estate has been able to control the design of most buildings in the village for the past two centuries that character is strongly visible and unifying.

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- 5.30 The Village Green starts with No 1 The Street, a large semi detached thatched cottage built back to back with No 23 The Green. This pair of dwellings consist of two storeys, with intricate thatch details, decorative terracotta chimneys and half timbered first floor walls. The ground floor is built of buff brick and the pair are planned so as to turn the corner and lead the eye of an observer towards the Green. Casements in both houses are latticed and there is a degree of oversailing of their upper storeys.
- 5.31 The pair of cottages make an eye catching marker building at the south-western edge of The Green's architectural composition. Nine other domestic buildings compose the picturesque arrangement of cottages, combining together to create this celebrated architectural design. They are arranged around a roughly semicircular green and are served by a gravelled roadway around its perimeter. Each garden fronts the Green and is delineated by a low evergreen hedge, with the characteristic Somerleyton gate, described earlier in this perambulation.
- 5.32 Nine more domestic buildings, comprising single, paired, tripled and quadrupled houses are arranged informally around the Green. The precise size of each and their relation with their neighbours is carefully judged. So are the materials and the details from which each is constructed. The apparent informality of the whole composition is in fact the result of methodical design. The individual buildings have either thatched or plain tiled roofs and have their walls built of red or buff brick, with upper storeys sometimes timber framed and elsewhere of brick. All the houses have large chimneys, which create an animated skyline, particularly noticeable when they are silhouetted at dusk.



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- 5.33 One older building, a former farmhouse, was incorporated into the composition of the Green. This stands at its northern edge and is of two storeys with a characteristic catslide roof, a local feature of domestic buildings, starting in the late mediaeval period. It is now white washed, with pantiled roof and prominent chimney. It forms a striking contrast to its neighbours.
- 5.34 The School concludes the picturesque composition of The Green, and is the largest building here. This is a virtuoso design in thatch, terracotta and red brick, with lattice casements in timber framed walls and a red brick perimeter wall. Its architecture “piles up well”, with the central lantern and its chimney forming the high point of the composition. It has an Edwardian extension carefully designed to accord in character with the original building. With its surrounding mature trees the School forms the architectural focus of the Green and defines its overall character.
- 5.35 The landscape treatment of the open space of the Green is as subtle in design as the cottages and school around it. A series of small fruit trees line the southwestern edge of the grassed space, punctuated by twin mature horse chestnuts at either end of the row. All these trees have been chosen for their spring blossom, a luminous pink in the case of the chestnuts. In the northern sector of the grass perimeter a single mature tree complements them. Around the school wall an unexpected stand of old Scots Pine trees shade and overtop the school and its walled playground. Next to them a younger but lofty cut leafed maple produces a vivid red autumn show at the start of the school year.
- 5.36 The Green is also graced by the presence of other, manmade landmarks. Next to the pavement of the busy B1074, is the village sign. This is a carved polychrome celebration of Somerled, the founding, supposedly Viking father of the settlement. He stands with an array of finely wrought iron around him. On the southwestern perimeter is the former village pump, signed in cast iron by its maker, Mr Ransome of Ipswich. This is a reminder of the Victorian philanthropy which drove the creation of the whole “Model Village” project.
- 5.37 Across the Street, on the corner of the Common stands the late twentieth century monument to the Hovercraft and its inventor. This takes the form of an elegant turned sandstone column with curved base. The cylinder is inscribed with the citation in correct Roman lettering and cursive flourishes. It is surmounted by a bronze model of an early version of the hovercraft. The monument and its neighbours are also contributors to the unique visual character of the village

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- 5.38 Behind the school and to its northeast, the perimeter road around the Green rejoins the B1074 to complete its circuit. North east of this and adjacent to it the former village police house remains, now in private ownership. This appears to date from the 1950's but has lost its original County Constabulary plaque. It has a suitably baronial overdoor, broken pediment, with Baroque scrolls. The house is otherwise modest, with dark red brick walls, leaded casements and plain tiled roof. An appropriately designed rear extension is at present under construction (Feb. 2018).
- 5.39 Between the former Police House and White House Farm the Conservation Area includes, to the northwest of the road, a tract of open farmland with traditional field boundary thorn hedges. On the south east of the road it includes the tree lined Park edge but avoids the nineteen sixties Rectory in favour of the Park Wall, which here continues straight as far as the drive to Park Cottage.
- 5.40 At the junction of the B1074 with Market Lane the Conservation Area takes in an acreage of farmland associated with White House Farm, standing to the north of the road junction. The Farm, its outbuildings and ponds, are also included. The farmhouse itself is now divided into two smaller dwellings, but retains its features. It has simple wooden casement windows beneath brick relieving arches, plain white painted walls and a plaintiled roof. Its adjacent farm buildings include some older, brick and pantiled structures as well as several large-scale modern, metal-framed sheds. Fragments of perimeter walls remain in some places.
- 5.41 To the west of the Farm the Conservation Area takes in the modern Village Gateway, a white fenced affair, before including Holly Gardens, with its pond and garden. The cottage is an attractive, probably late eighteenth century, unlisted white painted building with a thatched roof. It has contiguous outbuildings, which form a three sided courtyard with it. With White House farm the cottage and its garden form a group marking the entrance to the village. Their character is modest but they contribute to the traditional appearance of the whole.
- 5.42 West of Holly Gardens the Conservation Area runs for some metres and becomes only a few metres wide over the road verge, in order to reach numbers 21 to 24 St Olave's Road. These are an unspoiled row of eighteenth century red brick estate cottages with a single, hipped roof of black glazed pantiles. The cottages retain their leaded casements and close boarded painted doors, as well as their white paling front fences and traditional gardens. Next to them to the east the former pit and its stand of mixed woodland are included in the Conservation Area. This group form the extremity of the Conservation Area along the Herringfleet Road. Their contribution to the character of the Conservation Area lies in their unspoiled

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eighteenth century appearance, complete with their original cottage garden details.

- 5.43 Along Market Lane the Conservation Area includes the Park Wall to the east as well as a strip of its adjacent woodland, as far as West Lodge. Here it includes the Lodge itself and a part of the hedgerow and woodland along the west drive to Somerleyton Hall.
- 5.44 West Lodge is an example of a "Cottage Ornee" a single storey house type favoured by the landscape architects of the late eighteenth and early nineteenth centuries, for its picturesque qualities. Here West Lodge has the required elaborate thatched roofs, the L shaped ground plan, dramatic chimneys, rustic porch timbers and bay windows. Together with its garden, evergreen hedges and black painted metal park railings it is an unspoiled, high quality example of aristocratic rural architecture. As such it may be seen as a precedent for the Model Village itself. Although located remotely outside the village proper, it contributes strongly to the character of the village and Conservation Area by virtue of its high quality of design.

***Note 1** (See openlibrary.org/books/OL18598189M/Tayler_and... **Tayler and Green**, Architects 1938 - 1973 by Elain Harwood, 1998, Prince of Wales's Institute of Architecture edition, in English*

6. Character of existing Lound village

- 6.1 Lound is a compact linear village lying north-south along its single Street. Its buildings are arranged in a subtle but clearly defined group of successive spaces. Each of these is enclosed by a combination of houses, trees, banks, hedges or walls. The character of the village is created by the interplay of all these elements, with the traditional terraces of cottages at its core setting the tone for everything else that has been added.
- 6.2 Mardle House and its extensive traditional barns and farm buildings mark the northern extremity of the settlement. This is a three storey listed building of character, with sash windows on its southern front. The house is surrounded by tall, mature trees which make it a striking start to a walk through the village.
- 6.3 The Mardle village pond creates the first enclosure of space within the village, close to its northern extremity. The space is largely defined by the native trees growing around its edge and across the Street on its western side. This creates a special rural character involving water, reflections and seasonally changing colours.

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- 6.4 The car park access to the north of the Village Maid public house leads to Snake's Lane, an unspoiled, traditional country footpath, lined on either side by ancient oaks standing in thorn hedges. This leads through partly wooded countryside to the ancient church at Ashby, then beyond to Somerleyton and Blocka Hall. Links to the local footpath network are strong in Lound and contribute greatly to its special character.
- 6.5 The Village Maid public house compliments the space around the pond and forms part of its southwestern enclosure. It has a traditional grey painted render and is part of a row of long and low buildings along the Street's western edge. The pub itself is of two storeys, with sash windows and a hipped, pantiled roof, with a generous central chimneystack. Retention of a traditional pub is a strong asset for a village of this size and creates part of its attractive character.
- 6.6 The second enclosed space is created by two terrace rows of cottages, one of them old and the other recent. This is the Green, an open grassed area with flowering trees and a low railing protecting it from vehicles. On its northern side a pair of cottages in pavilion form create enclosure together with their hedge and fence line.
- 6.7 Along the eastern side of the Green is a short access road, serving a row of modern cottages with traditional details. These have framed porches and pantiled, pitched roofs below a single ridge, with a returned gable wall at their northern end. This composition is balanced by the presence of a pyramidal roofed garage at the southern end of the terrace.
- 6.8 The Green borders the eastern side of the Street and faces an older group of cottages on the other, western side. These are in the shape of a traditional informal two storey terrace. They have a roof consisting of a single plane slope, but having different ridgelines and roofing tiles and colours belonging to each property within. Their street elevation shows that the cottages were built piecemeal. They include one very narrow frontage. The group is enhanced by the return of a gabled end at its northern extremity. This echoes the modern gable across the Street, and together they form a pleasant sense of enclosure. The southern end of this informal terrace is punctuated by a former farmhouse with a black pantiled roof. The form of the Green as whole gives a strong sense of the traditions of the village continuing to be observed. This small modern green with houses well designed now forms part of the integrated character of the village.
- 6.9 The next spatial group lies a foot or two below the level of the Street on its eastern side. Blacksmith's Loke, an ancient, gravelled side lane, is lined on its southern edge by a row of old colour washed cottages with tiled roofs. A thorn hedge, the back of the pyramid roofed garage building facing the Green, the gable wall of the Green terrace and an electricity substation wall successively enclose the space on its northern side.

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- 6.10 The Loke is characterised by the row of buildings on its southern side. These consist of, first Forge House, a pyramidal roofed nineteenth century building on the corner of the Street. This is followed by a modern metal framed building on the site of the former blacksmith's forge yard, followed by five much older cottages. The first of these is Victorian and of two storeys. The centre pair of cottages are older and of one build, with a lower roof ridge. The whole row is picturesque in its irregularity of roofline and scale, with the smallest house being scarcely one and a half storeys high.
- 6.11 At the end of the Loke the space is partially closed by two houses built together, Saint Celia's. They face west and the mature planting of their gardens largely obscures them from view. The pair have been much altered since their construction, but have an older origin than their present appearance suggests. To the south of these the remaining, unbuilt eastern end of Blacksmith's Loke gives a glimpse of open country beyond the village enclosure.
- 6.12 Blacksmith's Loke gives access to the rich pattern of footpaths, old and new, which give Lound its attractive pedestrian links. One of these leads to the Parish Church via Church Alley Passage, a narrow footpath between thorn hedges. Others lead to the Village Green and Village Hall, the outlying hamlets of Cuckoo Green, Bloodman's Corner and ultimately to Hopton Village and the sea. The Loke itself contributes the sense of being in an ancient place connected to its hinterland. This is the essence of rural settlement character.
- 6.13 The next distinct enclosure of space within the village envelope is formed by two rows of traditional cottages and houses, some of them showing distinct Somerleyton Estate origins. The western enclosure of this space is made by a terrace cottage row at the southern end of the group being turned at right angles to the Street. This projection of a gable wall out from the frontage is similar to that made opposite the Green. Enclosure to the east is made by the double line of the front garden walls and the terrace front itself. Planting in these gardens makes the sense of enclosure less harsh than that opposite.
- 6.14 Numbers 41 to 51 The Street make an informal row of cottages, mostly built in red brick with tiled roofs. The row starts at its northern end with the Mardle Café, (the former post office and shop, still having the village postbox in its wall). The Café has recently become a central, community focus for the village and draws visitors from a wide hinterland. Like the Café the rest of this row have narrow front garden strips, fenced or walled from the road. Black pantiled roofs cover the Mardle and its adjacent red brick cottage with small modern addition (originally a pair). These are followed going south by a nineteenth century cottage built in buff bricks, with detailing reminiscent of the Somerleyton Brickfields houses. These terraces

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form the central spine of traditional buildings which give the village its special character.

- 6.15 Numbers 44 to 58 The Street form a row of heterogeneous older cottages, making a continuous terrace. Some have dated Somerleyton estate insignia and all of them have variety of detail and character, being in the main colour washed. They are separated from The Street by front gardens with low fences and walls and have shrubs and trees, which add to the sense of enclosure and location. Together with the narrow front gardens of the cottages opposite they complete the spatial enclosure of this part of The Street and village. Part of the character of the village lies in its history within the Somerleyton Estate and the visible evidence is clear at this point on The Street.
- 6.16 South of this group Numbers 40 and 42 The Street lie within a short loke. No 42 at the eastern end closes the space the loke forms. Both houses appear to be of recent construction and lie adjacent to the designated Development site in the village (WLP7.14). The eastern of the two is in fact a much older building encased in recent additions, while its neighbour is entirely recent and not of the same scale as the rest of this part of The Street. There is little contribution to the character of the village here.
- 6.17 To the south of these houses lies WLP7.14, the Designated Housing Development Site. This is L shaped, with a frontage onto The Street. Development of this important frontage will make or break the existing coherent, high quality character of the village street described above. The entrance to the site lies above street level by a metre or so and will require a sloping approach road and vision splay. The use of thickset hedging and other traditional details to shape the visual intrusion into the streetscape of Lound will be essential for successful design here. To the eastern, back of the site the Church Alley Passage footpath runs between its thorn hedges, Any development of the site will have the opportunity to link with this and the Street by means of a new footpath across it. This may be a means for the new development to contribute to the village character.
- 6.18 Back on the Street Numbers 25 to 39 The Street form a modern terrace of houses, built originally as Local Authority housing. This is set above street level, behind its own front garden green space. The character is one of solid, simple brick architecture, with tiled roofs and plain chimneys.
- 6.19 Numbers 21, 21a and 23 The Street have an interesting plan form, alternating larger units of single storey accommodation with lower roofed elements. The details are plain with modern pressed pantiled, monopitch roofs of a single slope. The bricks are dark brown and the whole is set above and behind a mature traditional hedge at the top of the roadside bank. Consequently, this group has little effect on the character of the Street.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Supporting Evidence

- 6.20 Opposite these the Street on its eastern side is edged with a grass bank, behind which a single, hedged paddock lies. This has planning permission for an underground house. North of that is a footpath entrance to the Village Green. The Green is a conspicuous community asset in the village, located centrally, provided with a shelter and a network of footpaths linked to the ancient system. In particular it benefits from excellently planted and maintained quickset hedging, a strong character creating feature of the village.
- 6.21 Numbers 1 to 7, 9 and 11 and 13 to 19 The Street are all nineteen fifties council house terraces. They too are set above street level, behind front garden green space, with a connecting footpath inside the hedge above the bank along the Street. Their height and volume do affect The Street's character, being taller and more bulky in appearance than the traditional cottage forms. They have a solid, simple brick architecture, however, with plain tiled roofs, simple chimneys and a generous scale.
- 6.22 No 2 The Street forms an end enclosure of Street at the crossroads with its opposite neighbours. The building is the former late 19th century village school, now virtually invisible behind an overgrown thorn hedge. The building also fronts Church Lane and with its former teacher's house, now altered, creates a companion to the modern Village Hall. The latter is single storey with an attic meeting room. It has a modern pressed tile pavilion roof. The Hall was built, by parishioners themselves over a period of several years. It is as a result much used and cherished as a community asset and its contribution to the character of the village is very significant. The modest gravelled car park around the building is separated from the Village Green behind by mature quickset hedges; through these an opening to the footpath network links it with the parish church, Village Green and the village beyond.
- 6.23 The Grade I Listed Parish Church of St John the Baptist stands to the east of the Village Hall and Green. It is a striking mediaeval building with flint round tower and spectacular twentieth century interior fittings, much visited by enthusiasts. It is visible with its ancient trees from the Street footpath entrance to the Green, the crossroads and the start of village street.
- 6.24 To the west of the crossroads at the southern end of the Street, Earth Lane leads out of the village envelope towards the former marlpits which now are managed as a wildlife and picnic area, another community asset. Earth Lane has some nineteen sixties houses and a small Tayler and Green old persons' housing development arranged around a green and stepping northwards downhill in two short terraces. This is the sole character element contributed to the village along Earth Lane. Beyond stands a pair of postwar, semi-detached Somerleyton estate house in their own gardens.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Regulation 14 Consultation Statement

The following Consultation Statement comprises a compilation of all the feedback received from the community and stakeholders from the Regulation 14 consultation process.

Feedback was received a number of ways (online, open meetings, letters etc) and is collated here. The feedback was discussed by the Neighbourhood Plan committee and its response and/or action agreed to each point is recorded here.

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Regulation 14 Consultation Feedback - Responses and Action Plan

Comment responses – Red

Comment responses resulting in an action – Green

Numbers in parenthesis denote date that NP Committee discussed comment.

Comment	Originator Medium	Action/Comment
<p>Thank you so much for all your hard and diligent work in producing our Neighbourhood Plan.</p> <p>It reads well, reflects nicely the results of the 2017 questionnaires and conforms well with Waveney's Local Plan.</p> <p>Looking forward to the next and final stages</p>	Gerda Gibbs Webpage	No action (09/03)
<p>If any social housing built could be bungalows it would be amazing as I live in the village but due to declining health I need a bungalow 2 bedrooms as my grandson lives with us and I really don't want leave the village</p>	Theresa Rudrum Webpage	<p>Policy LAHS1 supports smaller homes</p> <p>The need for single storey dwellings should be drawn out at the Planning Application stage for a specific design proposal. Public consultation on the proposal will enable a need for bungalows to be included to be considered by the Planning</p>

		Committee, if none are included in the design. (09/03)
I read the neighbourhood plan with interest as I live opposite the proposed plot for the new properties in Lound. I was pleased and relieved to see how much thought has gone into this, especially with regard to the planting of shrubs and trees, and the requirement that new properties maintain the feel of the village. This will enhance the area beautifully. I know how much time and work went into this neighbourhood plan, and this shows in the finished product. I look forward to watching it all develop over the course of time.	Jill Brown Webpage	No action (09/03)
Can we be given assurance that the property Jernigan will be left with a garden area to the rear of the property? At the moment the plans show the land is to be used up to the border of the outbuildings. It is would be unfair that it would be the only property in the village to not have a rear garden.	Jean Lindsay Webpage	Not applicable to NP This issue is one that can be raised at the Planning Application stage. A lack of garden space that results from the proposal can then be raised and discussed by the District Council Planning Committee. They can require an amended design to retain garden space if the proposal reduces it unnecessarily. (09/03)
Natural England does not have any specific comments on this draft neighbourhood plan.	Natural England Email	No Action (09/03)

<p>1) There is no discussion regarding the provision of school places for the larger number of children who will be living in the neighbourhood.</p> <p>2) With additional inhabitants, the village could benefit from, and support, a convenience store/post office. I'm surprised to see that no mention is made of this.</p>	<p>Sue Cox Email</p>	<p>(1) SCC have, based on current forecasting, confirmed that Somerleyton School has sufficient capacity (09/03)</p> <p>(2) LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning support and, recent village initiatives have commenced with a view to providing a community village shop. (09/03)</p>
<p>Many thanks for the recent update on the Neighbourhood Plan for Lound with Ashby, Herringfleet and Somerleyton. It is extremely detailed and thorough. I am pleased with the attention to our natural environment, the historical importance of the area and the desire that the new properties will reflect those already built and should 'fit in', providing as well the types of dwellings that people need, not just desire. The pedestrian and cycle route suggested through the Mill Farm Field in Somerleyton is a great suggestion for so many reasons.</p> <p>I look forward to seeing more detailed building plans but feel it is very important that we ensure the Design Guidelines for each site are adhered to, as they seem very much to reflect what people need and deserve.</p>	<p>Julie Reynolds Email</p>	<p>No Action (09/03)</p> <p>The Design Guidelines forms part of the NP once it is adopted. The NP then becomes part of the Local Plan and its requirements must be followed by any planning proposal. (09/03)</p>

<p>Policy LAHS 2 Development of Allocated Sites</p> <p>We note that it is proposed to allocate sites for residential development including a site which currently appear in the Local Plan. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.</p> <p>The adopted Waveney Local Plan includes district wide policy relating to sewerage, sewage treatment and the use of Sustainable Drainage Systems to manage surface water (Policy WLP1.3 - Infrastructure and Policy 8.24 - Flood Risk)</p> <p>As the Development Plan is intended to be read as a whole it is not considered necessary to include similar requirement in Policy LAHS2 the Neighbourhood Plan.</p>	<p>Essex and Suffolk Water</p>	<p>No Action (09/03)</p>
<p>Neighbourhood Plan</p> <ul style="list-style-type: none"> • 1.3 – and the Broads Authority. • Objectives – should landscape and the Broads be mentioned in the objectives? They are mentioned in the vision. • LAHS1 only includes numbers of bedrooms, but 7.1.7 implies that it endorses design elements – but the policy does not say that. You may wish to clarify 7.1.7 and LAHS1. • LAHS1 Housing Mix. What does ‘preference’ really mean? As a developer do I need to just say ‘I can make more money on one 5 bed house’ and that will be accepted as ok? Do you want a more 	<p>Broads Authority</p> <p>Email</p>	<p>Text added</p> <p>New objective added: To protect and enhance the rural, and historic qualities, the scenic beauty of the upland countryside and its margins with the Broads.</p> <p>The emphasis on the design principles would be better placed preceding LAHS4 and the NP will be revised accordingly. (09/03) Action taken 7.1.7 deleted, LAHS 4 already has preceding ref to Design Guide.</p> <p>Preference means ‘supported’ in this context. The policy articulates the community’s aspirations.</p>

<p>formal sequential approach? Do you want a more robust approach?</p> <ul style="list-style-type: none"> 7.2.2 – what about the fact that with less than 10 dwellings there is likely to be no affordable housing. Does that contradict the objectives and vision? Especially the social objectives. 7.2 and 7.5 and 9.2 part of 9.3 and 9.4 – there is no policy. So, is this section just commentary? How would Development Management Officers at the LPAs be expected to use this section? Can its status be clarified? Is it just background? The photo on page 10 – what is that linked to? Is it meant to show the green space, parking or homes? Should section 7.3 refer to the allocation for residential moorings at Somerleyton Marina in the Local Plan for the Broads? The design principles may not apply, but reference to that might be prudent to show that the NP acknowledges various types of housing need. 7.3.5 – and the Local Plan for the Broads. The para after 7.4.3, 7.5.8 may need a number? LAHS3 – it would be prudent for the supporting text to refer to the open space policies in the Waveney Local Plan and Local Plan for the Broads. It could be stated that LAHS3 expands on those. 		<p>7.2.2 No, it is accepted that affordable housing will be incorporated in line with Waveney Local Plan policies, however LAHS1 supports smaller dwellings. (09/03)</p> <p>This section is commentary and background information for readers of the plan.</p> <p>This is an example of an attractive local housing development for illustration.</p> <p>Reference added</p> <p>Reference added</p> <p>Paragraph numbering updated</p> <p>Reference added</p>
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<ul style="list-style-type: none"> • 8.1 para 2- what about mitigating climate change – reducing emissions in the first place? This section talks of adapting to a changing climate and not reducing emissions. • 8.1 we suggest this change ‘New developments will be expected to take into account the impacts on enhance biodiversity and climate change’ needs to be updated to keep step with new biodiversity gain requirements. • 8.1 does not mention the Broads. • 8.1 we suggest this change ‘New developments will be expected to take into account the impacts on enhance biodiversity and climate change’ needs to be updated to keep step with new biodiversity gain requirements. • 8.3.4 – is there scope for a community project to tackle this? Perhaps a school travel plan? • 8.4 – and the Local Plan for the Broads. • LAHS6 – have you liaised with Suffolk County Council Highways about this? Also, with East Suffolk? • Map on page 11 shows a Neighbourhood Plan allocation. I think it is called LAHS4, but it is not clear on the map. LAHS4 however is a design policy. Is the Neighbourhood Plan allocating the land shown as blue on the map on page 11, and if so, where is the policy? • The Plan is lacking in detail on Objective Env 6 ‘To plan for climate change, biodiversity and landscape conservation’. The mechanism for the creation of the plan and proposals where action could be lacking are missing. 		<p>8.1 This point is agreed and the text is changed to “New developments will be expected to enhance biodiversity and mitigate against climate change” (09/03) (17/06 ESC correction)</p> <p>This has been addressed within the NP documents</p> <p>Reference added</p> <p>Text updated</p> <p>Text updated to reflect this.</p> <p>Text updated</p> <p>ESC and SCC have been consulted on the plan</p> <p>Correct observation. The reference LAHS4 will be revised to LAHS7 (09/03)</p> <p>Any residential development within the NP (excluding the Broads) will be expected to adhere to the Design Guide/Masterplan</p> <p>This objective has been removed.</p>
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<p>Could the plan set out where and how enhanced provision of biodiversity is going to be provided. This could be around the school, green, church, parish hall and the mardle (pond).</p> <p>Other elements to add that are missing:</p> <ul style="list-style-type: none"> o Reference to the published aspirations of landowners to enhance biodiversity. WildEast - A Movement of People, For Nature, Forever In East Anglia o Any aspirations or proposals for first time rural sewage provision to reduce the nutrient input into the waterways via the groundwater and thus protecting biodiversity 		
<p>The Design Guide</p> <ul style="list-style-type: none"> • The design guide does not adequately reflect the Broads. There are many comments made on the design guide below. The issue is that what is in the design guide is effectively made policy by policies in the Neighbourhood Plan. The design guide needs to be amended to reflect the Broads and related documents and our comments. 	<p>Broads Authority</p> <p>Email</p>	<p>The plan has been amended so that the design guide will only apply to the East Suffolk part of the neighbourhood area and not the part in the Broads.</p> <p>Any development that is within or abuts the BA area will be subject to the BA planning requirements, however all other developments are not compelled to do so.</p> <p>In recognition of the above the following is added as 7.5.9 to LAHS4 preamble – “The allocated sites do not impact the Broads Authority, but any future development that does should take the Broads Authority requirements into account” (09/03)</p>

<p>Design Guide</p> <ul style="list-style-type: none"> • In terms of the special qualities of the Somerleyton village itself, you would say that one of the most distinctive things about it is the cottages presumably built by the estate and giving it almost the appearance of an 'Estate village'. I can understand why they have therefore focussed on that in terms of their policies / design guide for the main village itself. However, the village is on the edge of the Broads and the western edge is within the BA area so this does need to be considered. • Page 7 talks of three allocations. See comment previously about the NP map showing one allocation with no policy. Can this situation be clarified please? • Page 7 – last set of bullet points. Why have no Broads Authority documents been considered/assessed/mentioned? 	<p>Broads Authority</p> <p>Email</p>	<p>See above</p> <p>A map of Somerleyton which has two site allocations, and the third allocation is shown on the Lound map both of which can be found in the NP (09/03)</p> <p>Reference to BA planning requirements has been included into the LAHS4 preamble (09/03)</p>
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- Page 7 – reference is made to Homes England’s Urban Design Compendium (2013). Better reference might now be made to the National Design Guide, October 2019.
- Page 7 – should the 4 sites include the one at Herringfleet Marina – albeit a slightly different form of development.

The Design Guide was current at the time of writing. (09/03)

Agree – reference added in NP as 7.3.6 “The Broads Authority has allocated 10 marine residential moorings at Somerleyton marina, that are subject to the Broads Authority requirements, see “Local Plan for the Broads” (09/03). The Design Guide was required by ESC as part of the site allocation which the NP Group commissioned from AECOM. There is no such requirement in the Broads Policy SOM 1. This is therefore a matter for the BA to address through any planning applications and is not the NP Group in this instance.

- Page 7 – and BA Local Plan 2019 and Design Guides
- Page 8 – within Waveney DC (now East Suffolk) and BA
- Page 9 – I'm not sure why para 196 of the NPPF re: the designation of CAs is included?

See reference to LAHS4 preamble
(09/03)

The statement identifies the administrative district of the plan area, not all agencies that may have some jurisdiction within the area, of which BA is only one. (09/03)

This reference has been included by the author to contextualise Conservation Areas designation, which

<ul style="list-style-type: none"> • 3.2.2 – Parts of Somerleyton fall within the BA Executive Area and we therefore perform the role of LPA in this area. Need to include relevant policies from the BA Local Plan and other relevant docs re moorings / waterside buildings and ‘Keeping the Broads Special’ etc. This does not mention the adopted Local Plan for the Broads and it needs to. • Figure 5, page 10-11 – don’t forget that there is an allocation for residential moorings at Somerleyton Marina – see Local Plan for the Broads. • Pages 13 can the Marina allocation be shown on the Somerleyton Plan? • Page 14 – make reference to the ‘wooded ridge’ which runs along the eastern edge of the Herringfleet Marshes and forms quite a local landscape feature? The differentiation in height is clear from the plan. • Page 14 – for planning purposes, the Broads is not a National Park. The Broads has a status equivalent to a National Park. • 3.2.5 says: ‘The large grade II* listed was originally Tudor-Jacobean but what you see today is largely Victorian’. Seems that there is a word like ‘building’ missing. 		<p>Somerleyton enjoys. (09/03)</p> <p>The NP references the Local Plan for the Broads and is referenced in Objectives 5.3, affording it significant prominence (09/03)</p> <p>See above, referenced in 7.3.6 (09/03)</p> <p>Additional plans are being assessed and will be added</p> <p>We have no facility to revise this plan, but as reference to the Local Plan for the Broads is made, details are signposted (09/03)</p> <p>As stated, we have no facility to revise this document (09/03)</p> <p>Apologies on behalf of the author, but the error is not material, given the equivalence. (09/03)</p> <p>Agree an error, but does not detract (09/03)</p>
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<ul style="list-style-type: none"> • 3.2.5 – this needs vast improvement. Somerleyton is partly within the Broads. As this section is about culture, there is much to say about the culture of the Broads. The paragraph might be ok, but the reference to the Broads Plan should be removed. Perhaps replace with 'Broads' and go on to say the cultural aspects of the Broads. • Page 15 last para – the Conservation Area is part in the Broads and part in ESC areas. The Broads itself is a landscape designation and this section needs to say that. The Broads is not split – it covers Norfolk and Suffolk, but it is the Broads. Somerleyton falls within the Broads, not Broads Plan. As such, the settlement has strong cultural traditions linked to the wider Broads area. • Page 15 – grade II* listed Smock Mill at Somerleyton (Herringfleet mill) as well. I'm not sure that I would agree with the statement that the CA designation gives protection to all of the buildings and would suggest this is removed. They could say that 'buildings within the CA have some different permitted development rights and development is expected to enhance the conservation area'. • Section 3.2.7 needs to mention and assess our Landscape Character Assessment. 		<p>3.2.5 This provides a high-level overview and is not intended to provide great detail of any specific element that makes up the area. Arguably, Somerleyton Hall dominates the public image of the area, but it only commands one paragraph, barely larger than the Broads. (09/03)</p> <p>Apologies on behalf of the author, but the error is not considered material. (09/03)</p> <p>The point is not material to the NP as developments within Conservation Areas will, by default, have to comply with those requirements that protect them. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned in the NP, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p>
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<ul style="list-style-type: none"> • Page 18 – mention of Somerleyton (do they mean Herringfleet?) Mill and engine house at the east of the area – do they mean west? • Page 23 says ‘In Lound the public footpath leads east from Blacksmith’s Loke where it splits and heads east to Hopton-on – Sea or south towards Church of St John the Baptist on Church Lane should be retained and enhanced in future development’; I don’t think this makes sense. It needs a read and re-wording. • Page 23. What is ‘River Waveney Special Area’? Could they just say should link to public footpaths along the river, if that is what they mean? • Page 23 ends with an ‘and’. • 4.1.5 bullet 2 – Broads Plan or Local Plan for the Broads? Probably the latter. • Page 27 – The Broads Local Plan, not Broads Plan. Proposals within the BA Exec area need to comply with all of the Local Plan policies, in particular those on character and landscapesensitivity are of relevance to the Design Guide. • Page 31 – bullet point 3 – ‘The existing character must be appreciated.’ – would it be better to remove this sentence which does not really mean anything – (how would a developer show they appreciate the existing character?) and just say ‘Architectural 		<p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author for syntax, but the statement is essentially correct. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned in the NP, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p> <p>The selection of the word “appreciated” is deliberate and is considered appropriate in this context. The following sentence explains this point with precision. (09/03)</p>
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<p>design should reflect the local character and the rural setting but should not stifle innovation’?</p> <ul style="list-style-type: none"> • Page 31 bullet 5 ‘Buildings should be spaced to allow glimpsed views of the surrounding countryside’? • Page 31 bullet point 6 – do they really mean 2.5 storeys? They have stated on the two previous pages that maximum heights are two storeys and a lot of the buildings in the villages appear to be 1.5 storeys (eg all three buildings shown in the photo on this page). I would think a maximum height of 2 storeys would be a more appropriate scale for new development. • Page 31, 7th and 10th bullet - complement rather than compliment? • Page 31, bullet point 8 – support, but you may want to mention the dark skies in the Broads and the work we did and our policy. • Page 31, penultimate bullet – locating cycle parking in discrete locations implies there will be a lack of natural surveillance or they could be located with the bins, which often happens. Please rethink what you have written. • Page 33 4.1.9 Design checklist – I wonder if some of this needs to be checked as some of the Design Elements and Descriptions don’t quite seem to go together or reflect what has 		<p>Not an unreasonable statement, to provide rural aspects within a development (09/03)</p> <p>Somerleyton and Lound both have a few examples of two and a half storeys and thus future developments may consider them appropriate, depending on situation. (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>Unable to revise the document and not sufficiently material to insert mention in NP. (09/03)</p> <p>Disagree the implication and furthermore community, parish council and district planners will review proposals for these (and other details) upon submission of development proposals (09/03)</p>
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<p>been discussed in the Design Guide eg Buildings Heights and Rooflines’ description is about historic materials and architectural detailing – should it not be about height, roof form and chimneys? Connectivity talks about the linear pattern of development but should it not be about footpaths and access?</p> <ul style="list-style-type: none"> • Page 33 4.2 typo ‘influence’ • 4.1.9 – is the checklist for the Local Planning Authority or the developer? If for the developer, did you want a yes or no answer, or did you want some explanation? If explanation, could the wording be ‘how do you...?’ • How has the Conservation Area appraisal been used to inform this work? • 4.3 – is this for the LPA or the applicant? Also, this seems generic rather than area-specific, which might be fine, but is there scope to reference local things, like the Broads? 		<p>The document has been accepted by the NP committee (and ESC has reviewed and commended it). Connectivity, in this context, is taken to be visual connectivity (09/03)</p> <p>Apologies on behalf of the author, but the error is not material. (09/03)</p> <p>This is a guiding checklist, for the design aspects to be considered and for those reviewing, determining that the elements have been considered. How well the checklist is delivered is not a binary outcome, but rather an objective view by those who review each development proposal. (09/03) This is just what it says a brief checklist with detailed design advice elsewhere in the guide.</p> <p>Page 51 Section 8 references Waveney District Council (March 2011). Somerleyton Conservation Area. Suffolk: Waveney District Council. Pages 1 – 48. (09/03)</p> <p>The purpose is to assist and prompt the designer to consider the range of elements that will make up the development proposal. Special requirements of BA will reside in the BA Local Plan, which will be consulted</p>
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<ul style="list-style-type: none"> • Section 6 – do you have any thoughts about design associated with the residential moorings allocation? You may not, but that allocation is not mentioned in this document. • Building for a healthy life has been released. Should this be reflected in the Design Guide? • There seems to be no reference to local plan policies on design from the Local Plan for the Broads. • Page 49 Will there be a 'Concept Masterplan' for the Somerleyton Marina site allocation? • Page 51 References – I would suggest that the National Design Guide should be a reference, as should the Local Plan for the Broads, 2019. 		<p>in the event that the development proposal site is within or abuts BA jurisdiction. (09/03)</p> <p>See above, referenced in 7.3.6 (09/03)</p> <p>The document was released after publication, so it cannot be included at this stage. (09/03)</p> <p>This is a Broads Authority requirement that is not mentioned, because like all other Planning requirements, the NP does not seek to repeat them. (09/03)</p> <p>It is not a requirement to satisfy the NP, however other agencies, eg ESC, BA, Environment Agency, may have a requirement for the production of a Masterplan. (09/03)</p> <p>The Masterplanning and Design Guidelines was published ahead of these documents (09/03)</p>
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<p>Supporting Evidence</p> <ul style="list-style-type: none"> Section 5 – Character of Existing Somerleyton Village Page 13 plan – I was unsure whether the key is correct? The yellow is shown on the key as being ‘Registered landscaped within the Conservation Area’ by which I assume they mean parts of the Registered Park and Garden of Somerleyton Hall? But it appears to show quite a large number of houses in yellow which wouldn’t come under this designation. Page 13e plan – should the BA Executive Area be shown on here too? 	<p>Broads Authority</p> <p>Email</p>	<p>The NPG agree that this is lengthy but it “sets the scene” of the villages and we and presumably other authorities are happy with it. However, we acknowledge this comment. The comment is not understood (09/03)</p> <p>Agreed that the map is somewhat ambiguous and that a simple explanation can be substituted to overcome any potential inaccuracy or confusion (13/04)</p> <p>Plans are undergoing some modifications and will be clarified</p> <p>The map is specifically provided to identify the Listed building and Conservation Areas, not BA or other designations (09/03) also see comment above</p>
<p>Reinstate the Village Shops and Post Office</p> <p>Cycling in the village is difficult with on street parking making overtaking difficult</p>	<p>Mrs M Greer Walker</p> <p>Handwritten on paper</p>	<p>LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning support. At the time of writing referred to AHS Parish Council (23/3)</p> <p>On street parking is recognised as an existing problem. The NP cannot influence the current situation (an issue to be pursued by Parish Councils) but LAHS 6 aims to reduce</p>

<p>A green space between Waveney Cottage and any development is necessary</p> <p>Density of housing is unacceptable on the Mill Field. Traffic on Station Road causes problems already because of access to the farms and the British Rail Depot at the bottom of Station Road.</p> <p>Why so many exits onto Station Road?</p> <p>There should be a mixture of housing including some that is affordable for local people.</p>		<p>the problem being exacerbated by new developments. (23/3)</p> <p>Development proposals shall include open spaces in line with East Suffolk Local Plan Policies and LAHS 3 seeks to ensure that where provided they shall be appropriately landscaped. (23/3)</p> <p>This site is included in the NP and addressed in Masterplanning and Design Guidelines. Traffic impacts are addressed by SCC Highways (23/3)</p> <p>See above (23/3)</p> <p>LAHS 1 supports 1,2 and 3 bedroomed houses and the overarching East Suffolk (Waveney) Local Plan Policy WLP8.1 – Housing Mix requires 35% of housing in developments of 10 or more to be affordable. (23/3)</p>
<p>Having read through the policies we essentially support the proposals made. We would like to see the return of a shop in the village that would sell local produce and perhaps local crafts. We</p>	<p>Christine and Steve Tull</p>	<p>LAHS 9 supports local businesses, and a proposal for a shop and/or Post Office would therefore gain Planning</p>

<p>also feel the village would be able to support a tea room/café that would be used by locals and holidaymakers.</p> <p>We agree that to maintain a community in the area we need to attract young people.</p>	Handwritten	<p>support. At the time of writing referred to AHS Parish Council (23/3)</p> <p>Noted (23/3)</p>
<p>27 Jan 2021 15 Attendees Miles Thomas, Paul Strowlger, Jenni Livingstone, Ben Goodwin, Chris Morris, David Cook, E Goodwin, Jason Wharton, Jean Lindsay , Jenny Ozinell, Julia Griffith, Julie Reynolds , Sophie Lozach, Julia Reynolds</p>	<p>Zoom Consultation</p> <p>27 Jan 2021 19.00</p>	
<p>19.17 LAHS 1 Housing Mix - Have you assessed demand for 1 bedroom?</p>	<p>19.19 Julia Griffith</p>	<p>This is a preference rather than a requirement, as determined from the Community questionnaire (23/3)</p>
<p>19.25 LAHS 2</p> <p>Explanation of Allocation</p> <p>When did the allocation request go out?</p> <p>How many houses on sites? Design Guides?</p>	<p>19.26 David Cook</p> <p>19.27 Jean</p> <p>19.29 Chris Lozach</p>	<p>Stakeholders appeal for site (23/3)</p> <p>2015/6 (23/3)</p> <p>Clusters of 10 houses not large estate. From questionnaire (23/3)</p>

<p>19.34 LAHS3 Open Space</p> <p>Is there a guideline on open space as a percentage? Jenni Developer discuss with PC. checking trees as some are protected in the area.</p> <p>Trees at the end of Mill Lane are in a conservation area. Chris Firmin suggested that replacement should be with equivalent plants.</p>	<p>19.35 Julie Reynolds</p> <p>19.35 Jean Lindsay</p> <p>19.36 Julie</p>	<p>Mike said we fit in with local plan development (23/3)</p> <p>Noted (23/3)</p>
<p>19.39 LAHS 4</p> <p>No questions</p>		
<p>19.41 LAHS 5</p> <p>Mike explained footpaths will be maintained</p> <p>Like to see more of footpaths joined up to avoid roads</p>	<p>19.43 Jenny Ozinel</p>	<p>Not part of NP but footpaths reorganisation coming from central government. (23/3)</p> <p>Green and Environmental Groups in AHS and Lound PC currently reviewing footpaths to make recommendations to SCC rights of way (23/3)</p>
<p>19.46 LAHS 6 Parking</p>	<p>19.48 David Cook</p>	<p>Set by other guidelines - Suffolk County Council (23/3)</p>

Issue in Somerleyton. Paul concurred from Lound		
19.50 LAHS 7 New village hall Somerleyton No questions		
19.51 LAHS 8 Community Facilities Village Shop 45 new families community shop. Start planning for this now. Site available Old Petrol Station. Discussed by PC visited Thurlton. Pass this onto the PC and talk to the Estate. Jean from Cycling Shop Survey 6 folks have asked for milk in 4 years possibly unsustainable. Drifted into Somerleyton ways and means.	19.52 Julia Griffiths	Issues for AHS PC (currently addressing) (23/3)
20.02 LAHS 9 Jean needs to clear up when the development happens related to her cycle business. This is for the developer possibly not the neighbourhood plan. Long discussion on plans for Somerleyton	20.03 Jean Lindsay	Planning Permission discussion between leasee and landlord (23/3)
20.11 Any questions.		

<p>Julia compliments the process. Areas that can be pushed through PC .</p> <p>20.14</p> <p>David Cook raised the issue of access to the 3 sites by vehicles.</p>	<p>20.12 Julia</p>	<p>PC receives all formal planning applications and then can consider with reference to the NP. (23/3)</p> <p>Parking and access issues will be addressed in planning application (23/3)</p>
<p>20.19 Summary</p>		<p>No action (23/3)</p>
<p>Dear Miles</p> <p>Thank you for consulting Norfolk County Council (NCC) on your Neighbourhood Plan. I can confirm that NCC has no comments to make.</p> <p>Best wishes,</p> <p>Naomi</p>	<p>Norfolk County Council</p> <p>Email</p>	<p>No action (23/3)</p>

17 Feb 2021 13 Attendees Miles Thomas, Paul Strowlger, Jenni Livingstone, Mike Brackenbury, Christine Saddington, David Barker, Judith Hobbs, Carlolyn Greer Walker, Michael Wright, David Cook, Jennifer Ozinel, Chris Reynolds, Jason Wharton	Zoom Meeting 19.00 onwards	
19.15 LAHS 1 Housing Mix No questions		No action (23/3)
19.17 LAHS 2 Development of Sites No questions		No action (23/3)
19.18 LAHS 3 Public Open Spaces Who looks after open spaces Morton Peto as example. No one responsible	Carolyn Greer Walker	Open space maintenance addressed in LAHS 4 (23/3)
19.21 LAHS4 Design of new residential developments Mike explains how this will be used. No questions		No actions (23/3)

19.23 LAHS 5 Provision of Footpaths Where would they plan the cycle paths?	Carolyn Greer Walker	Suffolk Highways (23/3)
19.25 LAHS 6 Parking Provisions How do you enforce parking plan.?	Michael Wright	Planning tries to promote certain behaviours but cannot guarantee it. (23/3)
Bus routes. must be appealing. This impacts on car usage	Jennifer Ozinel	Suffolk Highways dept. must be consulted (23/3) Noted and an ambition to resolve but not within the remit of NP (23/3)
19.39 LAHS 7 New village hall Somerleyton No questions		No action (23/3)
19.40 LAHS 8 Community Facilities Village Shop Return to Bus routes. Lack of cooperation of Somerleyton Estate	Michael Wright	As above the Neighbourhood plan can support but not operate this. AHS PC noted (23/3)

19.46 LAHS 9 Support of Local Businesses No questions		No action (23/3)
19.47 Any questions. 19.55 Michael Wright Conflict How to ensure that development complies 19.55 David Cook Wrong designation of Size of Village 20.05 Michael Wright Change in needs. 20.09 Carolyn Greer Walker support of the plan.	Video breaking up.	Proposals are assessed against the NP alongside WLP policies by PC and ESC. (23/3) Somerleyton designation as larger village by East Suffolk (Waveney) Local Plan (23/3) Recommended take issue with District Council. Future development and infrastructure Michael Wright will contact East Suffolk (23/3)
The Design Guide generally provides good guidance but will East Suffolk Planning Department adhere to this document or choose to ignore it if it suits them? Comments and observations:	Graham Kennedy Website	The Masterplanning and Design Guidelines are illustrative rather than definitive and any development proposal will be subject to the input of Suffolk Highways. Further detail will need to be provided by the prospective developer (23/3)

<p>The Somerleyton Concept Masterplan shown on Figure 33 and the Proposed hierarchy of routes in Somerleyton shown on Fig 13 contradict each other. There appears to be an option to have vehicular access from The Street on Fig 13 and this is also mentioned in the narrative. On Fig 33 the vehicular access is only off Station Road. To have 4 new junctions into the proposed site is excessive and does not follow normal Highways Design practice, one entrance should be sufficient with a maximum of two.</p> <p>The layout of the dwellings shown on Fig 13 does not marry up with the indicative road layout shown on Fig 33. Apart from the positions and orientations of the dwellings facing the open spaces, the road layouts on Fig 33 shown winding about the site indicates that the dwellings too will be spread out unlike the terraces shown on Fig 13.</p> <p>The hedgerows along the site boundary on both The Street and Station Road should be retained or most likely replaced. A proper pavement should be provided along the site boundary on both roads.</p> <p>The open space indicated adjacent to The Street and total area specified in the guide is disproportionately small compared to the open area provided next to Morton Peto Close and The Street. Initial proposals a few years ago showed a larger area adjacent to The Street and Station Road.</p>		<p>Master Planning and Design Guidelines 6.4.1 state Existing mature vegetation along eastern and western boundaries need to be maintained and enhanced (23/3)</p> <p>Open space will need to comply with (East Suffolk Council (Waveney) Local Plan (23/3)</p>
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<p>NEIGHBOURHOOD PLAN – CONSULTATION PHASE 26 Jan '21 Ref your “an opportunity for you to comment” booklet please find my comment. I welcome your offer and intent to gather further comment and to incorporate into the proposed developments. It must be said that looking at the documentation so far not much of the village comment has had any effect on the very prescriptive regulations and consent and the overall plans. 1. Most of the work done has been to adopting local, regional, and national directives and regulations with little site and/or village specific studies/ surveys. 2. Fundamentals such as need, best locations, infrastructure and the impact of the extensive and rapid area developments are not addressed. No vision for the village for the next 50 years has been published. 3. Belief that East Suffolk Council and Westminster knows what is best for Somerleyton is too easily accepted and the impact of village comments are likely to be superficial. 4. Do the recent change in the Government approach to Green belt development have impact? The consequences of 1. 2. and 3. are the main causes of the high number of disgruntled and frustrated villagers. Village Specific. It seems reasonable to review and learn from the developments carried out in the village during the last 50 years with a view to avoid repeating errors and improve future development. This would include the Council Houses, refurbished Brickyard Cottages, Marsh Lane, Saville Lea, Morton Peto, the Marina and Somerleyton Staithe. There is no evidence that that this has been addressed or considered. Fundamentals. It is assumed and implied that there is a need for additional housing generated from within the village, no studies have been carried out to support this nor a vision which addresses this aspect compiled. The need for housing is external</p>	<p>Tony Cole Email</p>	<p>Response to Tony Cole regarding need to comply with National and Local Plan Policies and benefits of Neighbourhood Plan on file (23/3)</p>
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<p>and is generated without regard or consideration of “Somerleyton”, merely to comply with directives and area and national KPI’s of those far removed from the village. This does not mean that additional housing would necessarily be detrimental to Somerleyton but must be inline with the vision and based solely what is good for the village now and in the future. The location of any major development is crucial to preserving character, to enhance village living and to ensure the result will be a village that future generations will be proud of. There is no evidence that the locations have been assessed and the impact. No indication of infrastructure improvements for the foreseeable future have been published for the village, the B 1074 and none for the proposed sites. Somerleyton Street is saturated and is not suitable for current traffic let alone any additional traffic. It must be acknowledged that the current A 1074 road presents a considerable hazard to villagers and no data or surveys are available to predict the impact the huge building programmes currently being executed and planned for North Lowestoft and beyond will have on the A 1074 and subsequently on the village. The A 1074 and traffic generated by population and development within the village threatens its future and will dictate the quality of life for the foreseeable future. Affordable housing is not defined and its not acknowledged that an large proportion of housing in the village will most likely fall into that category. Housing densities greater that the village norm has been accepted but not justified. What is best for Somerleyton. A vision or statement of this is not yet available and will require considerable input and thought from several sources including the East Suffolk Council and Westminster for the regional and national developments that will impact or influence life in Somerleyton. However, the voice of Somerleyton must be the governing factor and based on the</p>		
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<p>preservation of the village, its heritage, quality of life, and designed with future generations in mind. The source of employment for the increase in residents is not addressed. The challenge of how “Somerleyton” can be best represented and by whom has been addressed by the Neighbourhood and much effort and work done. However, it is difficult to see how and extremely unlikely that any meaningful impact can be made on the decision taking bodies, they control and hold the power, are in a self-fulfilling situation, removed from the village with little reason why “Somerleyton” should influence their decision taking and are rapidly enforcing their own point of no return. I apologise for these rather negative and late comments and hope that its proven wrong and in fact that studies, surveys and adequate groundwork has been conducted. By living and passing through the village today all can see the motor car has a negative impact on the village that will increase as developments in the area are completed. The proposed development sites proposed within the village will greatly exacerbate the situation and add to what will become life threatening situations. We look forward to the end of the present endemic so that public meetings can be held, and presentations of where we are and the next steps and, for open discussions to take place. Yours Sincerely A D Cole Marsh Lane</p>		
<p>Response to the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan</p>	<p>Michael Wright email</p>	

<p>These responses apply to the proposals for Somerleyton only and address the Mill Farm field proposals in particular.</p> <p>1.4 Introduction – Local residents accept.... Although Suffolk Coastal and WDC have approved plans for housing in Somerleyton, I don't believe that the Mill Farm field proposal is an appropriate development, neither is it necessary to maintain our community. Where is the evidence for this? The large number of dwellings proposed for this village-central site would impact hugely on our rural image and on the village as a whole. The village responses suggest that the majority of residents also consider this to be inappropriate with only 33% in favour.</p> <p>How does this proposal equate with 3.7 of the Profile of the Parishes paragraph?</p> <p>Based on the above, the ASH population of 427 would rise by a minimum of 100. This sees a population increase of at least 25%. Consider then the impact of increased traffic in the village. We already have congested parking in The Street with one property having a minimum of five vehicles ascribed to it. (Note 8.3 Traffic and Parking)</p> <p>In my opinion, small scale development, including infill, is the way forward in terms of overall development. Infill has previously been discouraged possibly forbidden, but the recent development of the Orchard Barn site suggests otherwise.</p>		<p>WLP 5 and WLP 7.5 sites allocated in the East Suffolk (Waveney) Local Plan cannot be amended Neighbourhood Plan will reflect community aspirations in development. (23/3)</p> <p>Policy WLP7.6 requires heritage impact assessment (23/3)</p> <p>Policy WLP 7.1 states: The development requirements in the larger and smaller villages in the rural areas will be delivered through site allocations in the Local Plan. Further smaller sites would be contrary to the</p>
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<p>If there is any majority view, it is the 49% in favour of developing the forge and garage site which would constitute a smaller scale development with much less impact.</p> <p>4. Our Vision for 236 – This paragraph states amongst much else that, New housing development will not have changed the distinct nature of the villages.</p> <p>How can this be achieved with such a heavy impact?</p> <p>7.2.1 and 7.2.2 Housing Development – Responses from the Neighbourhood Plan Questionnaire indicate that proposals for large groups of new dwellings in excess of 10 are considered inappropriate but smaller groups of new dwellings would be accepted. This paragraph alone contradicts the Mill Farm field proposal and, in fact, so does the whole of 7.2.</p> <p>9.3 Community Aspirations for Somerleyton and Lound</p> <p>9.2.7 mentions the regrettable closure of the village shop and post office and yet paragraph 9.3.3 anticipates its re-establishment as a community enterprise. I contend that this will not happen without the positive input</p>		<p>East Suffolk (Waveney)) Local Plan (23/3)</p> <p>Smaller groups of new dwellings endorsed in the Masterplanning and Design guidelines (23/3)</p>
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<p>and co-operation of Lord Somerleyton and the Somerleyton Estate. Evidence suggests that such intentions in the past have not materialised.</p> <p>The proposals for the Somerleyton Playing Field and Village Hall are positive and worthy of community support. However, at least three robust and thorough previous attempts to seek funding have failed due to the inability to prove need.</p> <p>eastsuffolk.inconsult.uk 7.44 states “New development will contribute towards the improvement of existing community facilities such as a replacement village hall.” The building of 49 houses in Somerleyton is insufficient in enabling a significant investment in a replacement community centre.</p> <p>In the section of Supporting Evidence for The Neighbourhood Plan, I refer to 5. Character of existing Somerleyton village. Paragraph 5.10 refers to Hobart House. Since no such house name exists in the village, I assume that it refers to my dwelling, Brisbane House.</p> <p>Furthermore, there are references to Morton Peto Close in 5.12 and 5.15, both of which have incorrect spellings.</p> <p>There is a further reference in 5.22 to the former village shop and Post Office and the fact that some of the Victorian signage and shopfront details have been lost thus diminishing the character of the Conservation</p>		<p>Neighbourhood Plan can support community aspirations. Referred to AHS Parish Council (23/3)</p> <p>Neighbourhood Plan can only express support for improved village facilities (23/3)</p> <p>Change Hobart House to Brisbane House (23/3)</p> <p>Correct spelling (23/3)</p>
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Area. This lies entirely with the Somerleyton Estate at the time of the building's conversion to a dwelling and cycle shop without prior planning permission. It is further regrettable that the building now has Heritage England protected status which would have prevented its conversion.

General Points

With the ongoing large scale developments in the neighbouring locations of Blundeston (prison site), Camps Heath and Oulton (Sands Lane area) and the proposals for the North Lowestoft Garden Village Development of 1400 homes, plus a school, care home, shops and businesses in Corton, Somerleyton, as a conservation village, need not suffer the urban scale development of Mill Farm field. This is a green field site and therefore contradicts the rewilding ethos of the Somerleyton Estate and, as already stated, would impact hugely on the rural nature of our environment.

The Neighbourhood Plan for 2014 to 2036 has been overtaken by the current pandemic and should therefore take into account that, at this unprecedented time in all of our lives, a reassessment of both local and the wider community needs, is necessary. Life in general, as well as working lives and business practices, has already changed drastically and this is bound to have a major impact on any future planning.

<p>Furthermore, I contend that current government predictions for the rising need for more and more housing, is not matched by the predictions for population growth. Falling fertility rates are seen in all of the world's wealthiest nations and the UK is no exception. Provisional figures from the Office for National Statistics suggest that the birthrate has fallen from 1.9 in 2012 to just 1.65 in 2019 and down to 1.6 for 2020. This is the lowest rate since before the Second World War.</p> <ul style="list-style-type: none"> • Source – Office for National Statistics <p>Michael Wright, Brisbane House, Somerleyton</p> <p>January 2021</p>		<p>These issues not within the remit of the Neighbourhood Plan Full response to Michael Wright on file (23/3)</p>
<p>It has taken 5 years of extremely hard work (meetings, surveys, presentations, document reading and analysis) by the Neighbourhood Planning Group members to get to this Final Draft stage.</p>	<p>David Cook email</p>	

<p>We should be particularly grateful to Jenny Livingstone, Miles Thomas and Paul Strowlger who, over the last year, have been liaising with East Suffolk Council and agreeing the final revisions and amendments.</p> <p>Louis Smith should also be remembered for his 4 years of enthusiasm and drive and getting the plan off the ground in the early days.</p> <p>Somerleyton is a beautiful, quaint and unspoilt village that lies within the Broads National Park. The majority of the village sits within a Conservation Area and many of its houses are Grade 2 listed buildings. In total the village has 57 listed buildings* which is considerably more than larger villages in the District such as Blundeston (7), Corton (2) and Hopton (20).</p> <p>Every care should therefore be taken to preserve its image and status.</p> <p>Under Neighbourhood Plan legislation, Somerleyton, despite only having a population of 300-400 people, was regarded as a 'Large Village', due to the fact that it has a Railway Station and School, although both are used extensively by members of the public residing outside of the village.</p> <p>Its 'Large Village' status has meant it was given a larger allocation of houses for future development than many "Smaller Villages" in spite of</p>		
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<p>many of those having a larger population, including Lound (pop 359 – 14 homes allocated), Mutford (pop 471 – 8 homes allocated) and Westhall (pop 390 – 19 homes allocated)**. It is right therefore that any development, in spite of the village status, should be proportional to a) its size and b) its heritage and environmental protection policies.</p> <p>Unfortunately, large scale developments of the types that are being proposed will have a major detrimental impact on our village and are not proportional to its size and heritage. Surely, the need for larger housing developments will be satisfied by the huge developments planned or underway in Corton, Hopton, Blundeston and Bradwell.</p> <p>There are currently only 116 properties that lie within the main village and whose occupants need to use 'The Street' for access. If these large developments were to go ahead, it could mean a 38% increase in cars and traffic.</p> <p>Parking and vehicle access is already a major problem within the village and any proposals that make matters worse should not be considered.</p> <p>Small scale housing developments, gradually introduced to assess their impact, would be a better direction to follow and would be favoured by the majority of villagers who do accept that some development is necessary.</p>		<p>WLP 7.5 and WLP.6 identified in East Suffolk (Waveney) Local Plan (23/3)</p> <p>Parking and access issues will be addressed in planning application (23/3)</p>
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<p>David Cook and Jenny Anderson</p> <p>*source – www.britishlistedbuildings.co.uk</p> <p>**source - Wikipedia</p>		<p>Policy WLP71 states the development requirements in the larger and smaller villages in the rural area will be delivered through site allocations in this Local Plan. Further smaller sites as suggested contrary to the East Suffolk (Waveney) Local plan (23/3)</p>
<p>Good Afternoon</p> <p>I attach representations on the Neighbourhood Plan made on behalf of the Somerleyton Estate. The plan is supported subject to comments on two areas. These are the housing mix, where we would like to see a few larger houses in the allocations as this provides more opportunities for families and supports the school and local businesses such as the pub. Secondly we are working on preparing designs for the Somerleyton allocations. We fully support the need for high quality design as required by the Local Plan and Design Guide. Having engaged architects and a consultant team who are carrying out detailed work some flexibility on the concept masterplans would give the opportunity for alternative layouts that could be just as good quality. We hope to be in a position to consult the village with detail on the applications for Mill Farm Field and the Forge after Easter. So I think we are in agreement on most of the issues subject to some clarity and flexibility in a few areas. If it would help to talk this through please let me know.</p> <p>Kind Regards</p>	<p>Evolution Planning</p> <p>email</p> <p>Link to supporting doc</p>	<p>The determination of housing mix (fundamentally described as policy LAHS 1) is as a result of the questionnaire results and a great deal of discussion and debate within the NP committee. The policy provides some scope for larger homes but steers development to focus on smaller homes to be within the financial reach of young and small or single person households.</p> <p>The Masterplanning and Design Guidelines sets down an acceptable proposal that meets the fundamentals of the NP, it follows however an alternative approach could equally meet the NP principles and policies, so scope is available to developers in this regard. (23/3)</p> <p>See also comments on full response below.</p>

<p>David Barker MRICS MRTPI Director</p>		
<p>Dear Mr Thomas, and the neighbourhood planning group</p> <p>Thank you for consulting Suffolk County Council on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan at Reg14 Pre-Submission stage.</p> <p>Please see attached our comments</p> <p>Kind regards Georgia</p> <p>Georgia Teague</p> <p>Planning Officer Growth, Highways and Infrastructure Suffolk County Council</p>	<p>SCC email</p> <p>Link to supporting doc.</p>	<p>See comments to SCC doc. below (23/3)</p>
<p>Dear Ms Livingstone,</p> <p>I am writing in relation to the following:</p> <p>NDP: Neighbourhood Development Plan</p>	<p>Historic England email</p>	<p>No action (23/3)</p>

<p>Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan, East Suffolk Council, Suffolk [Case Ref. PL00047015; HE File Ref. HD/P 5383; Your Reference.]</p> <p>Thank you for contacting Historic England about your neighbourhood plan. Unfortunately we do not currently have capacity to provide detailed comments, but please find a formal response attached with some links to our detailed advice document and other resources which you may find helpful. Please contact us if you have any specific queries.</p> <p>Yours Sincerely</p> <p>Edward James Historic Places Advisor, East of England E-mail: Edward.James@HistoricEngland.org.uk Direct Dial: 01223 582746</p>		
<p>Dear all</p> <p>Please find attached our comments on the regulation 14 consultation.</p> <p>I trust there will be no surprises, however there are a few suggestions and these should reflect the conversation of 23.02.2021, held with Dickon Povey, Ruth Bishop and myself.</p> <p>If you do have any concerns or queries please do not hesitate to contact me.</p> <p>Kindest regards</p>	<p>East Suffolk Council</p> <p>Link to page</p>	<p>See comments ESC response below (23/3)</p>

Melanie		
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Suffolk County Council Main

Date: 25 February 2021

Enquiries to: Georgia Teague

Tel: 01473 265054

Email: georgia.teague@suffolk.gov.uk

Dear Mr Thomas, and Somerleyton, Ashby, Herringfleet & Lound Neighbourhood Planning Group,

Pre-Submission version of the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Thank you for consulting Suffolk County Council (SCC) on the pre-submission version of the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan.

SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:

- Archaeology
- Education
- Fire and Rescue
- Flooding
- Health and Wellbeing
- Libraries
- Minerals and Waste
- Natural Environment
- Public Rights of Way
- Transport

This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.

Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.

Where amendments to the plan are suggested added text will be in *italics* and deleted text will be in ~~striketrough~~.

Archaeology

There are no considerations to archaeology or historic environment in the plan. The following wording is recommended to be included in section 7.4, in order to provide further information and give clarity to developers of future sites:

1

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

“Suffolk County Council manages the Historic Environment Record for the county. Non designated archaeological heritage assets would be managed through the National Planning Policy Framework, and Waveney Local Plan Policy WLP8.40. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework, East Suffolk Core Strategy (Strategic Priority 15) and Waveney Local Plan (Policy WLP8.40) are met. Suffolk County Council Archaeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken.”

The plan could also highlight a level of outreach and public engagement that might be aspired to from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of the NPPF, and provision in project designs for outreach and engagement are welcomed.

It is recommended that Section 8 could reference the historic environment with finds and monuments in the parishes with information from the Historic Environment Record (HER). The HER is held by Suffolk County Council Archaeological Service (SCCAS), with publicly accessible records viewable on the Suffolk Heritage Explorer, which can be viewed at: <https://heritage.suffolk.gov.uk/>.

It is suggested that the following information could be included in an appendix. Records here show that the parishes are rich in cropmark complexes, the most notable is an extensive area of cropmarks representing coaxial and rectilinear field systems, trackways and enclosure covering the area from Somerleyton and Lound (LUD 016). Which includes cropmarks of ring ditches (SOL 054, SOL 058 and LUD 014) and possible prehistoric enclosure (LUD 055).

Further cropmark complex can be seen to the east of Lound, which include rectilinear enclosures, field boundaries and trackways of possible prehistoric to Post-medieval date ([LUD 017](#) and [LUD 018](#)). In addition to this, there are cropmarks of multiple ring ditch and former barrow mounds ([LUD 072](#)) within this area (including LUD 040, LUD 041, LUD 042, LUD 045 and LUD 046) likely indicates the presence of a large Bronze Age barrow cemetery.

NP text to include within 8.1 New developments must, as a requirement of the East Suffolk (Waveney) Local Plan, show SCC Archaeological Service requirements are met. (23/03)

Education

Early Years Care

The Pre School operating from the Village Hall is well supported by the Local Community. This relatively small amount of growth should help to further sustain Somerleyton Pre School.

Primary education

Based on current forecasting, Somerleyton primary school has sufficient surplus capacity to accommodate the additional pupils arising from allocated developments WLP7.5 and WLP7.6 in Somerleyton.

Should the demand for places change, developer contributions may be sought to provide expansion to the school, or other schools in the catchment area.

The number of pupils emanating from the Local Plan site WLP7.12 in Lound, alongside other planning applications, is likely to exceed the 95% capacity of Blundeston CEVP School. The proposed strategy for mitigating this growth is via The Limes Primary Academy, which has been designed to accommodate additional pupils.

Secondary education

The number of pupils arising from the Local Plan Sites, alongside other planning applications in the catchment area means that the Benjamin Britten Academy is currently forecast to exceed the 95% capacity. The proposed strategy for mitigating this growth is via monitoring the pupil movement and places available across local schools. The Benjamin Britten Academy is able to expand on the existing site, if required.

School Parking

SCC would like to address paragraph 8.3.4 and the desire for off road parking for Somerleyton primary school. The school site is very small at only 0.13ha, and as things stand, it would not be possible to provide additional car parking provision on the school site. If this were to be provided in the future, the school would need additional land, or parking would need to be provided elsewhere, separate from the school site.

This matter is currently with Somerleyton School (The Hartismere Family of Schools) and the Somerleyton Estate. (23/03)

Flooding

Despite the overarching Environmental Objective Env 6 (To plan for climate change, biodiversity and landscape conservation), and that new developments will be expected to take into account biodiversity and climate change (8.1), there is no specific reference to Sustainable Drainage Systems (SuDS) in the plan. Reference to SuDS could contribute towards objectives for climate change adaptation and biodiversity.

Therefore, it is suggested that the following wording could be included into Policy LAHS 4 Design of Residential Developments, or into Section 8 - Environment.

“New developments should not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS) unless inappropriate, which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.”

This section on flooding to be added to Section 8 Environment as 8.5 (23/03)

Health and Wellbeing

Meeting the Needs of an Ageing Population

The neighbourhood plan makes reference to an ageing population in paragraphs 7.1.4 and 7.1.5, and the desire for the provisions of homes for older people, which is supported.

SCC would suggest that the plan could include the desire for smaller homes that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families.

Add to 7.1.5that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families. (23/03)

Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.

The Waveney Local Plan Policy WLP8.31 Lifetime Design states that housing should meet the needs of the resident throughout their lifetime. It is suggested that the plan in the supporting text for Policy LAHS 1 could refer to this.

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Active Travel

Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. Policy LAHS 5 Provision of Footpaths can help to increase the level of walking and cycling, and we welcome the mention of “connectivity”.

Access to Green Spaces and Facilities

The mentions of health benefits arising from access to the allotments, in paragraph 9.1.5, is welcomed. A range of facilities and services can help a community feel more inclusive and cohesive, and is an important factor contributing to the mental health of residents of the parish.

SCC welcomes Section 11 The Promotion of Healthy Activity. It is suggested that Section 11 could include reference to the mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas. There are proven links¹ between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.

SCC would suggest the inclusion of the need to make green spaces and facilities accessible to residents with limited mobility (inclusion of benches and well-maintained paths etc), into Policy LAHS 3 Public Open Space. This could help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups.

Add to Section 11 – Access to green outside spaces is recognised as contributing to improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children. (23/03)

Change attending to tending (23/03)

Minerals and Waste

Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020.

The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan. As the plan is not making any proposals in addition to the Waveney Local Plan, there is no comment for minerals and waste.

Natural Environment

The neighbourhood plan states that protecting the environmentally sensitive and rural nature of the parish is important and sets 6 environmental objectives. However, Section 8 Environment would benefit from being more detailed, as detailed in the sections below.

Biodiversity and Climate Change

Objective Env 6 (To plan for climate change, biodiversity and landscape conservation) indicates that this is expanded upon in Policies 3, 4, 8 and 9, however SCC feels that this is not the case, and could be strengthened.

The following wording is recommended to Policy LAHS 3, in order to provide greater environmental protection:

“The provision of public open green space in any new development shall incorporate appropriate native trees and planting to enhance and protect natural habitats, and lead to a net gain in biodiversity through restoring and repairing fragmented networks.”

This has been considered thoroughly but it is believed that the Policy statement is adequate and straightforward. (23/03)

¹ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

SCC would like to see further detail in policy of how the plan aims to tackle the issue of climate change, as raised in Objective Env 6. Section 4 Renewable Energy states that large scale schemes would not be welcomed, which suggests that there is the possibility that small-scale schemes could be accepted. Section 8.1 states that ‘New developments will be expected to take into account the impacts on biodiversity and climate change’. SCC would recommend that this is explained further – for example, if new housing developments would be supported by the parish if they were to include features such as solar panels, rainwater

harvesting, or electric vehicle charging points, etc. SCC would recommend that such features are supported in Policy LAHS 4.

Views

The neighbourhood plan makes references to “rural” and “open” views, particularly in Objective Env 4 (To maintain our existing open countryside and rural views), and yet does not appear to state how it is intended for this to be achieved. Page 7 indicates that Policies 2,3 and 5 will expand on this objective, however this does not appear to be the case.

It is suggested that the plan should specifically protect views within policy and could create a map displaying specifically designated important views. It is important to ensure that the plan provides suitable supporting evidence to show why these views are important to the parish and therefore in need of protection. This information should include photographs or descriptions of the views, and numbered locations of the viewpoints, which must be publicly accessible and not from private land. This could help the parish to retain its rural and countryside aesthetic and feel, which is clearly an important feature to residents.

This is an interesting conundrum, because there is no right to a view, but aspirationally providing a well considered layout in line with the Masterplanning and Design Guidelines should best serve the overall interest of the Community at large (23/03)

Public Rights of Way

Section 8.2 Footpaths and Bridleways

SCC suggests that this section should be headed “*Public Rights of Way*” and include reference to the Angles Way, a long-distance promoted trail between Great Yarmouth and Thetford that passes through these parishes.

This section could also be more aspirational to create new off-road links between villages, the school, the Angles Way and to promote access. In addition, the plan could include an aspiration to develop new public rights of way including a link along the river wall between Herringfleet Mill and Somerleyton. Ashby, Herringfleet and Somerleyton all require new condition surveys and suggestions for new links between public rights of way and important parish locations. This task has been identified by the PC and a working group has been initiated to carry out the task. Due to volunteer resource limitations this activity can only commence after the submission of the NP and its referendum. (30/3)

It is recommended that there could be reference to other strategies that support this neighbourhood plan, such as Suffolk County Council’s Green Access Strategy (2020-2030)². This strategy sets out the council’s commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.

Policy LAHS 5 Provision of Footpaths Agree to change of Heading to Provision of Public Rights of Way (30/3)

As above, this should be headed “*Provision of Public Rights of Way*” so as not to limit the reference to just one status of right of way.

Supporting Document

The following amendments are recommended for the Supporting Document, Page 9: 4. Existing Public Rights of Way:

- 4.1.1.3 Should refer to Footpath 3 and Bridleway 3A
- 4.1.1.4 should refer to Bridleway 4, not Footpath 4.

² <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/suffolk-green-access-strategy-2020-2030.pdf>

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- 4.1.2.3 should refer to Bridleway 14, not Footpath 14.
- 4.1.3 Somerleyton Public Rights of Way omits Footpath 6 which joins to Footpath 1 at the slipway and goes west to the River Waveney.

Noted (30/3)

Transport

Parking

SCC, as the Highway Authority, supports the allocated housing development sites from the Waveney Local Plan (WLP7.5 Somerleyton - Land north of The Street; WLP7.6 and Somerleyton - Mill Farm Field; WLP7.12 Lound - Land east of The Street); subject to highway related design matters such as access, layout, and parking.

It is recommended that there is provision for a proportion of on-street parking for new developments. Having well designed and integrated on-street parking can help to reduce inconsiderate parking on unsuitable roads that are too narrow, which can restrict access for emergency services and refuse collections, as stated in paragraph 8.3.3 on the plan, and parking on pavements that hinder pedestrian access and safety. Please see pages 25-28 of Suffolk Guidance for Parking 2019³ for further guidance.

Therefore, the following addition is recommended to Policy LAHS 6 Parking Provision for new Residential Developments:

“A proportion of parking should be provided on-street within any new developments, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility.”

It is also recommended that “configured location” is removed from Policy LAHS 6, as this is ambiguous. SCC would recommend the plan include reference to Suffolk Guidance for Parking 2019 in the supporting text.

Add a sentence in preamble to LAHS 6 that SCC guidance for parking 2019. (30/3)

Paragraph 8.3.4 relates to school parking on the B1074. As the Highway Authority, additional off street parking provision for the school may be acceptable, but only if it is feasible and in accordance with policy and guidance, notwithstanding the issue of available land, as mentioned above.

Sustainable Travel

SCC acknowledges that due to the rurality of the parishes, car usage and ownership is high. The mention of the bicycle hire shop in Somerleyton, and regular cycle events is welcomed, as this can help to encourage the community to use more sustainable mode of transport.

It is suggested that the parish could include support for community facilities and housing developments to include features that encourage sustainable transport for short trips to local destinations, such as safe and secure cycle parking spaces.

Therefore, the following additions are suggested to policies:

Policy LAHS 6 Parking Provision for new Residential Developments:

“Proposals should include provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards.”

The Masterplanning and Design Guidelines includes provision for cycle storage, not required as a policy statement (30/3)

³ [https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf](https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development%20advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf)

Policy LAHS 8 Support of Local Community Facilities:

“Proposals that retain, enhance or provide local services and community facilities such as meeting places, village halls, sports venues, public houses and places of worship will be supported. Support will be given where facilities include provisions that encourage travel by sustainable modes of transport, such as walking and cycling.”

The policy is expressly pertaining to rural community facilities and is not appropriate for sustainable transport statements. The focus on footpaths reflects feedback from our community questionnaire (30/3)

General

Maps

It is strongly recommended to include a Policies Map in the neighbourhood plan. This map should visibly show all of the important policies of the plan, in one clear consolidated image. For example, using colour coding to indicate housing sites, public open and green spaces such as the allotments, village greens and ponds, and other important facilities listed in policies, such as the community centre, all located within the parish boundary. It is recommended that important views, as mentioned above, should be displayed in the Policies Map too.

It is recommended that maps should be labelled clearly - e.g. "Map 1: Neighbourhood Plan Area", "Map 2: Housing Allocations in Somerleyton, from the Local Plan" etc.

Children's Play Area

It is suggested that paragraph 9.3.8, regarding the desire for children's play area, could be expanded stating who is expected to be providing the play area, and how funding will be sourced. Clarity is advised here, as it is unclear if this is required from developers as part of the proposed new housing developments, or if this desire is an action for the community to fund and commission themselves.

This is a Parish Council issue and not considered appropriate for the NP (30/3)

Local Green Spaces

SCC notes that the neighbourhood plan has variety of green spaces that are used regularly by the community. It is suggested that in order to help the parish protect the community open spaces, that sites such as The Mardle and Playing Fields could be designated as Local Green Spaces, in accordance with paragraphs 99 to 101 of the NPPF. This could aid in protecting community assets from inappropriate development.

Noted. This action is considered to be more appropriately actioned by the Parish Councils, if they see fit. (13/4)

I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.

The guidance can be accessed here: [Suffolk County Council Neighbourhood Planning Guidance](#).

If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Georgia Teague

Planning Officer
Growth, Highways, and Infrastructure

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Representations on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 Made on Behalf of the Somerleyton Estate



February 2021

Opus House

01359 233663

Representations on the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 Made on Behalf of the Somerleyton Estate

Client: Somerleyton Estate

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	11.02.21	DB
1	0	Reviewed	23.02.21	SH

Reference: E374.C1.Rep21 Disclaimer

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1.0 Introduction

1.1 These representations have been prepared on behalf the Somerleyton Estate. The Estate is a significant employer and landowner in the villages of Somerleyton, Lound and Fritton, and has a close and long term interest in the success and vitality of the local area.

For the record Fritton is not within the NP area (30/3)

1.2 The Estate owns and runs the Grade II* Somerleyton Hall and Gardens which are open to the public. The Hall is an important local tourist attraction and employs around 15 people as well as numerous local trades involved in the maintenance and upkeep. The various activities on the wider Estate are carried out with the aim of maintaining and improving the Hall, for example funding the restoration of the 17th

Century gardens. The current owner, Hugh Somerleyton, strongly believes that the local area needs sustainable development in order to thrive.

1.3 The Estate aims to develop housing that is attractive, environmentally exemplary and which meets local needs in a way that will be appreciated by current and future residents. A number of housing developments have been built on estate land from Victorian estate worker housing to the Morton Peto Close in the 1980's. The Estate has 2 housing allocations in the Waveney Local Plan which it intends to develop. In addition, the Estate is involved in many local businesses including The Kings Head pub and the marina in Somerleyton. In Fritton, the Estate has the Fritton Arms and Fritton Lake holiday resort which provides holiday accommodation and leisure activities. These businesses have been purchased, or created by, the Estate. They have received investment from the Estate with the aim of supporting local infrastructure and jobs and generating an income to support the upkeep of Somerleyton Hall. The Estate has a large farming operation based in Somerleyton village. Hugh Somerleyton is a founding trustee of Wild East which seeks to rewild 250,000 acres of East Anglia. The Estate is leading the way with an extensive rewilding project on 1,000 acres of its own land.

1.4 The Estate supports the preparation of the Neighbourhood Plan and has worked with the Neighbourhood Plan group for several years. The Estate is grateful to the volunteers who have prepared the Neighbourhood Plan and supports many parts of the Neighbourhood Plan.

1.5 We have a few comments on the Policies in the Plan to ensure that they are effective and meet the basic conditions for Neighbourhood Plans.

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2.0 Policy LAHS 1 Housing Mix

2.1 The Estate supports the aim of this Policy to encourage smaller homes. The Waveney Local Plan has a Policy reference WLP.8.1 – Housing Mix that requires that 35% of new dwellings on residential developments are 1 or 2 bed properties. The Neighbourhood Plan Policy LAHS 1 states a preference for 1, 2 and 3 bed properties.

~~2.2~~ We question whether stating a ‘preference’ in a Policy means that it is a Policy or an objective?

2.3 It is important that the mix of homes that is provided includes some 4 bed homes and that the Policy does not prevent development of these types of homes. In recent discussions the village school in Somerleyton and businesses have voiced support for some 4 bed homes to be developed to ensure that the village has sufficient families to support the school and local businesses such as the pub. Appendix 1 of this report contains correspondence from the operators of the pub and the Headteacher of the Village School on the need for some larger homes. This was previously circulated to the Neighbourhood Plan group at the start of 2020. The correspondence refers to other possible projects that were being discussed at the time and which can be disregarded for this consultation. This shows the benefits that a mix of housing would bring to local businesses and the school which is particularly important as the country recovers from the pandemic.

2.4 We suggest that the Policy could be amended to say that '*more weight*' will be given to the provision of smaller homes rather than a preference. This would show that positive support will be given to planning applications that help to achieve the aim to deliver smaller homes without preventing the delivery of some larger homes. This change would ensure that the Neighbourhood Plan meets the basic condition of achieving sustainable development, which is recognized in the Local Plan Policy on housing mix.

The Policy has been debated at length and it is decided that the community questionnaire response should prevail. (30/3)

3.0 Policy LAHS 2 Development of Allocated Sites

3.1 Policy 2 identifies the 3 allocated sites in Somerleyton and Lound. It refers to the AECOM Design Guidelines that are contained in the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines June 2019. The Policy states that the development of each site should be in conformity with the Concept Masterplan and the Design Features section of the Guide for each site.

3.2 The AECOM work was carried out before any detailed site investigations were undertaken or before any detailed work on ecology, drainage or landscape design. The Concept Masterplans were prepared before any detailed architectural work was carried out which requires an in depth understanding and assessment of the sites. The proposals in the Design Guide may be appropriate

however, they have not been carried out with the rigour or range of professional input that would be required for a planning application. There should be flexibility in the Policy so that appropriate alternative designs can be considered. It is accepted that any proposals will have to meet the strict requirements of the Waveney Local Plan Policies for the development of the sites and the aspirations of the Design Guide.

3.3 To meet the basic conditions, Neighbourhood Plans must have regard to the desirability of preserving any listed building or its setting, preserving or enhancing the character and appearance of any Conservation Area and must contribute to achieving sustainable development.

3.4 To achieve these aims there should be flexibility so that any development makes reference to the Concept Masterplans and Design Guide and, if necessary, is allowed to explain and justify why it may be appropriate to propose an alternative layout or design of development and for a reasonable alternative to be approved.

3.5 For example, on the Mill Farm Field site in Somerleyton, integrating open space within the development has benefits. The northern open space as shown on the Design Guide Concept Masterplan would be behind a hedge if, as required by the Design Guide, the boundary hedges are retained. This approach hides the open space which would be inconsistent with open nature of other public spaces in the village. An alternative approach of a more central open space could be acceptable. The Neighbourhood Plan should contain sufficient flexibility to allow an architect, who will consider the site in more detail than has been possible so far, to deliver a high quality scheme. This will ensure that the finished developments best deliver the quality that

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is required by Local and Neighbourhood Plan Policies.

3.6 To meet the basic conditions the Policy should be amended to state in each of the 3 bullet points (new words underlined and existing words crossed out): ...'*should have regard to be in in conformity with the concept masterplan.....*

3.7 At the end of the Policy a new sentence should state: '*Departures from the Concept Masterplan and Design Guidelines should be*

explained and agreed with the Local Planning Authority' Noted – The Masterplanning and Design Guidelines provide a concept that meets and satisfies the requirements laid down by the NP. It shall be adopted by default but alternatives that equal or surpass this arrangement may be proffered by developers. (30/3)

4.0 Policy LAHS 4 Design of new Residential Developments

4.1 We make similar comments on this Policy to LAHS 2. The Policy states that: *'All new development will be expected to comply with the requirements of the Masterplanning and Design Guides.'* There should be flexibility so that any development makes reference to the Concept Masterplans and Design Guide and, if necessary, is allowed to explain and justify why it may be appropriate to propose an alternative layout or design of development and for a reasonable alternative to be approved. At the end of the Policy a new sentence should state: *'If the design of the allocated sites changes from the Concept Masterplans and Design Guidelines this should be explained and agreed with the Local Planning Authority'*. See 3 above (30/3)

5.0 Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines

5.1 As set out in our representations on the Neighbourhood Plan Policy LAHS 2, the AECOM on the Masterplanning and Design Guides work was carried out before any detailed site investigations or any detailed work on ecology, drainage or landscape design. The Concept Masterplans were prepared before any detailed architectural work was carried out.

5.2 To meet the basic conditions, Neighbourhood Plans must have regard to the desirability of preserving any listed building or its setting, preserving or enhancing the character and appearance of any Conservation Area and must contribute to achieving sustainable development.

The Design Guide should recognize that there should be sufficient flexibility to allow architects to design a high quality scheme and to be allowed to justify and improve on the Concept Masterplans if this gains the support of the Local Planning Authority. This is important in order to deliver high quality design that best responds to historic character and delivers sustainable development.

Examples of where flexibility would be helpful is in respect of site WLP 7.6 known as Mill Farm Field off The Street and Station Road in Somerleyton. The retention of the boundary hedges, the location of open space, the transition to neighbouring woodland and the location of access points are important considerations in the design process. The retention of the boundary hedgerows is important and a sensible aim. Part 6.5 of the Design Guide describes it as '*crucial*' and recognizes the ecological benefits of retention.

However, this aim makes the creation of open space to the north of the site difficult because the boundary hedge would cut off the open space from The Street in a manner that will be out of character with the village, where open spaces are not enclosed. Open space may be better located within the site surrounded by attractive built frontages. A positive frontage to the north of the site could be created with attractive homes that would meet the aim of the Design Guide which is to sensitively deal with this

important area.

The suggestion in 6.5 of the Design Guide that the primary access route should be from the north is difficult to achieve, as shown on the Concept Masterplan. This shows the pedestrian and cycle link to The Street, not the primary access route. It would be sensible if this bullet point indicated that there should be pedestrian and cycle access from The Street.

These examples show how, by having regard to the Design Guide, an alternative and high quality development could be created that respects the historic character of the area and delivers sustainable development.

To allow architects and designers to have the opportunity to create high quality developments, the introductions to the Lound and Somerleyton sections in paragraphs 5.1 and 6.1 should be amended as follows (new wording is underlined and deleted wording is crossed out):

...distinctive features which ~~need to be reflected in future development~~ should have regard to.....

A new sentence should be added to the end of paragraphs 5.1 and 6.1 to state: *'If needed departures from the Concept Masterplan and Design Guidelines can be permitted and should be justified and agreed with the Local Planning Authority.'*

In order to provide design flexibility bullet points 2, 6, 7 and 8 in paragraph 6.5 should be amended as follows.

- *Creation of a green corridor along the southern boundary through the use of open space or suitable boundary treatments.*
- *Natural surveillance of ~~the public open space in the southern part of the site~~ will be created by properties facing onto the space and creating active frontages.*

- *If open space is located to the front of the development is it should be set back from The Street to create a positively green frontage to the development. This allows the built form to positively relate to the existing houses along Morten Peto Close.*
- *This site is adjacent to a mature woodland group beyond the eastern boundary along The Street and beyond the southern boundary. Development opposite the woodland to the south needs to have a positive relationship with the woodland and the design should incorporates open space or other landscape treatments to reflect this sensitive approach to the design.*

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These changes will ensure that the Design Guide can be flexibly applied and deliver sustainable development that reflects the historic character of the area. In respect of Mill Farm Field these changes will allow flexibility so that the design can respect local character.

The Masterplanning and Design Guidelines have been commissioned and adopted by the NP committee, in order to embody and reflect the criteria that are of paramount importance to the NP philosophies. All developers may wish to reduce the demands and provide greater flexibility to meet their own commercial requirements. The NP relies upon the Masterplanning and Design Guidelines and dilution of its integrity would be to ignore the local community's aspirations. (30/3)

Appendix 1: Correspondence on the Need for Some Larger Homes

David Barker
Evolution Town Planning Limited
Opus House
Elm Farm Park
Thurston
Bury St Edmunds
Suffolk
IP31 3SH

Dear Hugh,

I write in support of Somerleyton Estate's proposed planning application and their vision for Somerleyton village.

Following Somerleyton Primary School becoming part of the Hartismere Family of Schools Academy Trust, as Executive Headteacher/Chief Executive Officer I would support the inclusion of three/four bedroom homes in addition to the starter homes, within the plan to encourage young families into the area to ensure the sustainability and even expansion of the village school.

With the school as the 'Hub' of the village for all members of the community, I welcome the proposed plans to connect the school by off road secure footpaths to ensure safe access for all.

The inclusion of a sports field adjacent to the school would be of great benefit to both the school and local community as a whole. Somerleyton Primary has a duty of care to provide a broad and balanced PE curriculum that challenges and inspires students, this dedicated facility would enhance the school's curriculum along with the students' health and wellbeing.

If I can be of support in the next stages of the consultation process, please contact me via the address above.

Yours sincerely

James McAtear
Executive Headteacher
Hartismere Family of Schools

East Suffolk Council

Dear Sir or Madam

Response to Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan Regulation 14 Consultation from Officers at East Suffolk Council

Please see the comments below.

Plan Section	Comments
General Comments	The plan responds well to the community's interests and concerns is considered to be acceptable overall. The plan sets out a positive framework to support the delivery of the local plan. Lots of hard work has clearly gone into this plan and will help to focus the appropriate level, scale and design of development and growth within the villages.
Community Engagement and Survey	<p>There has been a good effort to reach the community in difficult circumstances, with hard copies available on request and on-line meetings arranged, the village website had links to the document and the opportunity to comment.</p> <p>It is important to document this (posters, flyers, adverts etc) to show that all efforts have been made to engage and to address consultation during the Covid-19 pandemic.</p> <p>Noted the flyers etc. will be attached to Supporting Documents (30/3)</p>

Policies	
LAHS 1	<p data-bbox="524 240 1447 312">Housing Mix: Preference will be given to the provision of smaller scale 1, 2 and 3 bed dwellings within new developments.</p> <p data-bbox="524 360 1447 507">This is an aspirational policy; however, the policy is not particularly strong. ESC (Waveney) Local Plan policy WLP8.1 Housing Mix permits Neighbourhood Plans to set a more detailed approach to housing type and mix which reflects local circumstances.</p> <p data-bbox="524 555 1447 898">As written, policy LAHS 1 will have little impact in the determination of planning applications. It will carry full weight; it just won't do much to ensure that the size of dwellings and number of rooms are fixed in the determination of planning applications. This is because there is no evidence, such as a Housing Needs Assessment, to support the preference for smaller scale dwellings with 1, 2 and 3 bedrooms. For the benefit of the examiner, it is recommended to explain the reasoning behind not commissioning a Housing Needs Assessment in the consultation document.</p> <p data-bbox="524 946 1447 1361">A Housing Needs Assessment was discussed by the NP Committee. The understanding, after consultation at the time with WDC, was that such an assessment would take a protracted time and separate funds would need to be made available. It was considered that timescale was prohibitive and benefit over the community response was limited, after all the NP is fundamentally established to reflect community opinion and vision, not install a technically based philosophy. With the benefit of hindsight it is doubtful that undertaking a Housing Needs Assessment would have added extensive time to the process of establishing the NP; but what if it differed to the views of the Community, surely it should not be morally allowable to override it?</p>

	<p>So, the position is that the Community views stand, as indeed the purpose of the NP demands. (30/3)</p> <p>This policy is entitled 'Housing Mix' but it includes scale which is a design matter. The matter of scale would be better dealt with in the design policies. Including it here is confusing and muddles the policy, but a simple re-wording could resolve this.</p> <p>Housing Mix is considered to be appropriate and a well understood term (30/3)</p>
Section 7.3	<p>Include the reference to the Broads Authority's allocation for residential moorings for completeness.</p> <p>This has been discussed and included in actions emanating from Broads Authority (30/3)</p>
Para 7.33	<p>This refers to the 'WDC Local Plan'. WDC no longer exists – the local plan is the East Suffolk Council (Waveney) Local Plan.</p> <p>To be corrected (30/3)</p> <p>This para. also says the allocation was accepted by responders to your questionnaire. As part of the local plan strategy there is no option to reject this allocated site. This text is slightly misleading, and it is recommended that this part is removed.</p> <p>It is useful to note that the Community was largely supportive of the allocation even if there was no mechanism to reject them. It is important to record that the Community understands and accepts the</p>

	need for change and growth. Change to “....allocation was supported by....” (30/3)
LAHS2	<p>Slight re-word recommendation:</p> <p>“Development proposals for each of the allocated sites in the local plan shall adhere to the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines, June 2019.</p> <p>Revise LAHS2 to quote full title (30/3)</p> <p>In particular: WLP5.7 Land North of the Street...”</p> <p>It is suggested that you say allocations shall adhere to the concept masterplan. The Design Guide details several good design principles which different architects/ designers could interpret differently and result in good design outcomes.</p> <p>Revise to “adhere” rather than “be in conformity with”. This should also go some way to take on board the comments from Evolution Planning (on behalf of the Somerleyton Estate). (30/3)</p> <p>It feels more appropriate to refer to the proper title of the design guide (Lound and Somerleyton, Suffolk Master planning and Design Guidelines, June 2019), rather than the ‘AECOM Design Guidelines’.</p>
Para. 7.3.5	This paragraph makes it sound like it is a straightforward option to bring a site forward outside of the Neighbourhood Plan or local plan. In reality this would be contrary to policy and it will be extremely difficult, especially in a somewhere like Somerleyton with such strong heritage

	<p>and character. This doesn't convey that the neighbourhood plan area has protection from such speculative attempts at development. Removing this paragraph may help with clarity and focus of the plan.</p> <p>Agree that future site allocations will be problematic for the proposer but that does not mean that no developer will attempt it in the NP period (in fact the NP committee is aware of a potential application at the time of writing, within the NP area but not in Somerleyton). The para should therefore be retained but reference to WDC Local Plan will be corrected. (30/3)</p>
Policy LAHS 3	<p>This policy reads much more legibly and gives clearer instruction on management, but it has some limited guidance for planting of native trees which would form part of a landscape agreement with the developer which would probably be managed via a condition or legal agreement.</p> <p>The Waveney Open Space Needs Assessment gives some indication about the types open space provision and deficit levels in rural areas.</p> <p>Reference could also be made to Local Plan policy WLP8.23 (Protection of Open Space), which seeks to protect open space as part of the development process.</p> <p>Noted. The NP does not seek to repeat overarching policies of which there are many and all developers will need to apprise themselves of. (30/3)</p>
Policy LAHS 4	<p>A design guide has been created and will be adopted as part of the neighbourhood plan and be a key consideration for any development</p>

	<p>and it is suggested that the NP uses the Design Guide's full title so there is no doubt which document you are referring to.</p> <p>Agree, title to be revised (30/3)</p> <p>Some clarity over what is intended by housing 'type' would be helpful. Could reference the Broads Authority Local Plan in the supporting text and note that developments that impact the Broads Authority area should take into consideration their policies as well as the design principles in the Neighbourhood Plan's Masterplanning and Design Guidelines.</p> <p>Reference the BA: their policies have been addressed within the BA comments. (30/3)</p> <p>Chapter 4 of the Design Guide contains extensive descriptions of several aspects of the built and natural environment of both Lound and Somerleyton, as well as design principles which explain how successful development can be incorporated within each of these settlements. Topics covered include street pattern and layout, connectivity, green space and public realm, gateways and landmark features, land use, boundary treatments, built form and views.</p> <p>Noted</p>
Section 8 Environment	Is this section to address natural environment, built environment, historic environment, or all?

	<p>The Section refers to all of these, so is not the answer to the question self evident? Having reviewed the text it is not considered necessary to revise</p>
Policy LAHS5	<p>Reference to Design Guide section 4.1.2 (Connectivity) could help to underpin the policy and potentially include more than just footpaths.</p> <p>Agree. Will add to LAHS5 - Development Proposals must also include, where appropriate to do so, the requirements of Section 4.1.2 (Connectivity) of the Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines (30/3)</p>
Policy LAHS 6	<p>This is a more precisely worded policy, which specifies the number of parking spaces per number of bedrooms and it is recommended that the parking standards are “subject to design considerations” (as per policy WLP8.21 Sustainable Transport). Large amounts of on-site parking can result in poor quality designs and layouts of housing developments.</p> <p>However, there is no evidence base to support this policy, either in the document itself or the design guide. There is also no reference made to the Suffolk County Council Parking Standards (2019) for residential developments. However, this can be rectified quite easily by making reference to the document and won’t be overly onerous to include.</p> <p>Agree that SCC Parking Standards can be generically mentioned in the text for reference as “8.3.6. In addition to compliance with LAHS 6 new</p>

	<p>residential development proposals shall comply with Suffolk County Council Parking Standards (2019) for residential developments.”</p> <p>LAHS 6 is based on the clear and observable issues inherent in the NP area with respect to parking, and of course Community feedback. The policy is designed to ensure the current situation is not exacerbated, but rather new developments are “self sufficient” in parking as far as is practicable (30/3)</p> <p>Is a parking standards policy best placed in the ‘Environment’ section? Section 7 might be more appropriate.</p> <p>Noted but on balance consider positioning more appropriate. (30/3)</p>
Policy LAHS7	<p>The supporting text provides a list of community assets in both Lound and Somerleyton, which is a useful point of reference. The policy itself concerns the provision of a new community centre. From the supporting text directly above it is assumed that this refers to Somerleyton, but it would be helpful if this was added into the policy title.</p> <p>Agreed – Can be made Somerleyton specific. Also Design Guide title to be revised to full title (30/3)</p> <p>There is currently no identified site or information about what facilities the new community centre should contain. There is nothing about the design of the community facility because it still at a very early stage. As a result this is an aspiration rather than a policy. Delivery of a community hall is a major undertaking, and it is not clear how it will be delivered. Will be via private company (as part of the larger</p>

	<p>developments) or via public/PC? However, it gives general policy support to the aspiration which is positive.</p> <p>Noted. Indeed, it is somewhat aspirational but advice has been to include here as a policy to fix the baseline for a future proposal. (30/3)</p>
Policy LAHS9	<p>ESC (Waveney) Local Plan Policy WLP8.15 (New Self-Catering Accommodation) and WLP8.16 (New Hotel and Guest House Accommodation) already provide guidance about the scale and location of tourism development and so it may be that the second bullet point in policy LAHS9 is not necessary. It is notable that the ESC (Waveney) Local Plan policy WLP8.15 seeks to focus self-catering accommodation within the settlement boundaries. By contrast the neighbourhood plan is far less exacting and could permit poorly connected tourist accommodation in a remote location. Use of 'locations that are sustainable' is vague. A better wording might be: 'relate strongly to the settlement boundaries and do not harm...' WLP8.16 seeks to focus new hotel and guest house accommodation within town centres and seafront locations. Therefore, the Neighbourhood Plan is potentially at odds in stating that tourism accommodation is acceptable in a rural location such as Lound and Somerleyton. If the policy refers to self-catering accommodation, then this should be made clear in the policy text.</p> <p>Noted, but disagree. The potential for tourism and employment growth will come from those who have the vision and commercial ability to promote it. It would be stifling to the NP area to restrict proposals that</p>

	as yet are unborn. Tourist activities need not always beaccommodation based, it can involve rural activities or crafts for example. The existing ESC (Waveney) Local Plan policy are restrictive enough. (30/3)
11. Health	<p>This section does not have any outcomes or objectives. It would perhaps be better as part of a plan introduction or overall context section.</p> <p>Noted, but Health was a headline topic in the Questionnaire and the structure of the NP plan is derived from the topics that were generated at the outset, so for this reason it should remain a separate heading and Community participants can follow the link back to the commencement of the process. (30/3)</p>

Please note that the above comments are provided at Officer level only and do not prejudice any future decision by the Council.

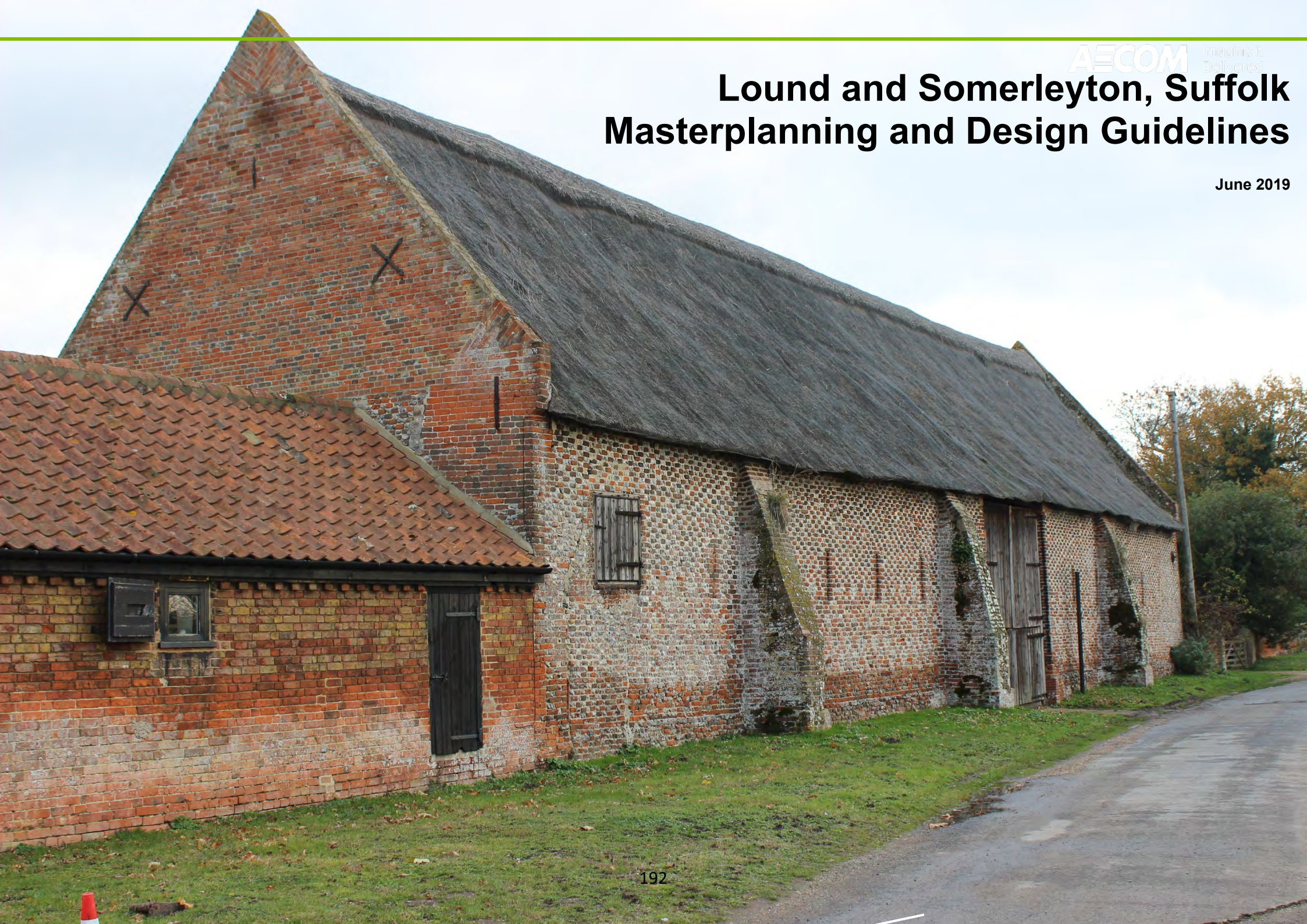
Yours faithfully

Ruth Bishop

East Suffolk Council

Lound and Somerleyton, Suffolk Masterplanning and Design Guidelines

June 2019



Quality information

Prepared by

Tom Beck, Senior Landscape Architect, CML/AECOM

Checked by

Ben Castell, Director, AECOM

Approved by

Ben Castell, Director, AECOM

Prepared for:

Locality and Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Group (LAHSNPG)

Prepared by: AECOM Infrastructure and Environment Limited

Unit 1 Wellbrook Court

Girton

Cambridge CB3 0NA

United Kingdom

T: +44 1223 488 000

aecom.com

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1. Introduction

AECOM has been commissioned to provide design support to the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan Group (LAHSNPG) through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

This Design Guide has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of Lound and Somerleyton, which make these places special to live and visit. This information is then used to inform specific design guidelines to promote sustainable development.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, or in this case guidelines, to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2019).

The NPPF also emphasises that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2019). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objectives

The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of Lound and Somerleyton within the Neighbourhood Plan. It sets out a series of design guidelines related to development in Lound and Somerleyton.

The document initially provides context to the design guidelines including strategic issues identified during the consultation carried out by Lound and Somerleyton Neighbourhood Planning Group. The aspirations by the communities involved, although not strictly design issues, need to be considered in the context of any design proposal.



Figure 1 A property from the northern end of The Street, Lound

3. Context

3.1 Location

Lound and Somerleyton are neighbouring small villages located near Lowestoft, within Waveney District Council. Somerleyton lies slightly more inland than Lound, 4.5 miles from the coast. Both villages rely on a network of rural roads and the A12 dual carriageway which provides access to the larger settlements of Great Yarmouth and Lowestoft.

Somerleyton is a remote village with a population of 420 people (2011 census) only accessible via a small network of rural roads, the most significant being the B1074. Somerleyton also has a railway station linking Norwich to Lowestoft passing over the River Waveney and part of The Broads.

The village focused around The Street and extends west to the River Waveney and Somerleyton Marina. The village green focuses around the open space adjacent to Somerleyton County Primary School and is opposite the grounds to Somerleyton Hall.

Lound contains a similar population of 359 people (2011 census) and is only accessible via a number of rural roads contributing to its remote and tranquil character. Development follows the central road, The Street, passing north south through the centre of the village.

Both villages connect to the wider road network of the A143 and the road A146 connect with Norwich. As well as the rural roads, the villages can also be accessed via a small number of footpaths and bridleways connecting them to the wider countryside.



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Figure 3 Location Plan

3.2 Planning Policy Context

3.2.1 National planning policy

National Planning Policy Framework (NPPF), 2019

The NPPF sets out that a key objective of the planning system is “to contribute to the achievement of sustainable development”, which will be achieved through three overarching objectives by Ministry of Housing, Communities and Local Government, 2019 (MHCLG) including:

1. “an economic objective – to help build a strong, responsive and competitive economy...”
2. “a social objective – to support strong vibrant and health communities...”
3. “an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment...”

Part 12, Achieving well-designed places, states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”. Part 12 goes on to state: “policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”. An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ...the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place.”

Par 186 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

Planning Practice Guidance

It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (MHCLG, 2019). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). Paragraph 041 Reference ID: 41-041-20140306 states that policy should be distinct to reflect and respond to the unique characteristics and planning context.

3.2.2 Local planning policy

Both Lound and Somerleyton fall within Waveney Council part of East Suffolk. The newly adopted Waveney Local Plan (March, 2019) will cover the period 2014-2036.

3.2.2.1 Waveney Local Plan 2014-2036 contains the following policies:

- Policy WLP7.1 - Somerleyton is identified as a Larger Village;
- Policy WLP7.1 - Lound is identified as a Smaller Village;
- Policy WLP7.5 - Land north of The Street, Somerleyton (site allocation);
- Policy WLP7.6 - Mill Farm Field, Somerleyton (site allocation);
- Policy WLP7.12 - Land east of The Street, Lound (site allocation);
- Policy WLP 8.1 Housing Mix states “a mix of sizes and types of units on any particular site should be based on evidence of local needs. Neighbourhood plans can set out detailed approach to housing type and mix which reflects local circumstances and is supported by evidence”;
- Policy WLP 8.2 – Affordable housing – “All new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing....20% in Lowestoft”;

- Policy WLP 8.6 – “Affordable housing in the countryside states demonstrated there is an identified need, the scheme is adjacent to a larger village or a smaller village, there are a range of dwelling sizes. The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement”;
- Policy WLP 8.6 Affordable Housing in the Countryside;
- Policy WLP 8.7 Small Scale Residential Development in the Countryside;
- Policy WLP 8.8 Rural Worker Dwellings and Countryside;
- Policy WLP 8.11 Conversion of Rural Buildings to Residential Use; and
- Policy WLP8.23 Protection of Open Space - There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

3.2.2.2 Broads Plan adopted 2017

3.2.2.3 Somerleyton falls within the plan as indicated by the Broad Executive Area (page 8). The Broad Authority is a statutory body with similar responsibilities as a national park and acts as a local authority. The Authority has a duty to manage The Broads for the following three reasons:

- *Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;*
- *Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and*
- *Protecting the interests of navigation.*

3.2.2.4 The plan is based on three principles which are intended to assist the delivery of the vision for the Broads National Park to 2030. The principles are as follows:

- The prevention of environmental degradation;
- The conservation of local ecosystems; and
- Working in patronship with the local communities.

3.2.2.5 A series of actions to deliver the five-year period of the plan area set out within the plan addressing key strategic themes each supported by a series of aspirations. The themes are as follows:

- a) Managing water resources and flood risk;
- b) Sustaining landscapes for biodiversity and agriculture;
- c) Maintaining and enhancing the navigation;
- d) Conserving landscape character and the historic environment;
- e) Offering distinctive recreational experiences;
- f) Raising awareness and understanding;
- g) Connecting and inspiring people; and
- h) Building ‘climate-smart’ communities.

3.2.3 Allocated sites

- Policy WLP7.5 - Land north of The Street, Somerleyton – for residential development of approximately 10 dwellings on 0.65 hectares to the following criteria (WLP, 2019):
 - The site will be developed at a density of approximately 15 dwellings per hectare.
 - Building heights should be no higher than 2 storeys.
 - Dwellings should be designed to have gardens backing onto properties located southwest of the site.
 - Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
 - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
 - A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning permission. The locally listed ‘Forge’ located on site is to be protected.
 - A condition relating to a contamination investigation will need to be attached to any planning permission.

- Policy WLP7.6 - Mill Farm Field, Somerleyton – for residential development of 35 dwellings on 1.9 hectares to the following criteria (WLP, 2019)
 - The residential part of the site will be developed at a density of approximately 20 dwellings per hectare.
 - The open space on site is to be no less than 0.2 hectares.
 - Any proposal should be designed to provide a mix of housing types and sizes. The priority is for two and three bedroom dwellings that reflect the residential character of properties located in the area to the north.
 - Properties must be of an exceptional design. Proposals that use standardised designs which are not distinctive and fail to provide any reference to the existing character of the village will not be supported.
 - The majority of housing is to be of a scale which reflects the terraced housing located west of the site along Station Road and of the Morton Peto cottages found elsewhere in the village.
 - A public right of way is to be provided in the south west part of the site to enable pedestrian and cycle access to Station Road.
 - The north part of the site, land opposite Morton Peto Close across to The Street is to be designed as an open space that is well related to its surroundings and makes a positive contribution to the village. Properties must be designed to have their primary frontages facing onto the open space. Landscaping, including tree planting that complements existing trees located to the east and west and providing a sense of openness to complement the open character of the farm opposite will be required.
 - A public right of way is to be provided in the east part of the open space to connect the development to The Street.
 - Hedgerows and trees on site should be protected where possible.
 - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
 - A landscaping and tree planting scheme is required to screen the development along the east boundary.
 - Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate

fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

- A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Policy WLP7.12 - Land east of The Street, Lound – for residential development of approximately 10 dwellings on 0.45 hectares to the following criteria (WLP, 2019):
 - The site is 0.43 hectares and is identified for 10 dwellings.
 - The site will be developed at a density of approximately 22 dwellings per hectare.
 - Proposal should reflect the older character of the village north of the site along The Street.
 - Dwellings nearest The Street should be set back from the road. The frontage should be approximately in line with the rear elevation of the dwelling adjacent the north of the site. Properties should have frontages that face onto Millennium Green located to the south.
 - Car parking should be provided on-plot.
 - Hedgerows and trees located along the east boundary and the public right of way should be protected.
 - A landscaping scheme will be required along the north boundary of the site.
 - A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application. Any scheme will need to be designed to mitigate impact on the setting of St John the Baptist Church.
 - A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
 - Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Lound Inset Map

Waveney Final Draft Local Plan | March 2018



Figure 4 Land East of the Street, Lound (WLP7.12) (Adopted Local Plan March 2019, WDC)

Somerleyton Inset Map

Waveney Final Draft Local Plan | March 2018

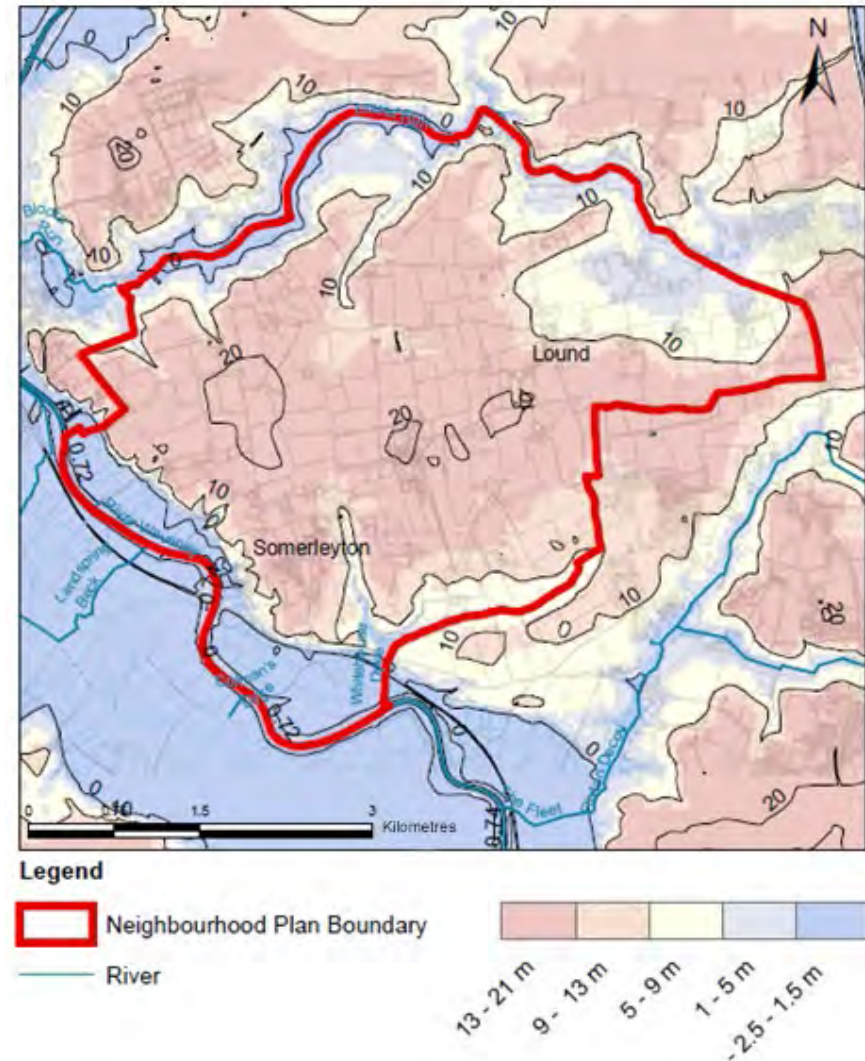


Figure 5 Somerleyton Sites (WLP7.5 and WLP7.6) (Adopted Local Plan March 2019, WDC)

3.2.4 Topography and hydrology

The neighbourhood area lies in a relatively flat landscape a short distance from the Suffolk coastline. The underlying flat topography of the area strongly informs the character of these small villages. Local high points are limited to 20mAOD and are barely discernible in the landscape due to intervening mature woodland and hedgerows giving the sense of a relative intimate landscape. The lowest point in the landscape is at Waveney River where the land is low lying and forms part of the river floodplain at Somerleyton Marshes.

Somerleyton and Lound both lie on flat broad lands adjacent to the River Waveney which forms part of The Broads National Park, with this section lying in the Suffolk Broads. The river is a narrow watercourse which strongly meanders through the local landscape including water meadows which flood periodically. The river passes along the south western boundary of the neighbourhood area and forms a major feature of the landscape. Somerleyton Marina provides moorings and boat storage as well as water access to the sea via Oulton Dyke. The eastern boundary of the study area is only 1km from the North Sea coast at Hopton. Smaller bodies of water lie throughout the study area including the Mardle at Lound but also include the small reservoirs at the Essex and Suffolk Water compound in the north of the study area.



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Figure 6 Topography and Hydrology for the neighbourhood area

3.2.5 Cultural associations

At the northern end of Lound lies a village pond, known locally as the Mardle, contributing to the scenic qualities and wildlife habitats in the village. The Mardle is a special feature and enhances the character of Lound.

The village green (Millennium Green) and the adjacent community centre are central to the community and enjoyment of the village. The community centre was constructed by the residents of Lound and is a cherished element of the village.

Somerleyton has a central green originally designed and built by Morton Peto with the intention of becoming the centre of the village. The green was built on the western edge of the parkland surrounding Somerleyton Hall, and is connected to the original village via The Street. It remains at the heart of the village, hosting fetes and school sports days for the local community.

Somerleyton Hall and the surrounding parkland estate form the main attraction for visitors to Somerleyton. The large grade II* listed was originally Tudor-Jacobean but what you see today is largely Victorian. The building is set within Somerleyton Park, a registered park and garden which hosts formal gardens, yew hedge maze, and is periodically open to the public.

In Somerleyton a memorial known as The Hovercraft Column celebrates the invention of the hovercraft by Sir Christopher Cockerell. He was a mechanical engineer and keen inventor and the third Lord Somerleyton provided funding and support to allow Cockerell to realise the project which was completed in 1956.

Somerleyton falls within the Broads Plan which encourages and highlights the use of traditional craft industries such as reed and sedge cutting, boat building, thatching and millwrighting as well as many other local traditional crafts and cultures.

3.2.6 Designations

Lound contains no landscape designations or a conservation area but does have 2 listed buildings within the village (Mardle House Grade II and Church of St John the Baptist Grade II*).

Lound waterworks engine house lies in the north of the neighbourhood area and is a scheduled monument positioned between Yarmouth Road and Mill Water (and Lound Run Pond).



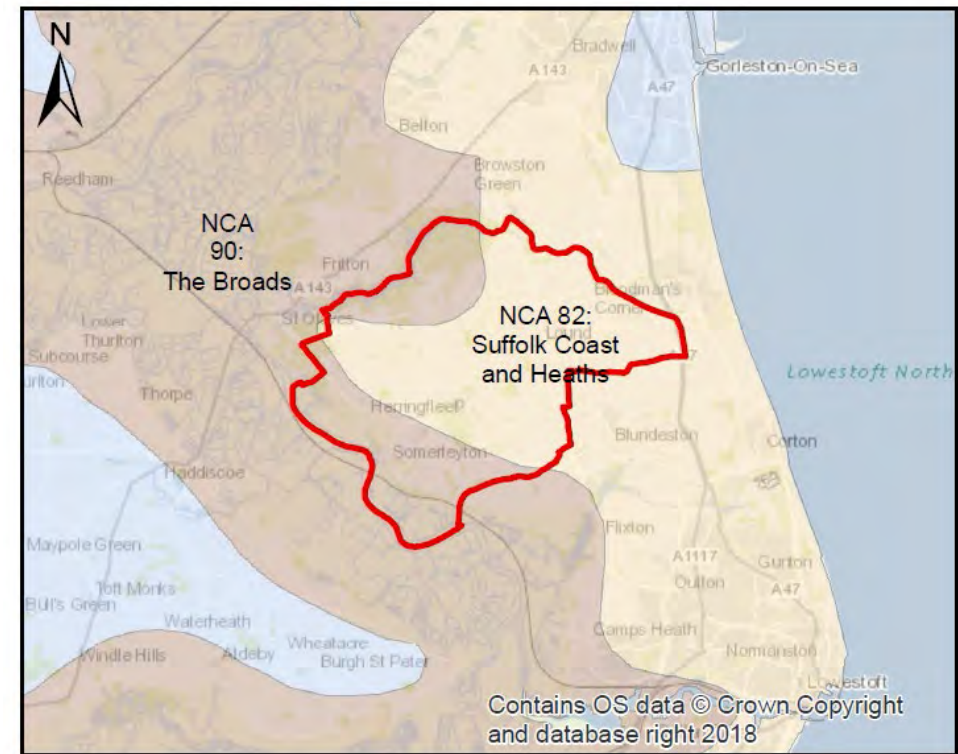
Somerleyton has a Grade II* listed Hall and Registered Park and Garden, a conservation area which includes a number of listed buildings mainly focused around the village green. The conservation area awards statutory protection to all the trees within this area, as well as the buildings.

On the western boundary of Somerleyton The River Waveney is a Special Area of Conservation as it forms part of The Broads National Park (split into the Norfolk Broads and Suffolk Broads).

3.2.7 Existing Landscape Character Assessment

Character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA 82) Suffolk Coast and Heath as defined by Natural England (Natural England, 2015). This NCA is broad but provides some context to the character of the study area. The key characteristics which are of particular relevance to Somerleyton and Lound are:

- A predominantly low-lying landscape with some areas along the coastal plain below or at sea level;
- Settlement is sparse, with small, isolated villages and farmsteads. Larger urban settlements consist of Great Yarmouth to the north, Lowestoft to the south, and Norwich to the west.
- Expansive coastal level grazing marshes divided by drainage dykes contain internationally important reedbeds and fens. Many are managed as nature reserves owing to their rich biodiversity, which includes a nationally important concentration of breeding bittern;
- Public access is extensive both on the land and on the rivers. The sense of tranquillity and wildness is integral to the distinctiveness of the NCA, inspiring many writers, artists and naturalists, and supports the area's popularity as a recreation and tourist destination;
- Rivers flow west - east forming intimate, twisting alluvial valleys. Estuaries support internationally important salt marshes and intertidal flats; and
- Farm woodlands, plantations and field boundary trees provide a treed character with substantial coniferous forests (Rendlesham, Tunstall and Dunwich) in the core of the NCA. Ancient broadleaved woodland and parkland wood pasture cloak the southern river valley and estuary slopes.



Neighbourhood Boundary

0 1.5 3 6 Kilometres

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Figure 7 National Landscape Character Areas

Waveney District Council Landscape Character Assessment April 2008 defines two consistent landscape character areas covered by the settlements of Somerleyton and Lound. Somerleyton is identified as falling within LCA G5 Somerleyton Settled Farmland and Lound in LCA H1.

The key positive landscape features in Somerleyton LCA G5 are:

- Grade II* listed historic parkland at Somerleyton and Somerleyton Hall;
- The intact field boundary hedgerows and surviving hedgerow oaks indicating pre and post 18th century enclosure;
- The enclosed character created by the sparse network of embanked 'heathy' lanes which represent the historic landscape fabric and route pattern;
- The role of the landscape as the setting and view from the Broads with subtle wooded skylines and parkland setting at Somerleyton; and
- The peaceful, sparsely settled rural character.

The assessment identifies the strategic objective for the LCA is *'for the character area is to conserve the peaceful rural landscape with its structure of Enclosure hedgerows providing a sense of spatial scale and containment, in addition to opportunities for habitat connectivity and linkages. The Somerleyton estate landscape comprising parkland elements/features and the distinct estate vernacular should also be conserved. The area should continue to provide a rural backdrop and skyline to the adjacent Broads.'*

Considerations in relation to development in the LCA *'Primary considerations in relation to development are to conserve the sparsely settled rural character of the area. The distinctive intact estate vernacular of Somerleyton village should be conserved. There may be opportunities to provide better landscape integration of the modern settlement edge of Blundeston. The setting and views to the landmark churches should be conserved, as should views from the Broads to largely undeveloped slopes and skylines.'*

The key characteristics of Lound LCA H1 which are of particular relevance to this assessment are:

- Tributaries and associated Decoy ponds and carr woodland at Flixton providing valuable wetland habitats and localised variety;
- Small farm woodlands and small scale intricate field patterns highlighting the historic enclosure landscape pattern;
- Remnant parkland and historical features at Gunton and Blundeston adding to the historic landscape character and illustrating the influence of estates on the landscape;
- Church towers form historic markers within the landscape.

The assessment identifies the strategic objective for the LCA is *'to conserve and enhance the landscape structure notably the small scale wetland character associated with the minor tributary watercourses which link to the wetlands of Flixton Decoy and the River Waveney valley system, and to conserve and enhance the landscape pattern created by the field boundary hedgerow network. Historical elements such as parkland should also be conserved and enhanced. Where open views are available to the coast (and the ruined church at Hopton-on-Sea) these should be conserved.'*

Considerations in relation to development in the LCA *'Development considerations relate primarily to the open coastal edges between settlements e.g. between Hopton-on-Sea and Corton and retaining this visual relationship with the coastal landscapes. Use native planting to integrate the edge of larger settlements such as Great Yarmouth and Lowestoft with the landscape structure.'*



Figure 8 The Village Maid, the Street, Lound

Landscape Character Assessment December 2016 (LCA, 2016)

The assessment splits the Broads into character areas with Somerleyton identified as falling within area 8 *Waveney – Blunderston / Flixton to Herringfleet Marches*. Area 8 extends from Blunderston Marshes to Herringfleet Hills and includes

western parts of Somerleyton such as Somerleyton Marshes, Somerleyton train station and Somerleyton Marina. The key characteristics are described as:

- A strong sense of tranquillity due to the largely remote and undeveloped nature with settlements confined to isolated dwellings;
- Negative influence, albeit a relatively minor one, is the Great Yarmouth to Lowestoft railway line which passes through Somerleyton;
- The area comprises three linked areas of estuarine grazing marsh fringed by narrow bands of carr woodland;
- The river Waveney snakes close to the upland on the northern floodplain, obscuring views from one grazing area to the next north of the river, although the area still feels open as views are available across the valley as far as the wooded edge on the southern side. The flanking woodland edges to the valley create the feel of a wide corridor;
- Somerleyton Brickworks was located in this area close to site occupied by a Boatyard/Marina. This works supplied bricks for Somerleyton Hall and Liverpool Street Station but was closed in 1930s;
- The area is isolated with very little development this strong sense of tranquillity needs to be conserved;
- This is a relatively open, medium scale landscape is divided into three linked areas of estuarine grazing marsh to the north of the River Waveney;
- There are a few 19th century lodge type estate buildings dotted around the perimeter suggesting it was or is part of the Somerleyton Estate; and
- Somerleyton Mill and Engine House to the east of the area form locally prominent skyline elements, being only some of the few man-made horizon features in those areas of open marshland.
- Broad Landscape Sensitivity Study for Renewables and Infrastructure

Landscape Sensitivity Study for Renewables and Infrastructure (July 2012)

This assessment is related to assessing the sensitivity of the landscape specifically in relation to renewable energy within the landscape. Landscape sensitivity is defined as:

“Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of wind energy/field-scale solar PV development.” (July 2012, page 2).

It study covers three broad topics:

- The baseline landscape of the Broads;
- Method for undertaking the landscape sensitivity assessment; and
- Results and observations of the landscape sensitivity assessment.

4. Design Guides

4.1 Introduction

This section identifies the design elements in Lound and Somerleyton which need to be considered when designing and reviewing proposals. These design guides should also be used to inform the policies of the neighbourhood plan. The local pattern of streets and spaces, building styles, materials and ecology should all help to determine the character and identity of a development. Design should not stifle innovation and should recognise that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposals that full account is taken of the local context and that the new design embodies the “sense of place” and also meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help to assess the design quality and appropriateness of the proposed development.

The allocated sites WLP7.12 and WLP7.6 are used to illustrate how the guidelines can be applied.

When assessing each element of the design the assessor should consider how the proposals respond to the existing landscape character identified in section 3.

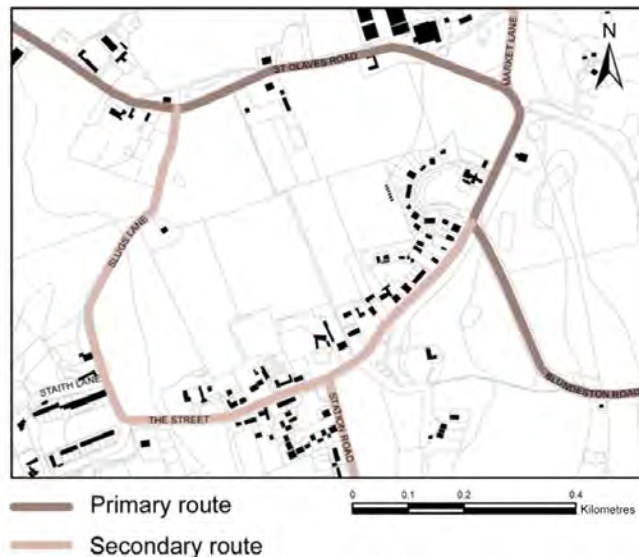


Figure 9 A typical house from the crescent around the village green at Somerleyton

4.1.1 Street pattern and layout

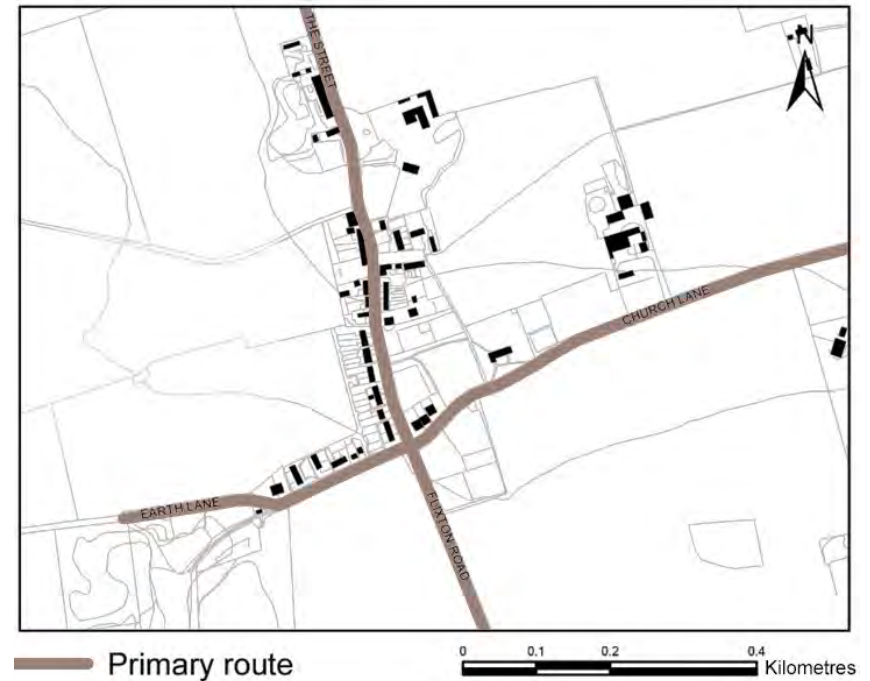
Development in Lound has retained a historic linear layout concentrated along The Street. A small scale and low density road of residential development only a single dwelling deep. This sparsely settled village has limited development on subsidiary roads leading away from The Street to the rural parts of Lound reflecting the intimate character of the village. Historically Lound has developed along The Street as it forms a main route through this part of Suffolk.

Somerleyton has formed in a similar manner with linear development focused along The Street close to Somerleyton Hall originally housing workers to serve the estate. The village has spread from the edge of the estate to the marina as ribbon development typically a single dwelling deep. Occasionally small clusters of residential development are evident set back from the main road typically as cul-de-sacs with little interconnecting pedestrian or cyclist routes between them.



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Figure 10 Hierarchy of routes through Somerleyton



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Figure 11 Hierarchy of routes through Lound

Design Principles

- New development proposals should be responsive to the historic linear layout of the village as well as the larger plot widths, proportions, low density, building lines and positions within the plots;
- New development should complement the sparsely settled character of both villages;
- Development proposals in or adjacent to the Conservation Area (Somerleyton only) and Listed Buildings should consider the setting and context within which the application site is set; whilst clearly demonstrating that the proposals complement the local character and these design principles;

- New development proposals should include off street parking provision;
- Future development should reflect the current mix of housing. Proposals should therefore be of various housing types, layout and sizes;

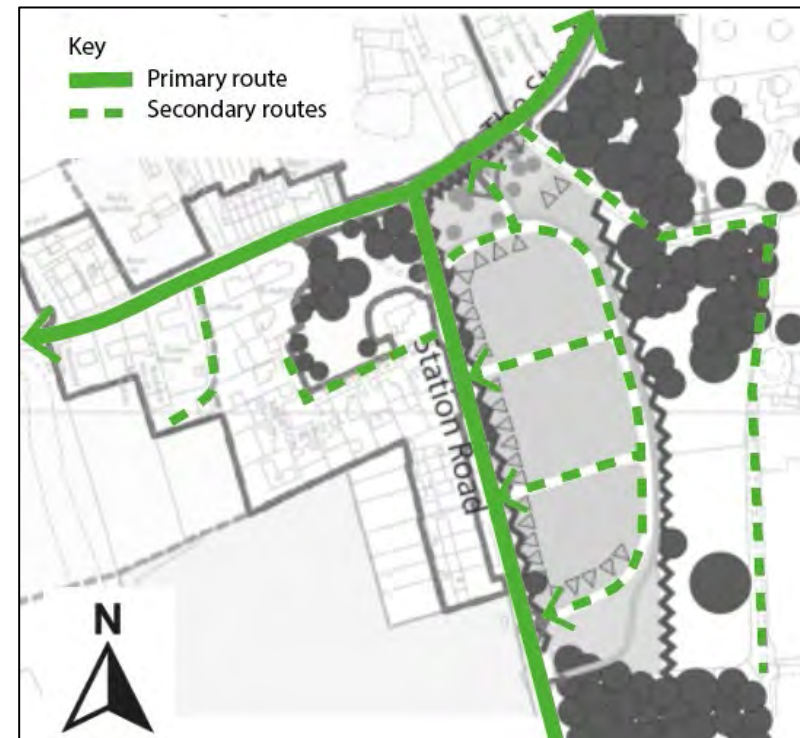


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Figure 12 Proposed hierarchy of routes in Lound

- New development should contribute to the character of village in the street design and enhance its distinctive qualities and sense of place;
- New development needs to contain housing types which attract first time buyers and young families whilst reflecting the character and style of the villages;
- New development should conserve and enhance the historic qualities of both villages; and

- Streets should tend to be linear with gentle meandering routes to provide interest and evolving views.



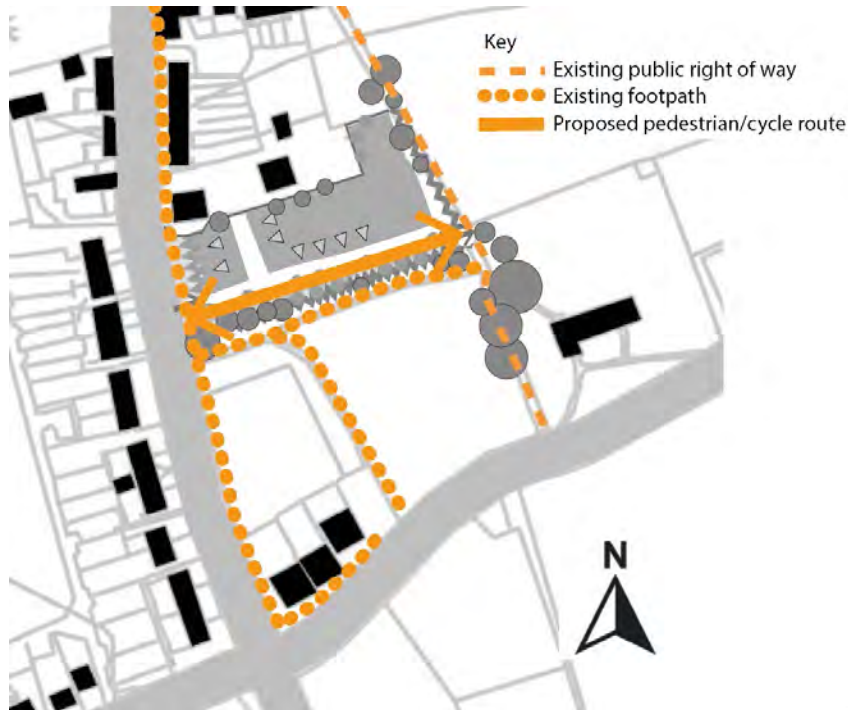
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Figure 13 Proposed hierarchy of routes in Somerleyton

4.1.2 Connectivity

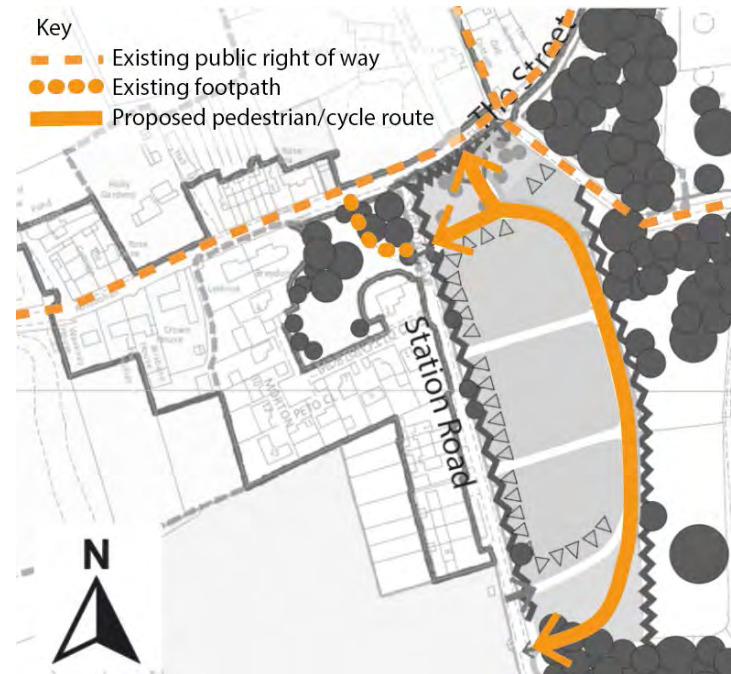
Both Lound and Somerleyton are served by primary routes passing through the centre of each village. These central roads have a series of smaller secondary routes forming a network of narrow lanes providing access to the rural parts of the neighbourhood area and wider countryside. These roads connect to A143 and A47 connecting the villages with Great Yarmouth and Norwich.

Somerleyton railway station lies on the southern edge of Somerleyton and 2.8 miles from the centre of Lound. Other public transport includes a local bus service which only serves Lound. Access to Somerleyton can also be gained by boat via the Somerleyton marina on the River Waveney.



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Figure 14 Proposed connectivity in Lound



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Figure 15 Proposed connectivity in Somerleyton

The study area contains a network of public rights of way (PROW) connecting the villages with the surrounding countryside. The PROW network in Somerleyton link Somerleyton Park with the rural parts of the study area with the village and extending to the banks of the River Waveney.

Design Principles:

- New public rights of way should connect to existing routes to improve the existing network with the overall aim of improving the connectivity throughout the neighbourhood area;
- New development of more than five units should provide safe attractive and well landscaped pedestrian routes to local facilities and public transport links;

- Better access to the rear of properties off The Street in Lound. Currently this is achieved via an undesignated track off Earth Lane. Future development needs to consider the value of assisting with the adoption of this route;
- In Lound the public footpath leads east from Blacksmith's Loke where it splits and heads east to Hopton-on –Sea or south towards Church of St John the Baptist on Church Lane should be retained and enhanced in future development;
- New developments should create attractive pedestrian connections between neighbouring streets, recreational spaces and local facilities. These routes should connect to the existing network of PROW and where possible be located on dedicated routes away from vehicular traffic;
- The use of appropriate materials and attractive landscaping will encourage walking and cycling along new routes;
- New pedestrian routes should have natural surveillance and be overlooked by neighbouring properties;
- The design should consider the 'desire lines', which are usually the most direct route and be integrated into the wider scheme. Cycling routes should be integrated with vehicles on lower speed streets (below 30mph);
- New development in Somerleyton should maintain and enhance access to the River Waveney Special Area;
- Both villages would benefit from an improved network of designating public rights of way increasing access to the countryside; and



4.1.3 Green space and public realm

A large village green provides the majority of the public open space at Lound. The Church of St John the Baptist informs the setting to the green and complements the rural character and informing the sense of place. Allotments and a bowls green are a short distance from the village green creating a hub of community facilities for local residents or the local community. At the northern end of the village The Mardle offers a tranquil space to the ponds which forms an important and distinctive part of the village's character. The majority of properties have deep front gardens and large rear gardens with few trees. Trees within gardens or along The Street allow the buildings and hedgerows to define the space along The Street. Public realm is limited to small pockets through the village connected on the eastern side of The Street by a footpath.

Somerleyton has a village green which hosts community and school events and plays a pivotal role locally. The green is surrounded by a crescent of overlooking residential properties with the local school on the northern boundary of the village green. Opposite the village green lies the western boundary of the parkland estate to Somerleyton Hall. The historic registered park and garden informs the rural estate character of the village and plays a wider role in attracting visitors to the area. Somerleyton also contains a large number of allotments, a bowls green, river and recreation ground providing a wide range of community facilities. The village has a large amount of tree and woodland cover in addition to parkland trees within the Somerleyton estate. Both villages have a high level of tidiness and convey an appearance of well-kept and well cared for villages. This reflects positively in the sense of place and forms an important part of the welcoming new visitors and residents.

Design principles

- Existing trees in public and private spaces should be retained as far possible;
- Arboriculture assessments should accompany all applications affecting existing trees, as they are significant contributors to the character of both villages;
- Proposed materials for new areas of public realm need to be informed by local precedent to enhance the existing qualities and character of the villages;
- Lound would benefit from more tree planting within its street;

- New development proposals should include well landscaped frontages including front gardens;



Figure 16 Important views in Lound and Somerleyton

- New development should provide sufficient open space appropriate to the location and size of the dwelling, preferably through including front and rear gardens which incorporate trees to enhance the character of each village.
- Areas of informal open space such as incidental green space and grass verges should be retained and enhanced in new development proposals.

- Materials used in the public realm should be of high quality and respond to the existing local vernacular;
- New development in either village should not normally result in the loss of existing trees or tree groups. Proposed trees should be incorporated into new development especially where trees have been lost or removed;
- Adjacent to the community centre is the village green which hosts numerous community events. The church grounds, neighbouring allotments and bowls grounds all contribute to the available green space in Lound. The area opposite The Green is a valuable area of green space within the village. These are all protected by policy WLP8.23 Protection of Open Space;
- All new public open space should be located in accessible places and be well connected to existing open space by pedestrian and cycle routes;
- Both villages attain high levels of maintenance in their open spaces and this reflects positively in the character of the villages. Future development should obtain a similarly high standard of maintenance for areas of planting and public realm. Management plans should form an integral part of any successful application; and
- Sports and recreational fields on Station Road at Somerleyton provide an important function and should be retained and enhanced.

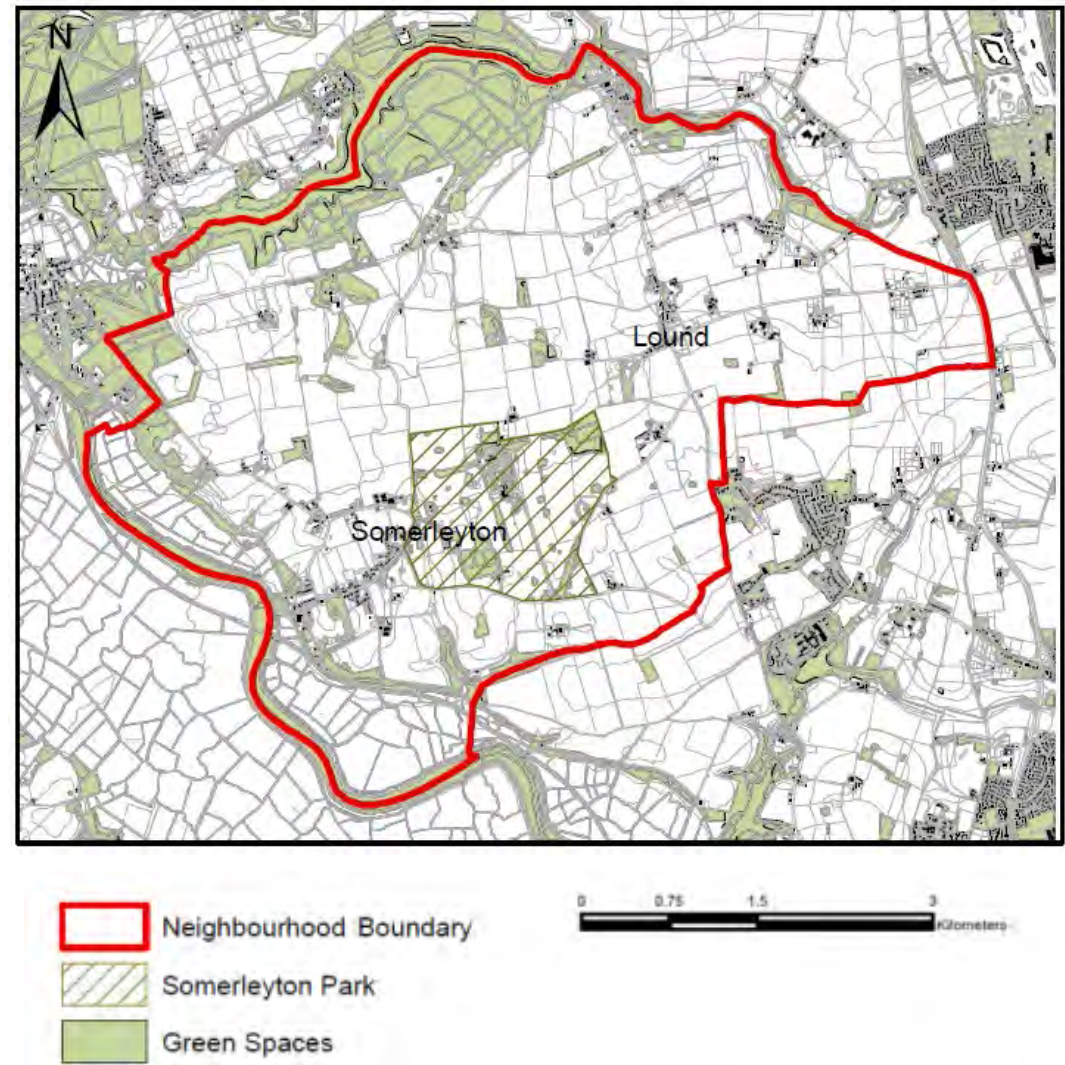


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Figure 17 Green Space in the neighbourhood area

4.1.4 Gateways and landmark features

In Lound, the junction of Flixton Road and Church Lane forms a subtle entry point into the village with a wide grass verge and embankment. Entering Lound from the north, the Mardle creates a gateway feature which depicts a picturesque setting. Mature trees cover the road and create an enclosed intimate character enhancing the sense of arrival. The Church of St John the Baptist is a landmark building with its round tower being visible from several locations around the village including from the village green.

In Somerleyton, white painted picket fencing opposite Somerleyton Farms on the St Olaves Road mark the gateway into Somerleyton and create a sense of arrival. Other landmarks include The Hovercraft Column which forms a vista at the junction of Blunderston Road and The Street. The boundary wall and gate house to Somerleyton Hall estate creates a notable punctuation on the route along Blunderston Road creating a waypoint for visitors notifying them of their arrival at Somerleyton.

Design Principles

- Gateways should act as visual guide and make the place recognisable and unique;
- Proposed gateway buildings and landmarks should reflect the local character and not detract from existing gateways and landmarks in either village;
- Besides building elements acting as landmarks and gateways, high quality landscaping features could be considered appropriate to fulfil the same role; and
- Proposals should be designed to respond to view corridors and reinforce existing views of local landmarks.

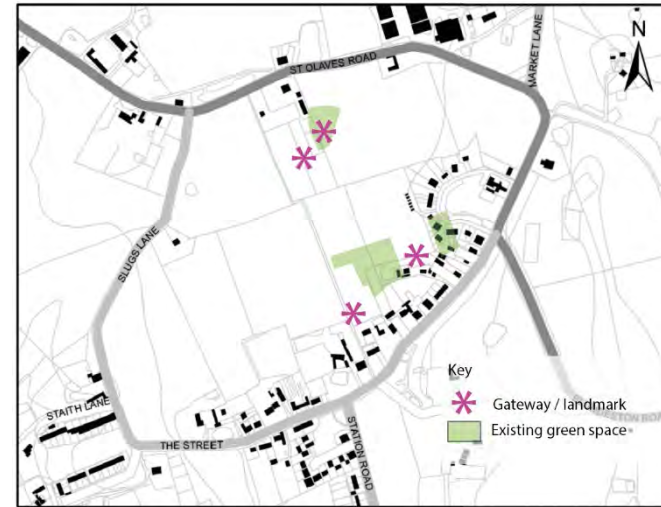


Figure 18 Somerleyton Gateways and Landmarks

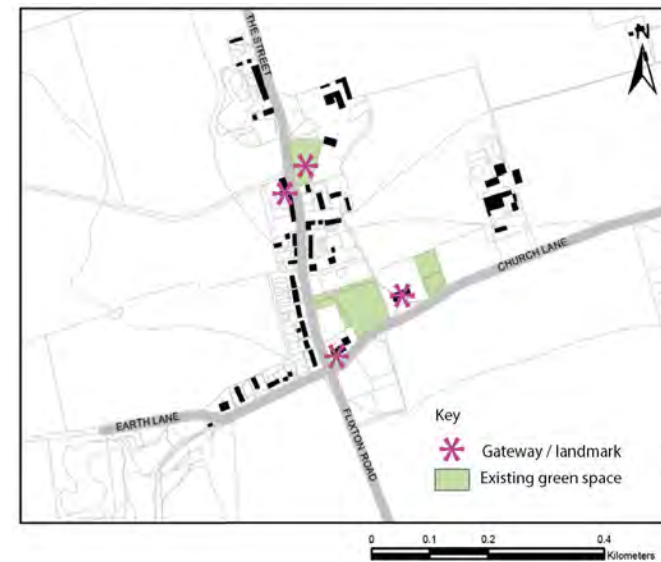


Figure 19 Lound Gateways and Landmarks

4.1.5 Land use

Both villages have predominantly agricultural land uses with a small proportion of other land uses. Within the villages the landuses are mainly residential, with some commercial, community and religious uses. The small number of facilities reflects the size of the villages and is consistent with their remote rural characteristics.

Lound contains a public house, café, village hall, nursing home (at Lound Hall) village green, village pond (the Mardle), a garden nursery, allotments and bowls green. The historic large fresh water lakes and pump stations, north of the village, provide water purification and filtrations services and are still in use. This area is also designated as a Local Wildlife Site.

Somerleyton contains a number of community facilities including a school, allotments, a village hall and community sports fields on Station Road. A marina and a Public House provide commercial enterprises for Somerleyton. A number of facilities such as the village hall and the former garage site provide potential opportunities for investment and regeneration in the village. The former post office has been converted into a private residence and bicycle hire / repair shop.

Design principles

- New development should be predominantly residential;
- Proposals likely to have impacts on areas covered by The Broads Plan need to be assessed against documents specified in section 3 of these Design Codes covering the policy, character and sensitivity of the landscape in The Broads;
- The village hall at Somerleyton could be refurbished or replaced;
- Somerleyton would benefit from a Café, village shop and/or a post office;
- Proposed facilities and enterprises should complement the existing facilities of each village; and
- Development proposals in the valley of the River Waveney should be reviewed against flood zones in the area and flood risks addressed where necessary.



Figure 20 Landuses within Lound and Somerleyton

4.1.6 Boundary treatments

Boundary treatments in both villages strongly contribute to the rural character and setting of the villages. A wide range of materials contribute to the variety of styles and the high quality of the boundary treatments reinforces their unique characters.

In Lound there are many examples of low brick walls often with black painted railings and various types of hedgerows as boundary treatments. Occasionally gates and fences with bespoke colour palettes punctuate the street scene of Lound and at to its individual distinctiveness. Gappy hedgerows defined boundaries and in some instances there are no boundary treatments at all.

Somerleyton Hall is part of Somerleyton estate which forms a large part of the neighbourhood area and its western boundary lies opposite the village green. Estate railings delineating the extent of the large historic parkland and enhance the estate character of Somerleyton. Feature brick walls form important elements of the local character with the most distinctive walls being the two red brick walls along The Street. One wall lies north and one lies south of the junction with Blundeston Road forming a defining feature and creating a sense of enclosure in the landscape. Painted black metal railings to front gardens are also typical. Hedgerows, timber bollards and long brick walls form important elements throughout both villages.

Design principles

- New development should use boundary treatments which are common or complementary to the street and enhance the estate character of the village;
- The materials proposed for new boundary treatments should be high quality, respond to the character of the buildings in the area and have a strong attention to architectural detailing;
- Modern materials that complement the street scene may be appropriate where they enhance the local character;
- Boundary treatments should reinforce the continuity of the building line along a street;
- Timber bollards used to prevent parking on grass verges, where required; and
- Proposed street furniture needs to enhance the character and complement the existing historic street furniture including the lighting, seating and signage.



Figure 21 Boundary treatments within Lound and Somerleyton

The boundary treatments in the photos above: evergreen hedgerow, timber bollards, estate railing, feature wall, low red brick wall and metal railing, Low wall railing and hedgerow, picket fence and occasionally no boundary feature.

4.1.7 Built form

In Lound the majority of houses are two storey with some single storey properties at Earth Lane providing a range of housing types. Terraced housing with short front gardens create an intimate enclosed character of the northern part of The Street. Along the northern parts of The Street smaller historic buildings are more refined with architectural detailing and quality materials evident in many of the buildings. Continuous roof lines and chimney stacks with multiple pots form defining features of the roofscape. Multiple examples of porches closely reflect the style of the host building in the architecture and use of materials enhancing local distinctiveness.

Lound contains a mixture of building types constructed by public sector and private sector house builders. The houses on The Street opposite the entrance to village green were built by the local council and are larger buildings, on larger plots and have a lower density than other developments in Lound. The architectural style is of hipped roofs with interlocking concrete tiles and a range of facade treatments typically brick and occasionally painted render. Double and single glazed uPVC windows punctuate the facades and reflect the a standard plate of materials and architectural detailing prevalent in the public section.



Figure 22 Roof features and materials in Lound



Figure 23 Examples of roof features from both villages

A number of houses share similar features within the village of Lound include similar, roof pitches with varying ridgelines. Common features include the use of painted render and red brick facades with timber framed windows and timber front doors.

The houses in Somerleyton which form a crescent surrounding The Green are a prominent feature of the village. These houses were originally built by Morton Peto as a philanthropic enterprise to provide housing for the estate workers. The style is therefore not typical of Somerleyton nor does it define the character of Somerleyton. They were built in the mid 1800's as a Model Village, and were

deliberately designed to look older than they are. The styles add to the mosaic of house types and architectural styles within the village.



Figure 24 Fenestration at Lound

Typical architectural roof features include slate, black glazed and red pantile hipped roofs with gable parapets. Gabled dormers and decorative painted bargeboards are evident in the older parts of the village. At The Green and along The Street there are buildings with thatched roofs with ornamental ridges and eyebrow dormers. Clay and concrete pantiles are used more widely throughout the village in more modern developments. Ornate chimney stacks with multiple square flues and terracotta pots enhance the character of Somerleyton similar to Edwardian or arts and crafts properties.

Facades are brick (occasionally whitewashed), cobble and painted timber cladding (sometimes half-timbering) with greater varieties evident in the rural farmsteads. Yellow and white brick dressing can be seen in Widows Cottages which are still estate cottages, as well as casement and vertical sash timber windows with

multiple panes with lead lattice. Painted Wooden front doors and frames with gabled timber porches enhance the character of this street and provide a high standard of architectural detailing.



Figure 25 Examples of residential architecture in both villages

Somerleyton building heights are also a maximum of two storeys. The roofscape varies as many houses are detached and designed in a range of styles. Similarities throughout the village do exist between the various architectural styles with roof lines dominated by large chimney stacks and many examples of dormer windows although individual buildings executed slightly differently in the detailing and use of materials. A variety of roof materials including thatched and clay often on high pitched roofs are present on buildings throughout Somerleyton.

Both villages have an open feel as larger front gardens, set back property lines and a lower density of development provide a more rural character. Houses emphasise the winding roads and is typical of local Suffolk villages. A range of styles and plots sizes creates a mosaic of residential built form contributing to both villages' sense of rural character.

Within the rural parts of the neighbourhood area farmsteads and agricultural buildings associate with both villages congregate in small clusters along rural roads. These buildings are typically lower density and larger in size and form.



Figure 26 Somerleyton roofscape features

Design principles

- Properties should be clustered in small groups showing a variety of types. The groupings should show a mixture of terraced, semidetached and detached properties. Repeating the same house type along the entirety of a single street should be avoided;
- Building proposals should retain the pattern of the built form parallel to the road, and front garden with traditional boundary treatments should reflect the character of the host village;
- The existing character must be appreciated. Architectural design should enhance local character and the rural setting but should not stifle innovation;
- The size and density of future development should safeguard the remote, tranquil and rural characteristic of both villages;
- Building should allow for glimpses of the surrounding countryside;
- Building heights should be limited to two and a half storeys unless through assessment it can be demonstrated that taller buildings will enhance the local character. Any identified impacts to the setting or neighbouring buildings should be mitigated;
- Applications should provide contextual studies and precedent for new development in and around the conservation area of Somerleyton;
- Solar panels and roof mounted services should be located in discrete locations preferably not on the street facing façade of the building;
- Dormers should not be out of proportion with the original building. Materials and architectural detailing should respond to the type and scale of the host building;
- Redevelopment of rear plot development or infill development should be avoided where possible;
- For developments over 5 units a diversity of frontage, scale and form of development will be the best way to creating a well-integrated development which fits into the existing urban fabric and compliments the existing character of each village;
- Proposed lighting schemes should not cause unacceptable levels of light pollution particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed. The impacts of proposed lighting on sensitive wildlife receptors should also be considered;
- The conversion of front gardens to driveways should be discouraged;
- Good design should include adequate off street parking which does not dominate the front of the dwelling but is complimented by ample planted front garden space;
- The location of bin storage and the parking of bicycles should be well considered as part of the design and be located in convenient but discrete locations; and
- Car parking should be located outside of shared surfaced areas, junctions and access points to private driveways. This will create more legible and safer streetscenes.

4.1.8 Views

In Lound houses on raised embankments either side of the street briefly frame views down through the centre of the village. The meandering layout of the road soon prevents views to the furthest parts of the village but does add to the character of the village through a series of sequential views. A number of landscape views across rural parts of Lound for example from Back Lane and from public rights of way in the open countryside afford views of Lound's rural parts.

Views of the round tower of the Church of St John the Baptist can be seen from the village green and neighbouring public right of way. The tower is visible from numerous locations along The Street in gaps between existing buildings.

In Somerleyton there are no views of the Hall from the wider landscape outside the parkland, although gate houses, lodges and an estate church are visible and form distinctive features along Blundeston Road and The Street. Houses along The Street emphasise the winding roads which provide a slow reveal of a sequence of views through the villages and is typical of local Suffolk villages.

On the approach to Somerleyton on both Blundeston Road and Market Lane focused views are created by the walled boundary and parkland trees of the Somerleyton estate. Similarly, to Lound views in Somerleyton are possible from a public right of way off the Street which affords views of the rear of properties to The Street.

Design principles

- In Lound views of the Church of St John the Baptist for example from The Street and the adjacent village green should be conserved;
- Retain views into the village from Blundeston Road and Market Lane at Somerleyton and of the tower to the Church of St John the Baptist at Lound;
- Visual assessments should be included as part of any application and consider the impacts of the proposals on views and suitable mitigation methods should be proposed where necessary;
- Views from the open marshes to the carr woodlands which line the River Waveney form a distinctive element of the local skyline. Similarly, across the Broads all proposals within the Broads Executive Area identified in the Broads Plan and areas within its setting, need to be assessed to identified the impacts on the views in to and out of the Broads;

- Intervisibility with the surrounding rural landscape should be taken into consideration in future development proposals; and
- New development should retain and enhance the views identified in the character appraisal.



Figure 27 Elements which form important visual features in Lound and Somerleyton

4.1.9 Design Guide checklist

Design Element	Description
Street Layout	Do the development proposals respect and respond to the linear pattern of the built environment in the village?
Open Space and Public Realm	Do the development proposals contribute to the quality and provision of open space and public realm in the village?
Gateways and Access features	Do the development proposals retain and emphasise identified important views and gateways?
Pattern and building layout	Do the development proposals use boundary treatments which are common or complementary to the street and reinforce the continuity of the building line?
Buildings and boundary treatments	Do the development proposals respond to the context of the built environment with regards to the height, structure and complexity of the roofline?
Buildings heights and roof lines	Do the development proposals complement historic materials and architectural detail?
Connectivity	Do the development proposals respect and respond to the linear pattern of the built environment in the village?
Architecture, materials and surface treatments	Do the development proposals contribute to the quality and provision of open space and public realm in the villages?

4.2 Opportunities for positive change

The Design Guidelines offer the best method for achieving appropriate future development in Lound and Somerleyton. This evolution is supported by the section on historical development, which describes how the structure and character of the area have an important influence on future development. This provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Lound with Ashby Herringfleet and Somerleyton Neighbourhood Plan.

4.2.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced in new development within Lound and Somerleyton. These relate to:

- The settlement is small and building cover is sparse so future development densities should reflect this;
- Public access is extensive through the countryside;
- The sense of tranquillity and wildness is integral to the distinctiveness of the area and should be retained through appropriate scale and massing of development;
- Ancient broadleaved woodland and parkland wood pasture are prevalent locally;
- Landform is flat with few noticeable undulations;
- Proposed drainage features should contribute to the character of Lound;
- Remnant parkland and historical features in neighbouring settlements contribute to the character of both villages, therefore materials and boundary treatments should reflect these characteristics; and
- The churches in both villages and Somerleyton Hall form important historic references within the villages.

4.2.2 Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to:

- Poor car parking provision leading to a lot of on street parking;
- Access in both villages to the public rights of way from The Street are limited;

-
- Public transport links to Lowestoft and Norwich;
 - Use of existing character to inform design creating a mosaic of development;
and
 - Amenities and facilities reflect the size of the villages but could be improved.

4.3 What to consider when assessing applications

Sub-sections below state a general design principle followed by a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution. The following issues need to be considered when assessing the suitability of applications:

4.3.1 Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building?

4.3.2 Relate well to local topography and landscape features, including prominent ridge lines and long distance views.

- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal maintain or enhance the identified views?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal effect on the character of a rural location?
- How are long distance views incorporated in the design?

4.3.3 Reinforce or enhance the established village character of streets, squares and other spaces.

- Does the proposal maintain the character of dwelling clusters originating from the main road?
- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

4.3.4 Reflect, respect and reinforce local architecture and historic distinctiveness.

- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

4.3.5 Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exists on the site?

4.3.6 Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale and height of the proposal appropriate to the area?
- Should the adjacent scale be reflected?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Would a taller development improve the scale of the overall area?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?

4.3.7 Adopt appropriate materials and details.

- What is the distinctive or typical material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

4.3.8 Integrate with existing paths, streets, circulation networks and patterns of activity.

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

4.3.9 Provide adequate open space for the development in terms of both quantity and quality.

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

4.3.10 Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

4.3.11 Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

4.3.12 Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

4.3.13 Use of energy efficient technologies.

- Use of energy saving/efficient technologies should be encouraged
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc), these should be integrally designed to complement the building and not as bolt-ons after construction.
- For standalone elements (e.g. external bin areas, cycle storage, etc) materials and treatment should be of equal quality, durability and appearance as for the main building.

4.3.14 Applying innovative design and using modern materials

- Has the design process allowed for the consideration of contemporary design, where appropriate?
- Are there modern materials which could be used to improve the sustainability or design merit of the development?

5. Concept Masterplan - Lound Site

5.1 Introduction

This section analysis the character and existing built form of Lound identifying distinctive features which need to be reflected in future development, specifically in reference to the site WLP7.12, identified in figure 4.

5.2 Opportunities and Constraints

5.2.1 Design Opportunities

- Access could be served off The Street;
- The southern boundary will require additional planting to filter and/or screen views from the village green (at the Millennium Green);
- Development should follow the existing built form and densities to reflect the historic character of the village;
- 53msq of open space per dwelling for development less 30 units (Open Space SPD, January 2012);
- Potential to create new pedestrian and cycle link along the southern edge of the site linking to the existing public right of way along the western boundary with The Street;
- Existing boundary features along the southern and western boundaries including hedgerows and trees should be retained;
- Public open space should be located at the front of the development;
- Landscape design will form an integral part of the site proposals. Linking existing and proposed vegetation, specifically reinforcing the northern boundary with the neighbouring properties;
- Identify opportunities to increase tourism and leisure business in the village;
- Use of sustainable urban drainage systems where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and

- Part of the package of proposed development should include improvements to the local bus service and public rights of way. This could include improving connections to Somerleyton railway station.

5.2.2 Design Constraints

- Water pipe (easement 3 metres each side);
- Foul sewer pipe (easement 3 metres each side);
- Overhead telephone cables to entrance;
- The setting of Grade II listed Church of St John the Baptist has been identified as could be effect if the development is not sympathetic; and
- Bus services to Norwich and the surrounding settlements are limited and Lound would benefit from improvements to the service.

5.2.3 Local amenities

The Site benefits from the following existing amenities:

- Bus services to Norwich;
- The Maid (public house);
- The Mardle Coffee Shop;
- Bowls club;
- Allotments;
- Church St John the Baptist;
- Village Hall;
- Village Green;
- Train station is Somerleyton 3.3 miles west of Lound; and
- Post office services are provided in the form of a pop up post office in Somerleyton.



Figure 28 Lound - Opportunities and Constraints Plan (WPL7.12)

5.3 Concept Masterplan WPL7.12

Future development at the site north of The Street, Lound allocation WLP 7.12 would need to consider the following information in addition to this concept masterplan:

- The Design Guidelines (section 4 of this document)
- The Site Analysis (section 5 of this document)
- The details of Policy WLP7.12 in Waveney Local Plan, 2019
- Detailed site survey
- Arboricultural survey
- Ground investigations
- Ecological surveys
- Existing under-ground utility survey

5.3.1 Design Features

The design of the site in figure 29 includes the following design features:

- Access to the public footpath east of the site can be gained from the Street along a proposed route at the southern boundary;
- Creation of a green corridor along the southern boundary;
- Access can be gained off The Street;
- Tree and hedgerow planting to the southern boundary is used to filter views from the neighbouring village green;
- Car parking should be allocated on plot;
- The existing hedgerow to the eastern boundary should be retained and enhanced to maintain clear delineation of the new development from the existing PRoW;
- The western boundary contains mitigation planting as views from the existing properties opposite on The Street look directly into the site;

- Set back development from the western boundary allows development to avoid existing overhead cabling and sewer. The landscape design creates a sympathetic design to the entrance of the new development;
- A wildlife corridor has been shown with a new pedestrian and cycle link along the southern edge of the site. Well landscaped to create a green link to the existing public right of way and countryside edge;
- The green link on the southern part of the site will allow buildings to be set back from the southern boundary with the village green;
- Built form will relate closely to the existing houses north of the site;
- Development is offset from the existing water main with the new pedestrian and cycle link located above this feature;
- Typologies should vary to complement the existing range of styles in Lound;
- Additional tree planting to the southern boundary filters views from the village green opposite;
- Development avoids the existing foul sewer and contributes to the site open space;
- Offsets and easements from utilities are only indicative and the design is an illustration of a concept as exact locations of existing utilities and features are unknown. This design is subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.



Figure 29 Lound Concept Masterplan (WPL7.12)

6. Concept Masterplan - Somerleyton Sites

6.1 Introduction

This section analysis the character and existing built form of Somerleyton identifying distinctive features which need to be reflected in future development, specifically the sites WLP7.7 and WLP7.6, identified in figure 5.

6.2 Site Analysis - WLP7.5

A number of design opportunities and constraints have been identified for the site WLP7.5 in Somerleyton.

6.2.1 Design Opportunities

- Access could be served off The Street;
- The Site is relatively flat;
- Existing mature hedgerows and trees to the northern boundary and southern boundaries should be retained;
- Development should follow the existing built form and densities to reflect the historic character of the village;
- Potential to provide pedestrian and cycle links between The Street and the allotments as well as existing public rights of way;
- Open space should be located within the development to allow the proposed building to be consistent with the existing frontages on The Street; and
- Ensure the western and southern boundaries are sympathetic to the neighbouring houses and landscape.
- Use of sustainable urban drainage systems should be included where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and

- Part of the package of proposed development should include improvements to the local public rights of way. This could include improving pedestrian connections to the railway station.

6.2.2 Design Constraints

- Development at this site could have a negative effect on the local amenity such as on neighbouring properties and facilities. For example, the allotments and the existing properties between the site and The Street are bungalows and will have the potential to be over looked by two storey dwellings;
- Potential contamination from existing large oil/petrol tankers on site;
- Unknown extent or location of underground utilities; and
- The setting of Grade II listed The Rosary south of the Site.

6.2.3 Local amenities

6.2.3.1 The Sites benefit from the following amenities:

- Somerleyton Railway Station 1km from the village green;
- Post office is the pop up post office;
- Bus services to Norwich;
- Dukes Head Somerleyton (PH)
- Somerleyton Marina
- Church of Saint Mary;
- Community Hall;
- Bowls club
- Somerleyton Recreation Grounds, Station Road;
- Village Green;
- Somerleyton Hall and Somerleyton Park & Gardens;
- Somerleyton County Primary School;

6.3 Concept Masterplan - WLP 7.5

6.3.1 Design Features

The concept masterplan of the site WLP7.5, shown in figure 31, includes the following design features:

- Access off The Street;
- A wildlife corridor has been shown with a new pedestrian link along the western edge of the site. Well landscaped to create a green link to the allotments north of the site;
- Development nearest The Street to follow the building line of the properties to the east and west;
- Existing mature tree and hedgerow boundaries to the western and northern boundaries to screen views from the neighbouring allotments;
- Car parking should be allocated on plot;
- The existing trees and hedgerows within the site may need removing to fully realise the site;
- The landscape design creates a sympathetic design to the entrance of the new development;
- Built form will relate closely to the existing houses south and east of the site;
- The site will require decontamination ;
- Typologies should vary to complement the existing range of styles in Somerleyton;
- No existing utilities and features are shown as these were unknown. This design is therefore subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.



Figure 31 Somerleyton - Concept Masterplan (WLP7.5).

6.4 Site Analysis - WLP7.6

A number of design opportunities and constraints have been identified for the site WLP7.6 in Somerleyton, see below for more details:

6.4.1 Design Opportunities

- Existing mature vegetation along eastern and western boundaries need to be retained and enhanced;
- The existing woodland along the southern boundary should be retained;
- The site is relatively flat which will benefit development;
- Access could be served off The Street and/or Station Road;
- Potential to provide dedicated pedestrian and cycle links between The Street, the existing public right of way adjacent and Station Road (for users of the railway station);
- Potential link to pedestrian routes in the public open space west of the site;
- Public open space should be provided to the front to allow the built form to be set back. Some open space should also be located in the south opposite the existing woodland;
- Links would be made with Somerleyton Recreation Ground could be made opposite the western boundary of the site along Station Road;
- Use of sustainable urban drainage systems should be included where appropriate;
- Use of sustainable energy sources such as solar panels should be included where appropriate; and
- Part of the package of proposed development should include improvements to the local bus service and public rights of way. This could include improving pedestrian connections to the railway station.

6.4.2 Design Constraints

- Overhead power lines to station Road;
- Views from existing properties on Station Road;

- Somerleyton Conservation Area; and
- A proposed pedestrian and cycle link connect the PROW at the northern edge of the site to the southern edge of the site link with a dedicated route to the railway station through the site.



Figure 32 Somerleyton - Opportunities and Constraints Plan (WPL7.6)

6.5 Concept Masterplan WLP 7.6

The concept masterplan for WLP 7.6 includes the following design features:

- Access to the public footpath east of the site can be gained from the Street along a proposed route at the southern boundary;
- Creation of a green corridor along the southern boundary;
- Potential access points include a primary access point served off The Street with a potential secondary access served off Station Road;
- Development needs to follow the massing of built form to the west. To the east the fields and rural countryside need to be sensitively addressed by the built form;
- The frontages of the buildings need to relate positively to The Street and Station Road without comprising the character along the eastern boundary of the site;
- Natural surveillance of the public open space in the southern part of the site will be created by properties facing onto the space and creating active frontages;
- Open space to the front of the development is set back from The Street to create a positively green frontage to the development. This allows the built form to positively relate to the existing houses along Morton Peto Close;
- This site is adjacent to a mature woodland group beyond the eastern boundary along The Street and beyond the southern boundary. Development opposite the woodland to the south needs to have a positive relationship with the woodland and the design incorporates open space to reflect this sensitive approach to the design;
- The retention and enhancement of the existing boundary features are crucial to the success of this site. Mature hedgerows follow the north east and western boundaries. Their inclusion within the design provides ecological and wildlife benefits as mature vegetation contains established habitats and feeding routes;
- Car parking should be allocated on plot;
- A wildlife corridor has been shown with a new pedestrian and cycle link along the eastern edge of the site. This well landscaped feature creates a green link

to the existing public right of way opposite The Street as assist in linking with the railway station at the end of Station Road and the recreation ground opposite;

- The new pedestrian cycle link will connect to the Somerleyton Recreation Ground on Station Road. This will allow numerous existing community and recreational facilities in Somerleyton to be linked via a series of open spaces;
- Typologies should vary to complement the existing range of styles in Somerleyton;
- Additional tree planting to the western boundary filters views from the village green opposite;
- Offsets and easements from utilities are only indicative and the design is an illustration of a concept as exact locations of existing utilities and features are unknown. This design is subject to detailed information regarding the position and extents of existing utilities and underground service; and
- Existing vegetation is shown indicatively.



Figure 33 Somerleyton - Concept Masterplan (WLP7.6)

7. Next steps and sources of further information

This report is intended to provide evidence to support the development of policies with respect to the design of future development within the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan. This section sets out some further actions that the group should consider.

- Good Design in Neighbourhood Planning:
<https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Establishing a Neighbourhood Forum
- Housing Needs Assessment (HNA)
- Site Options and Assessment
- Masterplanning
- Design including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Evidence Base and Policy Development
- Plan Health Check Review

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <https://neighbourhoodplanning.org/about/grant-funding/>.

7.1.1 Embed guidelines into draft neighbourhood plan

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

7.1.2 Engage with the council

The inputs from the District Councils, including the Broads Authority, regarding policy and development management specialists would be invaluable in advance of formal consultation and submission. A Steering Group should consider how our recommendations can be transposed into policy through discussions with the District Council and use of the best practice guidance from Locality to prepare draft policies for consultation. A starting point would be Locality's 'Writing Planning Policies' guidance which sets guidance on how different planning policies are designed to achieve different things.

7.1.3 Ensure guides used in site development and application process

Ensure that applicants use the Design Guidelines and that the checklist in section 5 should be used to check this. Evidence should be provided where deviations from the Design Guides are proposed.

8. References

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Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Basic Conditions Statement

1 Introduction

1.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38 A of the Planning and Compulsory Purchase Act 2004, requires Neighbourhood Plans to comply with a set of 'Basic Conditions', which refer, in particular, to how the Plan complies with former European, National and Local Planning Policy.

1.2 The Basic Conditions state that a Neighbourhood Plan should be made:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order or (neighbourhood plan) contributes to the achievement of sustainable development,
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the order does not breach, and is otherwise compatible with, former EU obligations, and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.3 Section 3 of this chapter identifies how the Neighbourhood Plan is considered to be in compliance with European, National and Local Plan policy and provides sustainable policies.

2 Legislative Background and Requirements

- 2.1 The Lound with Ashby, Herringfleet and Somerleyton Submission Neighbourhood Plan is being submitted by a qualifying body, namely Lound with Ashby, Herringfleet and Somerleyton Parish Councils.
- 2.2 The Plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set

out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

- 2.3 The Plan period mirrors that of the East Suffolk Council (Waveney) Local Plan. That period is from the Plan being made 2014 to 2036.
- 2.4 The Neighbourhood Plan proposal does not deal with County matters (mineral extraction and waste disposal), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area.

3 Compliance with Basic Conditions

3.1 National Planning Policy Framework 2019

- 3.1.1 Basic condition 1 requires that: *“having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order”*. In other words, the Neighbourhood Plan should comply with national planning policy.
- 3.1.2 The following Table 1 sets down how each policy contained within the Neighbourhood Plan reflects and has taken into account the national planning policy contained within the National Planning Policy Framework 2019 (NPPF).

Table 1: Neighbourhood Plan policy and relationship to national planning policy.

East Suffolk (Waveney) Local Plan 2019

Policy Number	Policy Title	NPPF Paragraph	Assessment
LAHS 1	Housing Mix	59, 61,77.	Policy LAHS 1 supports the provision of smaller dwellings containing 1 – 2 bedrooms, reflecting the aspirations of local residents. This fully reflects relevant guidance within the NPPF which seeks to ensure that the needs of people with specific housing requirements are met and that size and tenure are adequately provided for. In rural locations the NPPF requires that housing development should be supported that reflects local needs.

LAHS 2	Development of Allocated Sites	124 - 129	Policy LAHS 2 expects developers of allocated sites to fully take into account of the AECOM Design Guidelines. This reflects the design guidance set down within the NPPF which requires that good design is achieved and reflects the characteristics of the locality and involves the use of local design codes or guides.
LAHS 3	Open space in new residential developments.	96, 97, 124, 125, 126, 127	Policy LAHS 3 seeks to ensure that where open space within new development is provided it maintains and enhances the character of the villages as well as providing access to existing footpaths. The NPPF supports this policy by requiring provision of open space in new development and that the design and layout of new development reflects both local aspirations and the defining characteristics of an area in accordance with paragraphs 125 – 127 of the NPPF.
LAHS 4	Design of new residential development.	124 - 132	Policy LAHS 4 requires that new development shall reflect the design and character of existing dwellings. The NPPF encourages Neighbourhood Plans to identify the 'special qualities' of particular areas and how this should be reflected in new development design. Planning policy is also expected to ensure that development is sympathetic to local character, history and setting (para 127).
LAHS 5	Provision of Public Rights of Way	96, 98.	The initial public consultation for the Neighbourhood Plan reflected a strong need to both retain and enhance the existing public footpath network within and adjoining the villages. Policy LAHS 5 seeks to achieve this aim and reflects paragraph 98 of the NPPF which clearly advocates protection and enhancement of public rights of way and access to them.

LAHS 6	Parking provision for new residential developments.	105, 106.	Policy LAHS 6 seeks to ensure that adequate off road parking is provided for new developments so reducing the need for on street parking. The NPPF notes that when setting local parking standards as well as considering the type and mix of development, accessibility, access to public transport and local car ownership levels are taken into account. Paragraph 106 also notes that maximum parking standards should only be set where they can be justified or are for localities well served by public transport. In a rural locality such as the Neighbourhood Plan area there is heavy reliance on the car by local residents and this should be reflected in the provision of car parking.
LAHS 7	Provision of a new Somerleyton village hall and changing room.	92, 96.	Policy LAHS 7 states a specific requirement for provision of a new Somerleyton village hall and changing room. This provision is supported within the East Suffolk Council (Waveney) Local Plan. Paragraph 92 of the NPPF expressly requires planning policy to plan positively for the provision of community facilities and sports venues. LAHS 7 therefore complies with the NPPF.
LAHS 8	Support of local community facilities.	91, 92, 96	Policy LAHS 8 seeks to retain and expand existing local services and facilities. Paragraphs 91, 92 and 96 of the NPPF require planning policy to plan positively for the provision of open space, community facilities and sports venues. LAHS 8 therefore complies with the NPPF.
LAHS 9	Support of local businesses	80 – 84, 112.	Policy LAHS 9 recognises the benefits to the local economy brought by rural tourism and leisure developments and recognises the need to improve high speed broadband and mobile telecommunications in rural locations. These aspirations are supported by the NPPF paragraphs 80 to 84 which requires policies to support economic

			growth and allow specific areas to maximise existing strengths i.e. tourism. The NPPF requires policies to positively and proactively encourage sustainable economic growth, including within rural locations. Paragraph 112 of the NPPF requires planning policy to support the expansion on communication networks and full fibre broadband connections – again policy LAHS 9 reflects this policy.
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Broads Authority Local Plan 2019 – Strategic Policies

Policy No	Policy Title	Assessment
SP1	DCLG/PINS Model Policy	Planning applications that accord with the policies in the development plan will be approved without delay unless material considerations indicate otherwise.
SP2:	Strategic flood risk policy	Development proposals that have an adverse impact on flood risk management will be refused.
SP3	Climate Change	Contribution to climate change arising from developments will be minimised by means of a reduction of greenhouse gas emissions (mitigation.) Proposals will be required to consider how climate change could impact development through its lifetime (adaptation and resilience
SP5	Historic Environment	The historic environment of the Neighbourhood Plan area will be protected and enhanced. Key buildings, structures and features which contribute to the areas character and distinctiveness will be protected from (inappropriate) development or change.
SP6	Biodiversity	Development in the Neighbourhood Plan area which protects the integrity of the natural environment and demonstrates biodiversity gains particularly to habitats and species will be welcomed.
SP7	Landscape Character	Development proposals which conserve the character and appearance of the Neighbourhood Plan area and pay attention to the defining and distinctive qualities will be welcomed.
SP8	Getting to and around the Broads	Improvements to transportation and access to services within the Neighbourhood Plan area, which are

		compatible with sustainability and the special qualities of the area will be welcomed.
SP9	Recreational access around the Broads	Safe recreational access to the settlements and landscape within the Neighbourhood Plan area will be protected and improved.
SP10	A prosperous local economy	Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported.
SP11	Waterside sites	The only waterside site in the neighbourhood Plan area is covered by the Broads Authority policies.
SP12	Sustainable tourism	Sustainable tourism within the Neighbourhood Plan area by the creation of high quality, inclusive, tourism attractions and their related infrastructures will be supported.
SP15	Residential development	<p>A. The Neighbourhood Plan group carefully considered the implication of carrying out a Housing Need survey in the Neighbourhood Plan area. However, when the practical limitations of creating useful statistics in a population where more than 50% of houses are rented this became impractical.</p> <p>B. The mix and type of houses for each proposal is described in LAHS 1</p> <p>C. Project Level Habitat Regulation Assessments will be needed to assess the implication on sensitive European sites. Mitigation measures may be needed</p> <p>D. Spatial strategy. East Suffolk Council will direct development to meet the amount of housing set out in the Neighbourhood Plan area.</p>

3.2 Sustainable Development

3.2.1 A Neighbourhood Plan or order is considered to meet Basic Condition part (d) *if the making of the order contributes to the achievement of sustainable development.*

3.2.2 Paragraph 8 of the NPPF provides three overarching objectives to ensuring sustainable development which include economic, social and environmental objectives. It states:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built*

- environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.2.3 The following Table 2 sets down how each policy contained within the Neighbourhood Plan contributes to sustainable development as defined above.

Table 2 – Sustainable Development

Policy Number	Policy Title	Assessment
LAHS 1	Housing Mix	<p>Policy LAHS 1 supports the social dimension of sustainable development by ensuring that a significant proportion of new dwellings will contain 1 - 2 bedrooms, reflecting the aspirations and needs of local residents.</p> <p>Environmental impact is neutral.</p> <p>Economic effect is neutral.</p>
LAHS 2	Development of allocated sites	<p>Policy LAHS 2 supports the social dimension of sustainable development by ensuring provision of well-designed development, reflecting the needs and aspirations of local residents.</p> <p>Well-designed schemes take into account the impact on both the natural and historic environment. LAHS 2 meets the Environmental impact strand of sustainable development.</p> <p>Economic benefit is neutral.</p>
LAHS 3	Open space in new residential developments.	<p>Policy LAHS 3 meets the social dimension of sustainable development by encouraging the provision of open space to cater for the needs of existing and new local residents and providing access to the local footpath network supporting recreational activity.</p> <p>It meets the environmental dimension by maintaining and enhancing the character of the villages as well as providing access to existing footpaths.</p>

		Economic effect is neutral.
LAHS 4	Design of new residential development.	<p>Policy LAHS 4 seeks to ensure that new development reflects the design and character of existing dwellings thereby meeting the environmental dimension of sustainable development.</p> <p>Social effect is neutral.</p> <p>Economic effect is neutral.</p>
LAHS 5	Provision of Public Rights of Way	<p>The retention and enhancement of the existing public footpath network provides a social benefit by encouraging more walking and providing greater access to the adjoining countryside for residents.</p> <p>It provides an environmental contribution in reducing the need to travel by car.</p> <p>Economic effect is neutral.</p>
LAHS 6	Parking provision for new residential developments.	<p>Policy LAHS 6 seeks to ensure that adequate parking is provided for new developments so reducing the need for on street parking.</p> <p>Socially ensures that residents have adequate off street parking provision and reduces the potential for on street car accidents and local congestion.</p> <p>Environmentally off-street parking improves the appearance of the street scene helping to maintain local character.</p>
LAHS 7	Provision of a new Somerleyton village hall and changing room.	<p>Policy LAHS 7 states a specific requirement for provision of a new Somerleyton village hall and changing room. This policy meets the social dimension of sustainable development by seeking to provide additional, accessible facilities for local residents. It also contributes to improvements in health.</p> <p>It meets the environmental dimension by providing a local facility reducing the need for travel by car to locations elsewhere.</p> <p>There would be an economic benefit in terms of providing local employment in construction of the</p>

		facility and in the longer term by potentially increasing income to the local community.
LAHS 8	Support of local community facilities.	<p>This policy meets the social dimension of sustainable development by seeking to retain and provide additional, accessible facilities for local residents.</p> <p>It meets the environmental dimension by providing local facilities, reducing the need for travel by car to other destinations.</p> <p>There would be an economic benefit in terms of providing local employment and increasing income to the local community.</p>
LAHS 9	Support of local businesses	<p>Provides a social benefit in the provision of local employment opportunity.</p> <p>Provides an economic benefit in helping to support and encourage local business ventures, including tourism.</p> <p>Environmental benefit is neutral.</p>

3.2.4 The above table demonstrates that the Neighbourhood Plan contributes towards the three dimensions of sustainable development and fully reflects the key factors identified as important to the local area by residents.

3.3 East Suffolk Council (Waveney) Local Plan 2019 and Broads Local Plan 2019

3.3.1 Part (e) of the Basic Conditions requires that: “the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”.

3.3.2 The following tables list the relevant strategic policies contained in both the East Suffolk Council (Waveney) and Broads Local Plans and describes how the Neighbourhood Plan is in general conformity with these policies.

Table 3 – East Suffolk Council (Waveney) Local Plan March 2019

ESC (Waveney) Local Plan Strategic Policies	General conformity of Neighbourhood Plan with East Suffolk (Waveney) Local Plan.
Policy WLP1.1 – Scale and Location of Growth	The Neighbourhood Plan supports the delivery of new housing and employment development in line with the proposed scale and location of growth as set down in WLP1.1. The proposed housing allocations identified within the East Suffolk Council (Waveney) Local Plan are replicated on the Neighbourhood Plan proposals maps.
Policy WLP1.2 – Settlement Boundaries.	As noted above housing allocations made in the Neighbourhood Plan replicates that of the Local Plan. The Neighbourhood Plan does not propose any alternative Settlement Boundaries to that contained in the East Suffolk Council (Waveney) Local Plan.
Policy WLP1.3 - Infrastructure	The Neighbourhood Plan contains a number of policies that encourage the provision and nature of infrastructure associated with new development. This includes provision of open space, footpaths and community facilities.
Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth.	<p>The development strategy for the rural areas contained in the East Suffolk Council (Waveney) Local Plan notes that 10% of the Districts housing growth will take place within the rural area. Of that 70% will be in the larger villages and 20% in the smaller villages. Somerleyton is identified as a 'larger village' and Lound as a 'smaller village'. The size and number of housing allocations for these villages reflects this differentiation in size.</p> <p>As noted the Neighbourhood Plan replicates and supports the proposed housing allocations.</p>
Policy WLP7.5 – Land North of The Street, Somerleyton.	This housing allocation is supported and replicated in the Neighbourhood Plan.
Policy WLP7.6 – Mill Farm Field, Somerleyton.	This housing allocation is supported and replicated in the Neighbourhood Plan.

Policy WLP7.12 – Land East of The Street Lound.	This housing allocation is supported and replicated in the Neighbourhood Plan.
Policy WLP8.1 – Housing Mix	LAHS 1 reflects and supports policy WLP8.1 by requiring that at least 35% of new dwellings on a development site are 1 or 2 bed properties.
Policy WLP8.13 – New Employment Development.	Subject to specific criteria the East Suffolk Council (Waveney) Local Plan supports new employment development. The Neighbourhood Plan reflects and positively supports the policy of encouraging retention and expansion of business uses, including tourism development i.e. policy LAHS 9.
Policy WLP8.21 – Sustainable Transport	Policy WLP8.21 is supportive of sustainable development reducing the need where possible to use non-car modes of transport. In addition, it encourages integration with existing pedestrian, cycle and public rights of way as well as provision of adequate parking facilities. This policy is reflected and supported under Neighbourhood Plan policies LAHS 5 and LAHS 6.
Policy WLP8.22 – Built Community Services and Facilities.	Provides support for new community services and facilities subject to certain criteria. Neighbourhood Plan policies LAHS 7 and LAHS 8 which promote provision of a new village hall and community facilities are in accordance with WLP8.22.
Policy WLP8.29 - Design	This policy requires development to demonstrate high design quality which reflects local distinctiveness. Neighbourhood Plan policy LAHS 4 echoes this requirement that new development should reflect local traditional design styles and maintain and enhance local character. LAHS 3 also requires areas of open space to be carefully considered in terms of layout and again to respect existing character.
Policy WLP8.30 – Design of Open Spaces	Requires new open space to relate strongly to new and existing developments and to contribute strongly to local distinctive character. LAHS 3 requires areas of open space to be carefully considered in terms of layout and again to respect existing character.
Policy WLP8.32 – Housing Density and Design.	Requires new development to make best use of a site in a manner that protects or enhances the distinctiveness and character of the area. LAHS 4 again reflects this aspiration by requiring new design to reflect and respect existing architectural styles.

Broads Authority Local Plan 2019

Policy Number	General conformity of Neighbourhood Plan with Broads Authority Local Plan.
Policy SP1 DCLG/PINS Model Policy	The Neighbourhood Plan clearly states that it must be in conformity with the relevant local Plan and in this respect the policies of the Neighbourhood plan comply.
Policy SP2 Strategic Flood Risk	A small part of the Neighbourhood Plan is within the Broads Authority area, which is subject to flooding, however the Neighbourhood Plan has been formed to ensure insofar as possible to not increase the risk of flooding to the Broads.
Policy SP3 Climate Change	The Neighbourhood plan has set out its objectives to protect and enhance the biodiversity of the plan area and to address climate change where possible.
Policy 5 The Historic Environment	The Grade II listed Smock Mill at Herringfleet is located within the Broads Authority area. The Broads have a similar status to a National Park and any development within this area will need to comply with the local plan. The Neighbourhood Plan has not designated any development in this area however any development adjacent to the Broads will be expected to comply with their plan, the provisions of the Neighbourhood plan and the NPPF.
Policy 6 Biodiversity	The Neighbourhood plan area is rural, and our objective is to maintain and protect its tranquil and rural nature. There is a need to protect the environmentally sensitive areas such as the River Waveney, the marshes in the Waveney valley, and the lakeside areas at Lound Waterworks long with the Broads Authority executive area. New developments will be expected to take into account and mitigate climate change via appropriate measures and further enhance biodiversity.
Policy SP7 Landscape Character	The Neighbourhood Plan area is rural in nature with open views across farmland and the Broads and all new development must take these views and landscape into account and mitigate for loss of any views or other landscape impacts if appropriate.
Policy SP8 Getting to and around the Broads	There is provision with the Neighbourhood Plan to retain existing Rights of Way and make improvements where possible. New developments must, where appropriate, include provision for connection to the existing network.
Policy SP9 Recreational Access around the Broads	There are a number of public rights of way surrounding the Broads which are popular with walkers and cyclists and access to these will not be affected by new development. The predominant access to the Broads is via the waterways and is popular with motorboats,

	kayaks and paddle boarders. Access points to waterways will not be affected by new developments and allocated sites in the Neighbourhood Plan.
Policy SP10 A prosperous local economy	<p>Tourism and visitors to Somerleyton Hall and the Broads ensure a vibrant and prosperous local economy. The Neighbourhood plan will support and improve local facilities and amenities and seek to encourage the growth of local businesses, particularly those providing facilities for leisure activities and local tourism.</p> <p>The Broads local Plan will accommodate any proposals for growth within the Broads Authority area and developments should accord with the provisions of the relevant local plan.</p>
Policy SP 11 Waterside Sites	The Broads Local Plan requires a network of waterside sites in employment and commercial use to be maintained throughout the Broads. The Neighbourhood Plan supports this through its general principles.
Policy SP12 Sustainable Tourism	The Broads Local Plan seeks the enhancement and expansion of high quality and inclusive tourism attractions and related infrastructure. This has not been addressed via a Neighbourhood Plan policy but all developments should ensure that sustainability principles are adhered to where possible and the Neighbourhood Plan supports this via its general principles.
Policy SP15 Residential Development	<p>The Neighbourhood Plan supports the allocation of two sites for development via the East Suffolk (Waveney) Local Plan 2019 and a further single site is allocated in the Neighbourhood plan. The Lound and Somerleyton, Suffolk, Masterplanning and Design Guidelines, AECOM, June 2019 has outlined the design principles for these sites.</p> <p>None of these sites are located within the Broads area, and the Neighbourhood Plan policies reflect this. There is an allocated site for residential mooring within the Broads however, this is excluded from the Design guide.</p>

3.4 Compliance with European Union Obligations

- 3.4.1 Part (f) of the Basic Conditions requires that: *“the making of the order does not breach, and is otherwise compatible with, EU obligations”*.
- 3.4.2 In producing a Neighbourhood Plan it needs to be considered whether any relevant European Directives require further assessment work to be carried out to support the development of the Plan.
- 3.4.3 Specifically, the Strategic Environmental Assessment Directive (2001/42/EC) and the Habitats Directive (92/43/EEC) are relevant to the development of a Neighbourhood Plan.
- 3.4.4 These directives require consideration to be given as to whether the Neighbourhood Plan is likely to give rise to significant environmental effects or is likely to impact on any areas of protected habitat.
- 3.4.5 The process requires the Neighbourhood Plan to be ‘screened’ to establish if either a SEA or an Appropriate Assessment (AA) (in relation to the Habitats Directive) needs to take place.
- 3.4.6 SEA and HRA screening of the Plan was undertaken by East Suffolk Council and results, dated 20th February 2021, are available on the ESC website.

Planning Committee

13 August 2021

Agenda item number 12

Fleggburgh Neighbourhood Plan – proceeding to Regulation 16 consultation

Report by Planning Policy Officer

Summary

The Fleggburgh Neighbourhood Plan is ready for Regulation 16 consultation.

Recommendation

It is recommended that Planning Committee endorse the Fleggburgh Neighbourhood Plan to proceed to Regulation 16 consultation.

1. Introduction

- 1.1. The Fleggburgh Neighbourhood Plan is ready for Regulation 16 consultation. The Plan says ‘The neighbourhood plan will be a document that sets out planning policies for the parish, which together with the Local Plans, carry significant weight in determining planning applications. It is a community document, written by local people who know and love the area’.
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to a future Planning Committee for endorsement.

2. Consultation process

- 2.1. Great Yarmouth Borough Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on the Council’s consultee list. The final details for consultation are to be clarified, but the document will be out for consultation for at least 6 weeks.

3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Parish Councils may wish to submit the Plan for assessment. The Parish Councils, with the assistance of Great Yarmouth Borough Council and the Broads Authority, will choose an Examiner.

Examination tends to be by written representations. The Examiner may require changes to the Plan.

- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan.

Author: Natalie Beal

Date of report: 26 July 2021

Appendix 1 – Submission version of Fleggburgh Neighbourhood Plan

Appendix 2 – Consultation Statement

Appendix 3 – Evidence Base

Appendix 4 – Statement of Basic Conditions

Appendix 5 – Views Assessment

Appendix 6 – Identifying Non-Designated Heritage Assets

Appendix 7 – SEA Screening Opinion

Appendix 8 – SEA/HRA Screening Assessment



Submission Version
July 2021

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

FLEGGBURGH NEIGHBOURHOOD PLAN

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Section 1: Introduction

1. The parish sits in the middle of an area known as Flegg, an 'island' of higher ground between the Rivers Bure and Thurne. Flegg was historically separated into the two administrative units of East and West Flegg by the Muck Fleet Valley. Now Fleggburgh is a parish, close to Great Yarmouth and just 6 miles from Caister-on-Sea, and is made up of three amalgamated parishes; Burgh St Margaret, Billockby and Clippesby.
2. Fleggburgh (Burgh St Margaret) is the largest village in the parish, overlooking the Rollesby Broad Complex, whilst Clippesby and Billockby are small hamlets in the west and south. In policy terms, the Local Plan Part 2 for Great Yarmouth designates Clippesby and Billockby as 'tertiary villages' (the lowest tier in the settlement hierarchy), whilst Fleggburgh is a 'service village'. The parish has a strong community spirit but people would like to promote better connections, for example via footpaths, between the three settlements.
3. The settlement of Clippesby is very loosely gathered around the grade II* listed St Peter's round tower church and Clippesby Hall which provides holiday accommodation within a woodland setting but is otherwise distant from any major village facilities or amenities. The small v-shaped ribbon development at the junction of the A1064 and B1152 comprises Clippesby residences along the B1152 and Billockby residences on the A1064. This is adjacent the Broads Authority area and is distant from any major village facilities or amenities.
4. Fleggburgh village is towards Filby, located on the busy A1064, and has a reasonable range of services and facilities. These include a primary school, village hall, church, GP surgery, sports club/gym, pub and restaurant. The village is adjacent Filby Broad which encourages its attraction as a tourist destination with a number of holiday cottages, and a camping and caravan park. Indeed, to the east of



Church of St Margaret, Fleggburgh

Fleggburgh lies the Broads Authority executive area which is recognised both internationally and nationally as being critically important for wildlife, designated as the Broads Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA). The Broads has status equivalent to a National Park.

5. The A1064 causes a number of concerns, especially around speeding and safety, and the junction with the B1152 is notorious locally. Despite the busy road, the village, and the wider parish have tranquil rural quality owing to the Broads area, surrounding open countryside and its historic assets such as the Grade II* Listed churches, St Margaret's and St Peter's.
6. The former Bygone Village has recently been redeveloped into a spacious residential development with generally large houses. A number of further residential developments have either been completed or received permission in recent years. The Great Yarmouth Local Plan Part 2 does not seek to allocate housing in Fleggburgh, Billockby or Clippesby and sets a zero indicative housing requirement for the neighbourhood plan. Additionally, the Local Plan for the Broads does not allocate housing within the parish.

Section 2: Neighbourhood Planning

Overview of Neighbourhood Planning

7. Neighbourhood planning was introduced by the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as parish councils statutory powers to develop a shared vision and shape how their community develops and changes over the years.
8. Fleggburgh is located within the Borough of Great Yarmouth. The strategic context is defined through the Great Yarmouth Local Plan and the Local Plan for the Broads adopted in May 2019. The Borough Council has an adopted Local Plan Part 1: Core Strategy (2015). It is also well advanced in preparing its Local Plan Part 2 (currently at examination) which will contain updates to the Core Strategy, strategic policies, site allocations and non-strategic policies.
9. The neighbourhood plan will be a document that sets out planning policies for the parish, which together with the Local Plans, carry significant weight in determining planning applications. It is a community document, written by local people who know and love the area.
10. The neighbourhood plan has to support the delivery of the 'strategic policies' contained in the Great Yarmouth Local Plan and that for the Broads Authority, and so it cannot promote less development than set out in local plans. The local plans set the overall strategic policies such as the amount of new development, and the distribution of that development across the borough. The Local Plan Part 2 allocates no market housing in Fleggburgh, Billockby and Clippesby and sets a zero housing requirement for the neighbourhood plan. Additionally, the Local Plan for the Broads does not allocate any

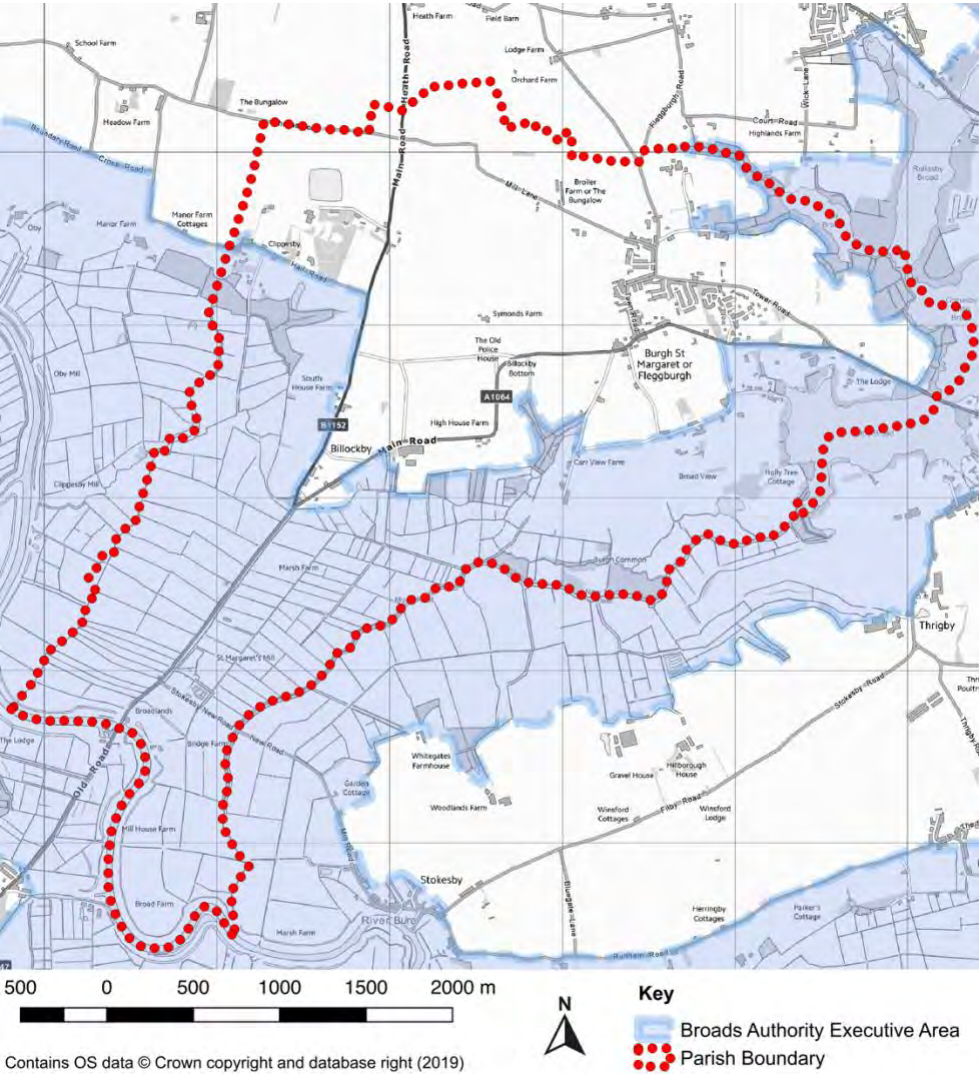
housing growth within the parish. There are separate policies in national and local plans allowing for exception schemes, whereby new homes can be provided for local communities for rent or sale under market values, affordable housing. The Flegg Community Land Trust exists to assist parishes or community groups to deliver such community assets.

11. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing if any comes forward, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the neighbourhood plan will contribute to the achievement of sustainable development as described in the National Planning Policy Framework (NPPF).
12. Once a neighbourhood plan has been brought into force it becomes part of the statutory development plan for the parish and will be used by the borough council and Broads Authority in deciding on all planning applications in the parish.

Process of Developing this Neighbourhood Plan

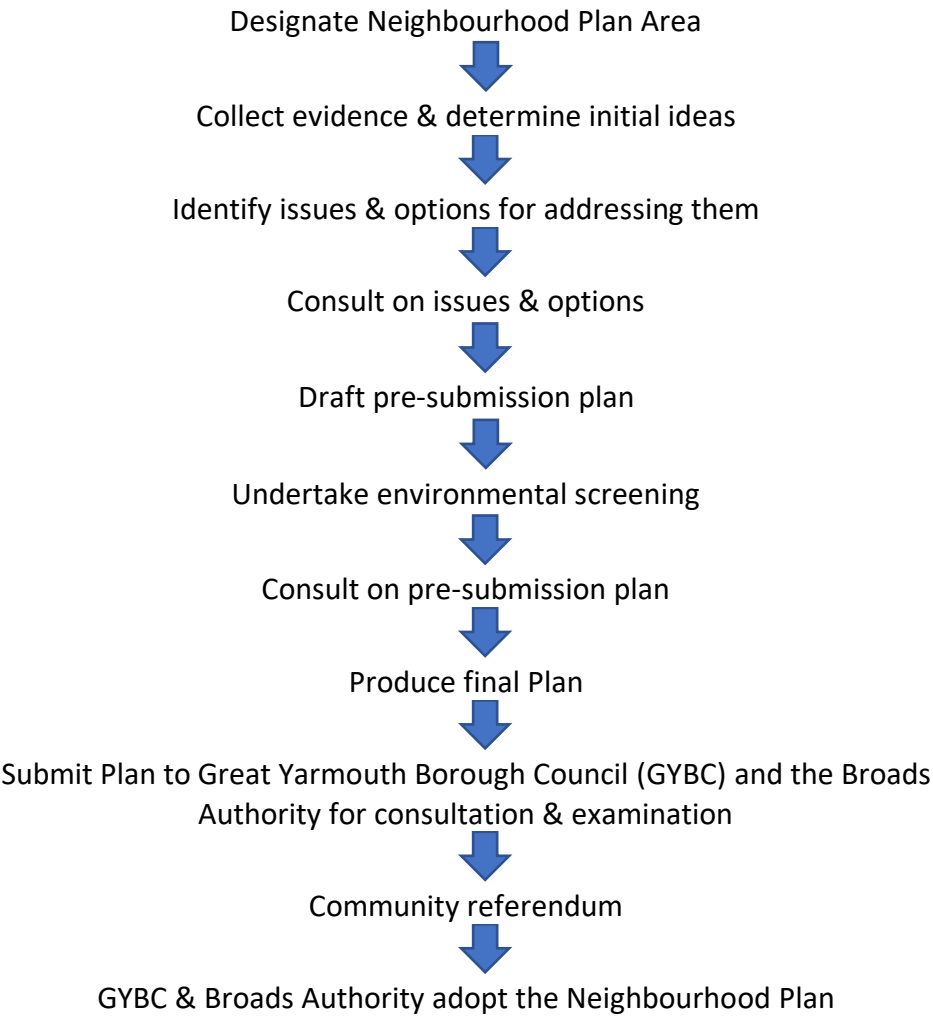
13. The parish area shown in **Figure 1** was designated as a Neighbourhood Area in April 2019.
14. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes evidence from the Census 2011, housing data, a review of environmental designations and historical records. Further assessment to gather new evidence has also been undertaken, including an assessment of key views, all supported by consultation activities with the community.

Figure 1: Designated Neighbourhood Area



Neighbourhood area designated April 2019

Figure 2: Neighbourhood Plan Process



Consultation with Residents

15. Fleggburgh Neighbourhood Plan has been developed by residents of the parish on behalf of the wider community. A working group, comprising a mix of residents and parish councillors, has overseen the process throughout on behalf of the Parish Council as the qualifying body. Engaging the wider community in the Neighbourhood Plan's development has been a key focus.
16. In March 2019 an initial consultation with residents on key planning related issues in Fleggburgh was undertaken. This was followed in September 2019 by engagement on specific issues and options for the plan which included Local Green Spaces and important viewpoints. The consultation included an event at Fleggburgh Village Hall attended by people who live in the parish. Significant consideration was given as to whether the plan would allocate sites for development, with a final decision taken by the Parish Council not to allocate in November 2019. In addition, a specific consultation was held in February 2020 on non-designated heritage assets.
17. This early engagement helped the working group to formulate a Regulation 14 pre-submission draft, which was consulted upon August – October 2020. During the consultation many residents reviewed the draft plan and its policies and made representations. In addition seven stakeholders, including Great Yarmouth Borough Council, the Broads Authority and Natural England responded with their comments.
18. A full account of consultation activities, the key points and how these were considered by the working group is provided in the Consultation Statement which accompanies the Neighbourhood Plan.



All Saint's Church, Billockby

Section 3: Vision and Objectives

A vision and objectives have been developed for the neighbourhood plan based on feedback received through consultation with the community in 2019. Each of the objectives aim to support delivery of the vision.

Vision

The three settlements of Fleggburgh will have retained their own identity, but residents of Billockby and Clippesby will be better connected to the improving services and facilities in Fleggburgh. This will have helped build on the strong community spirit in the parish, which will have been further enhanced by the development of a village centre in Fleggburgh around the pub and village hall, where community activity and new facilities can be focused.

Residents and visitors can still enjoy the rural and tranquil character of the parish, achieved through protecting and enhancing the key assets that make up that character, including views of the wider open landscape, important green spaces, the many heritage assets, overall character of the buildings, and importantly the Broads. The impact on tranquillity and safety caused by the heavy traffic flows and speeds through the parish will have been reduced.

Objectives

- A. Each of the parish villages will have retained their separate and distinct character;
- B. Safeguard the peacefulness, views and rural feel of the parish including its farming landscape;
- C. Protect & celebrate the rich wildlife and landscape of the Broads;
- D. Maintain & enhance sustainable access into the surrounding countryside;
- E. Improve infrastructure and attract key services;
- F. Support community spirit by improving connections to facilities and promoting a village centre in Fleggburgh;
- G. Have a stronger influence over development in the parish, ensuring a focus on sustainable and accessible housing for all ages, including affordable housing;
- H. Ensure future development blends well with the existing built environment;
- I. The integrity, character and appearance of the historic environment of the parish will be preserved and where possible enhanced;
- J. Reduce the adverse impact of traffic through the villages, ensuring that residents can cycle or walk safely along the road by their homes.

Section 4: Housing

Housing Type and Mix

19. Fleggburgh is a relatively small parish of just over 400 homes. There have been 34 new homes built in the parish (mainly in the village of Fleggburgh) over the last six years, and there are 52 more with planning permission, which represents a 30% increase in homes overall. Although Great Yarmouth Borough Council is not allocating further sites within Fleggburgh as part of their Local Plan Part 2, speculative development can still come forward, especially if at any point the borough council is unable to demonstrate a five-year supply of housing land. This situation could occur at any time over the plan period. It should be noted that the Local Plan for the Broads does not allocate dwellings either, and at the time of writing they do have a five-year land supply.
20. A large proportion of residents feel that there should be no further housing development in the parish. Concerns raised include the scale of development and its impact on green spaces and the landscape. There is also concern about the impact development is having on the capacity of services, including the GP surgery which is considered to be close to capacity, and that most new development is out of character with existing dwellings in terms of design. The Neighbourhood Plan gives the residents an opportunity to influence any new development that does come forward, to ensure it meets community need.
21. The housing profile (Census 2011) is currently dominated by detached homes which make up around 50% of houses, there is also a high proportion of semi-detached dwellings in comparison to other neighbouring villages. Over a quarter of homes have four or more bedrooms, which is a high proportion compared to other villages, whilst around 30% are two bedrooms or fewer, which is low in comparison, and the proportion of one-bedroom properties is very low. The number of larger properties continues to increase, with the most recent permissions for residential dwellings (eg 06/19/0371/F) all for large homes. The profile means that homes are likely to be more expensive to buy, making them unaffordable to younger people. The 2014 Strategic Housing Market Assessment for Great Yarmouth provides further evidence of need for smaller dwellings. For market housing, dwellings of 1 or 2 bedrooms should be 50% of the total, whilst for shared ownership it should be 40%. For affordable rent it is 60%.
22. According to the 2011 Census data, 26% of homes in Fleggburgh parish were occupied by people aged 65+, with over a quarter of these older people living on their own in larger properties. The parish has an ageing population, with almost a quarter of current residents aged 65+ and this is increasing.
23. Consultation with the community to develop the Neighbourhood Plan indicated a need to help younger people onto the housing ladder and there is support for more affordable homes. Borough Council data also shows that the demand for affordable housing, particularly smaller affordable homes, within Fleggburgh currently outstrips supply. It is generally felt that if there is additional housing it should meet a local need, enabling people to stay in the parish. Rural Exception Sites for affordable housing that are adjacent to the development limits are allowed under national policy, but it is important to manage how these come forward as they should be integrated with the existing community.
24. A Neighbourhood Plan can influence the size and type of new homes that will be built in the future. When asked about preferences for new homes the community indicated a highly significant preference towards smaller homes and affordable homes and no real support for larger homes. Smaller homes are more likely to meet the needs of younger residents as well as older residents looking to downsize.

Policy 1: Housing Type & Mix

All housing proposals will need to provide a mix of housing types and sizes, and these should aim to reflect local housing need using the best available and proportionate evidence. This should include the number of small homes as set out in the following table, unless evidence is provided either showing a lower number is justified or the scheme is made unviable. This will help older residents to downsize or younger residents to get on the housing ladder.

Size of development	<u>Minimum</u> requirement for small homes (2 bed or fewer)
1-3 dwellings	1
4-6 dwellings	2
7-9 dwellings	3
10+	30% of dwellings, rounded to the nearest whole number (less than 0.5 rounded down, equal to or more than 0.5 rounded up)

The inclusion of dwellings comprising five bedrooms or more will not be supported unless it is clearly and demonstrably meeting a local housing need.

These requirements apply to the whole proposal, and so open-market and affordable housing combined.

Proposals that will deliver affordable housing within the development limits, but which do not meet the national threshold¹ requiring provision of such, will be especially supported. Proposals for Rural Exception Sites comprising affordable housing development that are adjacent the

development limits will, subject to other policy considerations such as landscape, be supported where:

- It will not result in a significant encroachment into the open countryside; and
- The proposal will provide reasonable opportunities for future occupants to access a range of local services and facilities by walking.

For the whole of this policy, separate proposals on contiguous sites that are in the same ownership and/or control, or have a planning history indicating that they have been considered together, will be considered as a single proposal.

- The Great Yarmouth Local Plan and the Local Plan for the Broads both have a policy around rural exception sites. Policy CS4 in the borough council's Core Strategy, for example, already has some criteria, such as size of the exception site needing to be proportionate to the size of the respective settlement. **Policy 1** seeks to add further local detail and should be in general conformity. The Local Planning Authorities will ensure that any planning permission granted for affordable housing is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity (for the life of the property), whilst recognising the national Right to Buy scheme. The threshold that triggers the need for affordable housing is set out in national and local planning policy.
- The evidence to be provided on local housing need for the mix of open market housing should be proportionate to the size of the development. This is to avoid the requirement being too onerous for smaller development proposals. Local housing need refers to the parish/Neighbourhood Plan area. The method as to how this is assessed will be the applicant's decision, but as a minimum it should

¹ The national threshold in the 2019 NPPF is that affordable housing is required on sites where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

include the latest demographic and housing data and recent housing completions.

27. **Policy 1** intends to ensure appropriate levels of affordable housing are delivered where landowners/developers own large sites within the village, but choose to divide these up in such a way that affordable housing thresholds are not met.
28. The minimum requirement for 30% of new homes to be smaller will maintain the current proportion within the community (see para 19), which given the evidenced increase in smaller households and single occupancy, is reasonable. It is recognised that with building conversions and self-build this may not be possible. Further to this, it is recommended that the Local Planning Authority removes permitted development rights on new homes that are two bedrooms to prevent much needed smaller housing from being extended without appropriate consideration of the impacts.

Design

29. Design is another key area where the Neighbourhood Plan can have influence. The Government is raising the importance of good design with the development of national design guides, and encourages neighbourhood plans to have design policies. During consultations, people felt that there was not a strong unifying character in Fleggburgh, but rather it was very mixed in terms of design and style. On the other hand, Clippesby was considered to be characterised by cottages of a traditional design built in vernacular materials such as flint and red brick, see photos on p10. Most people want new homes to relate well to their context, so that they blend in with their surroundings. However, design is about more than just appearance and also relates to layout, scale, density and how the building and area functions.
30. The requirement in **Policy 2** for any new development along the A1064 to have an active street frontage is to enhance the sense of

place and reinforce the existing 30mph speed limit along Main Road. An active frontage in this policy is where each home accesses directly onto the A1064, rather than via a shared driveway. This design provides more activity in terms of turning movements which, combined with the street facing housing, tends to reduce the speed of traffic. This requirement will apply to development where there is a frontage along the road, and rather than having one access, multiple accesses are expected.

Policy 2: Design

All new development within Fleggburgh must demonstrate high-quality design. New development should be well integrated into the landscape and maintain the quality of transition between the settled and agricultural landscape as well as protect the landscape setting of the Broads (**see Policy 5**). Design which fails to have regard to local context and does not preserve, complement or enhance the character and quality of its immediate area will not be acceptable. Proposals should therefore be of an appropriate density, height, variety, scale and layout to the immediate area unless it can be clearly demonstrated that the proposed development would not harm local character. Any new development in the Broads area must be designed to the highest standard, which is fitting with the areas equivalence of National Park status.

Development within or adjacent the settlement of Clippesby must be very sympathetic in scale, type and design to the existing traditional character, reflecting the prevalence of rural cottages and use of traditional materials such as flint and Norfolk red brick.

Buildings of innovative contemporary design will also be welcomed, as long as their scale, materials and design reflect the predominant building characteristics and enhance their surroundings.

All new housing will need to be designed as a minimum to high energy efficiency standards, providing a 19% reduction against Part L of the 2013

Building Regulations (amended 2016). This standard must be achieved except where a lower provision is justified because the requirement would make the development unviable.

Homes built to an even higher energy efficiency standard will be considered as delivering a significant benefit. Electric car charging points will be expected to be provided as part of all new development, one per formal parking space.

The tenure of homes should not be revealed through the external appearance including: architecture, landscape, access, car parking, waste storage or other design features.

New development situated along the A1064 in Fleggburgh should have an active street frontage with highway access directly onto the A1064 from each dwelling.

31. Planning practice guidance allows planning policies to require energy efficiency standards 20% above building regulations. The policy refers to Part L of the building regulations. This will need to be used for **Policy 2** unless the guidance changes and more rigorous standards can be applied. The NPPF requires a positive approach to be taken to promoting energy efficiency. In doing so, policy 2 anticipates the Government's "Future Homes Standard" currently scheduled to be introduced by 2025, which will require all new build homes to have low carbon heating and high levels of energy efficiency. When the Government implements the Future Homes Standard it will strengthen (or replace) this part of Policy 2 by providing further measures. In support of the Local Plan 2 for Great Yarmouth Borough an area wide viability study has been undertaken which demonstrates that there is sufficient viability for such standards to be met and achieved on small sites under 0.5ha or for 10 units.



Photos to illustrate the design of buildings in Clippesby

Section 5: Natural Environment

Protecting the Natural Environment

32. This part of the Broads network in Fleggburgh is designated the Broads Special Area of Conservation (SAC), Trinity Broads Site of Special Scientific Interest (SSSI) and Burgh Common and Muckfleet Marshes SSSI, see **Figure 3**. This is extremely rich in wildlife which could be sensitive to impacts from future development.
33. The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem, isolated from the main Broads river system. The three broads of Ormesby Broad, Rollesby Broad and Filby Broad are much quieter than others. Filby Broad is the deepest of the three. The Trinity Broads are extremely rich in wildlife with some species rarely found outside of the Broads fen habitats. Habitats include wide expanses of shallow open water, extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. They support a wealth of wildlife, from the tiniest rare snail, to stands of bulrushes which have virtually disappeared from the rest of the Broads area, to the bittern. The ecological importance of the area is reflected in the variety of international, national and local nature conservation designations.
34. Trinity Broads make up 14% of the open water within the Broads National Park. They are a significant fresh water supply with approximately 5 million litres of water abstracted each day, supplying 80,000 homes in the surrounding villages and Great Yarmouth. They cover 162 hectares of open water in total, with 21km of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. It is important to ensure that the water quality is not impacted by future development.
35. Burgh Common and Muck fleet Marshes is a 121-hectare site of biological importance. The Muck Fleet, a tributary of the River Bure runs through the wetland site, which is traditionally managed by

grazing and mowing. Habitats include tall fen, fen meadows and drainage dykes. There are rare plants and invertebrates, such as the swallowtail butterfly.



Burgh Common & Muckfleet Marshes SSSI

Key

- Parish Boundary
- Sites of Special Scientific Interest
- Special Protection Areas
- Special Areas of Conservation
- National Parks
- Ramsar Site

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36. Residents would like to conserve the special qualities of Fleggburgh's natural environment and ensure that development supports the creation of more and better habitat for wildlife that is joined-up with that which already exists. Any new development should leave the natural environment in a measurably better state than beforehand, achieving a net gain in biodiversity. This will help to halt the declines in wildlife by conserving existing habitats and species, but also begin the task of restoring some of what has been lost.
37. In the absence of national legislation and guidance on measurement of biodiversity net gain, the calculation tool available from Defra should be used. This compares the current biodiversity value of habitats to be lost to development (excluding designated sites and ancient woodland) with the biodiversity value of the habitats forecast to be created following development, with the intention being to demonstrate an overall increase in biodiversity (minimum 10%). The use of assessment methods should be proportionate to the size of the site. Furthermore, the expected national legislation is likely to set out some exceptions to the requirement, such as some brownfield sites.
38. Positive examples of how to achieve a 10% net gain in biodiversity include:
- Supporting the Trinity Broads Partnership and Poor's Trust with conservation management of the Trinity Broads and Burgh Common land;
 - Creating and enhancing connections and corridors between nature-rich sites, such as appropriate hedgerow extension and management;

- Buffering and protecting nature-rich sites from pollution, such as small sewerage treatment plants and surface water runoff through SuDS and maintaining areas of appropriately managed rural land adjacent to these sites;

39. In addition, the Broads Authority has a biodiversity enhancement guide which can be referred to².

Policy 3: Enhancing the Natural Environment

All development proposals will be required to enhance the natural environment and contribute to local wildlife habitat.

Proposals will be supported where they can demonstrate:

- a) At least a 10% net gain in biodiversity on site; and
- b) Delivery of green infrastructure that will be of high environmental quality.

Applications are expected to protect natural features, such as trees and hedgerows.

Where habitat loss is required as part of development this will need to be compensated with planting of native species that are of a greater ecological value, where possible. Such applications will need to be accompanied by technical assessments undertaken by appropriately qualified professionals.

² https://www.broads-authority.gov.uk/_data/assets/pdf_file/0016/231055/Biodiversity-guide_18_11_2016.pdf

Local Green Space

40. Green spaces within Fleggburgh contribute towards its sense of place. Residents value these green spaces for a variety of reasons, because they provide facilities for sports and physical activity; they provide habitat for wildlife; form part of the natural flood mitigation in Fleggburgh; and provide opportunity for growing local food.
41. The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected through designation as Local Green Space. These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.
42. The designation should only be used where:
- The green space is reasonably close to the community it serves;
 - The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife;
 - The green area concerned is local in character and is not an extensive tract of land.
43. The community have identified 10 Local Green Spaces for designation in the Neighbourhood Plan. These were identified by the community and a broad range of evidence reviewed to justify their inclusion. **Appendix 1** sets out how each of the green spaces meets the criteria set in the National Planning Policy Framework.

Policy 4: Local Green Space

The following green spaces in Fleggburgh, as shown in **Figure 4** are designated as Local Green Space within this Neighbourhood Plan:

1. The allotments
2. St Margaret's Church and Cemetery
3. Rollesby Road pond / drainage ditch
4. The playing fields, children's play area and bowls green
5. The ruins of St Mary's Church
6. Broadland Sports Club
7. St Peter's Church
8. All Saint's Church
9. The Penny Loaves
10. The Plantation

Inappropriate development on designated Local Green Space will only be allowed in very special circumstances, and such circumstances will only exist where the harm resulting from the proposal is clearly outweighed by other considerations. New buildings are considered to be inappropriate development, except where such development would support the beneficial use of the Local Green Space and would not conflict with the purpose of the designation and the reasons underpinning why it is special to the community. Opportunities to enhance the beneficial use of Local Green Spaces will be sought, although development or change of use that would conflict with the purpose of the designation will be seen as inappropriate development.

Inappropriate development adjacent to a Local Green Space that would have a significant adverse impact upon the purpose of the designation will not be supported.

Opportunities to create linkages between Local Green Space, for example through the creation of new rights of way, may be considered favourable where it creates a network of green spaces or ecological corridor.

44. Fleggburgh Common was also considered by the community as an important green space for its wildlife and ecology value. This already has statutory designation as part of the Broads Special Area of Conservation, Broadland Special Protection Area and Burgh Common and Muckfleet Marshes Site of Special Scientific Interest, which affords it sufficient protection. Also, it might be worth pointing out that there are policies in the Local Plans that relate to some of these Local Green spaces. For example, the Broads local plan has a policy on Broadland Sports Club.
45. Paragraph 101 of the National Planning Policy Framework requires Local Green Space policy to be consistent with national Green Belt policy. The Neighbourhood Plan needs to have 'due regard' to this requirement. 'Due regard' does not mean Local Green Space has to conform to the requirement in every respect, but any departure will nevertheless need to be fully justified. **Policy 4** does not prevent adjacent proposals but recognises that as some Local Green Spaces are very small in nature, their integrity could be affected by adjacent development, which is less likely to be the case for large areas of Green Belt.
46. National green belt policy protects large areas of land to preserve its openness and permanence. This is the purpose. The designation of Local Green Spaces aims to protect smaller parcels of land for a variety of purposes, such as its ecology, recreational value or history as described earlier. Green Belt policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
47. It goes on to say that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. New buildings are considered to be inappropriate. There are some exceptions to this,

as long as they would not undermine the openness or conflict with the purposes of having land within the green belt.

48. **Policy 4** on Local Green spaces reflects national green belt policy in terms of inappropriate development being defined as buildings and this not being allowed on Local Green spaces except in the same very special circumstances. As with national Green Belt policy, **Policy 4** does allow some exceptions, and, as with Green Belt policy, these exceptions must not conflict with the purpose of the designation.
49. National Green Belt policy requires local planning authorities to plan positively to enhance the beneficial use of green belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity. **Policy 4** is consistent with this, seeking opportunities that would enhance the beneficial use of the sites, and potentially supporting development that would enhance their beneficial use, provided it would not conflict with the purpose of the designation.



Fleggburgh Children's Play Area

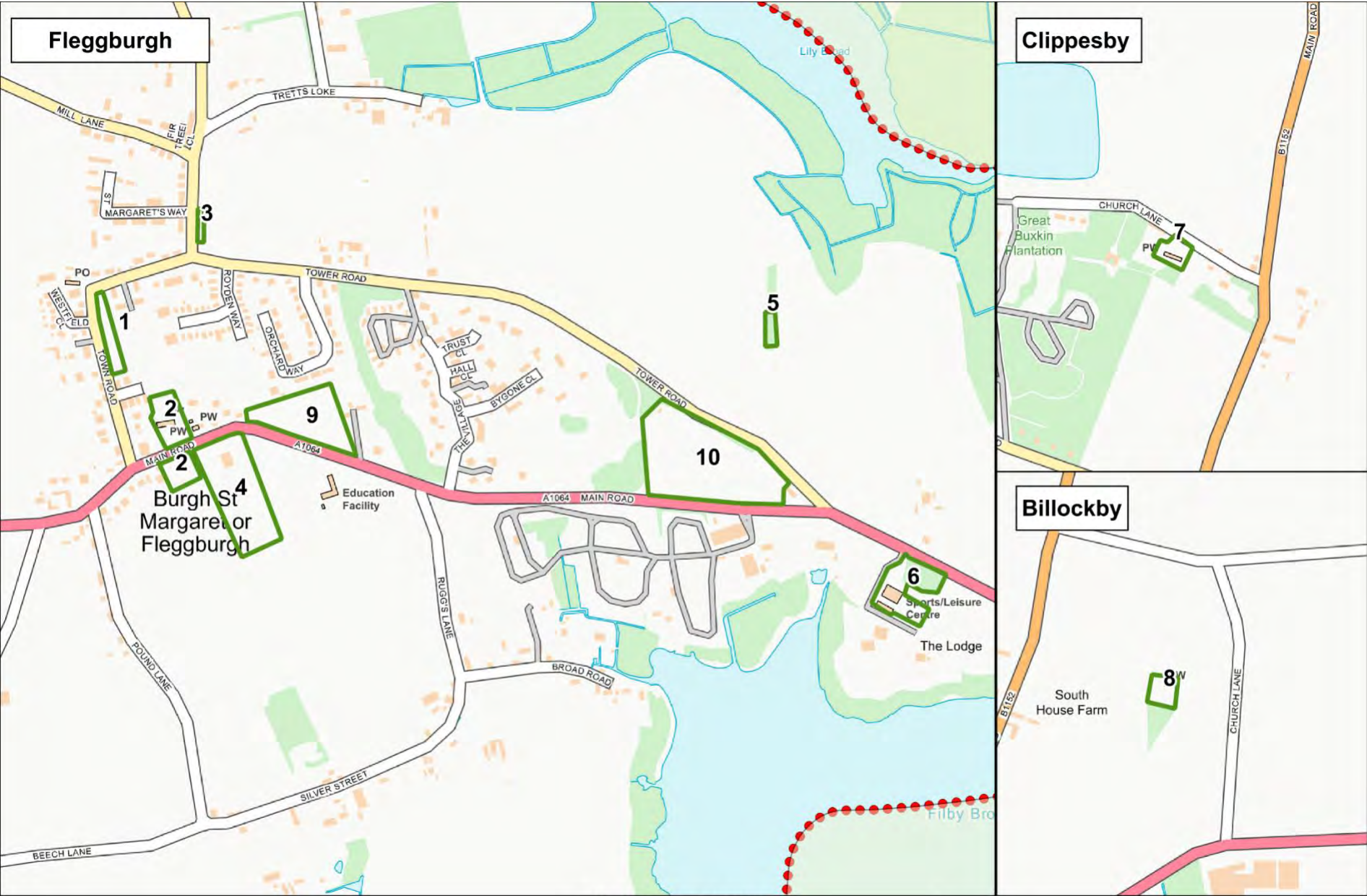
50. Local Green Spaces differ from green belt areas in one key respect; size. Local Green Spaces cannot be extensive tracts of land, whereas green belt covers thousands of square miles. There are fourteen green belt areas in the UK covering 16,716 km². Green Belt policy does not protect land immediately adjacent, and indeed there is no need to do so. A new dwelling or even a number of new dwellings adjacent to Green Belt will not undermine the permanence or openness of the Green Belt itself, given how large it is. Conversely, a new building adjacent to a small Local Green space could potentially seriously undermine the purpose of the designation, such as quiet enjoyment and tranquility. This will not always be the case, but the policy aims to provide for this risk. This seems to be a modest but justifiable departure from being fully consistent with national green belt policy.



Fleggburgh Playing Field

51. **Policy 4** describes that the linking of Local Green Space by creating new footpaths will be considered positively. The creation and enhancement of footpaths can provide opportunities for wildlife enhancement through the planting of native trees, hedgerows and nectar rich flora, providing stepping stones for nature.
52. Furthermore, national green belt policy allows for a large number of exceptions to buildings being inappropriate development, such as affordable housing and in-filling in villages. Given the size of Local Green Spaces, most of these green belt exceptions would, if allowed on the Local Green Spaces, conflict significantly with the purpose of the designation. National green belt policy also allows for non-building development such as mineral extraction and local transport infrastructure. Again, because of the modest size of local green spaces, such development would generally be seen as inappropriate. Similarly, although green belt policy can allow for a material change of use, such as to a burial ground, this would be inappropriate for the Local Green spaces as they have been designated because of their particular purpose, such as recreation, which would be undermined by a material change of use.

Figure 4: Local Green Space



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50 0 50 100 150 200 m



Scale 1: 7,500 at A4



Key

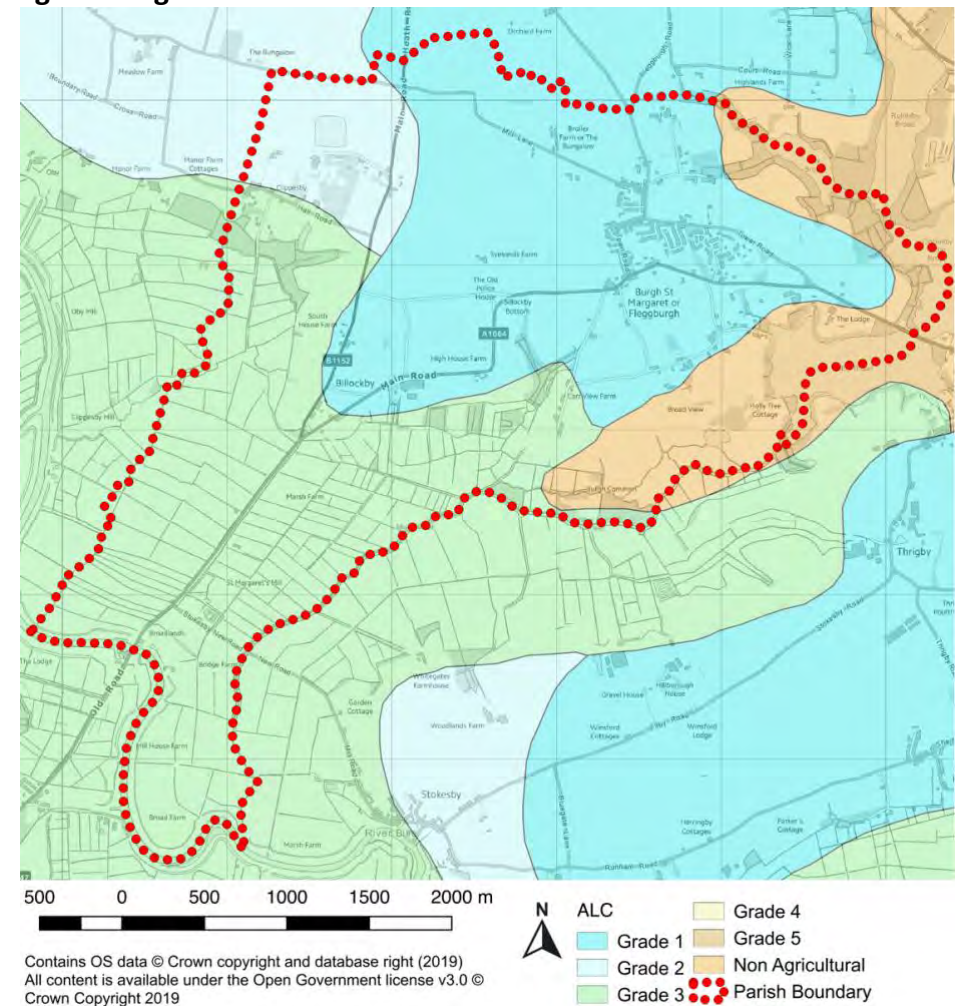
Local Green Space

Landscape Setting

53. Much of the land surrounding the built-up areas of Fleggburgh, Clippesby and Billockby is arable farmland. The soils are deep and fertile, which have made this one of the most intensively farmed areas in Norfolk. Much of the land is identified as the best and most versatile agricultural land, with a significant area of this Grade 1 or excellent quality according to the Agricultural Land Classification Scale, see **Figure 5**.
54. The area is unique as arable farming now comes very close to the broads, often separated only by the woodland periphery. Residents recognise that traditional farming is changing and diversifying in this area too.
55. The plan seeks to protect valuable agricultural land classified as Excellent quality (Grade 1) through **Policy 5**, as this contributes to the sustainability of the area, given the importance of farming to the economy, and Fleggburgh's setting. This complements Policy SP4: Soils in the Local Plan for the Broads, which seeks to protect the best and most versatile agricultural land, defined as Grades 1, 2 and 3a, and which specifically covers the Broads Authority area.
56. The Great Yarmouth Character Assessment classifies the parish as being part of the West Flegg Settled Farmland area. Key characteristics include:
 - A rolling landscape coupled with wooded edges of the Broads;
 - Views often punctuated by features such as windpumps, turbines or round towered churches;
 - Predominantly arable with localised areas of rough grazing and improved pasture;
 - The field pattern is predominantly 20th century agriculture, with hedgerows and isolated trees important features;
 - It is a large-scale landscape, although more enclosed where small scale field patterns exist around villages;

- A network of small rural lanes across the area in addition to more significant roads of the A1064 and A149;
- It is a relatively tranquil landscape due to its distance from large settlements and proximity to and views across the lowland wetlands of the Broads.

Figure 5: Agricultural Land Classification



57. The Character Assessment identifies a principle objective of conserving the areas function as part of the landscape setting of the Broads, particularly the views of the Broadland landscape. This is also reflected in the Broads Authority Character Assessment of the Muck Fleet Valley – The Trinity Broads.
58. Views are expansive across the parish, with the skylines often wooded and mostly undeveloped. Drainage mills still survive on the horizon and are a landscape feature, particularly in Clippesby and Billockby. Residents of the parish would like to see that important views that characterise the Fleggburgh landscape are retained. These are identified in **Figure 6** and photos included within **Appendix 2**.

Policy 5: Landscape Setting

Development proposals must conserve and enhance the character and setting of the parish, particularly the Broads.

Proposals will be supported where it can be demonstrated they are sited, designed to be of a form and scale that avoids or mitigates any harm to the key views identified in **Figure 7**.

Proposals that are outside of the Broads Authority Area and outside of the development limits, but which are sited on Grade 1 agricultural land that is currently in farming use will not be supported, unless the community benefits of such significantly and demonstrably outweigh the harm of losing the land in the long term, such as affordable housing.

Proposals adjacent the Broads must reflect the transitional nature of this part of the parish by reinforcing existing hedgerow and conserving wetland areas.



Figure 6: Fleggburgh Important Views



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Dark Skies

59. Fleggburgh is valued by residents for its tranquillity. Its proximity to the Broads and a lack of street lighting means there are dark expansive skies at night. The Campaign to Protect Rural England's Light Pollution and Dark Skies Mapping³ identifies much of the parish to be within one of the darkest areas. The only exception is the main village centre of Fleggburgh, but even this remains in the lower light categories.
60. Recent evidence from the Broads Authority identifies the Broads, including Filby, Ormesby Little Broad and Lily Broad, as intrinsically dark landscapes which must be preserved. The Broads themselves often appear tranquil as they are cut off from the main Broads network.
61. Dark skies are a valuable asset that is important to wildlife and benefits the health and wellbeing of residents. Artificial light can be detrimental to wildlife. Around 60% of insects are nocturnal and it is estimated that a third of those attracted to artificial light are killed as a result.
62. Two thirds of respondents to a Neighbourhood Plan survey (which almost half of the parish responded to), indicated that they felt it was important that street lighting minimised light pollution.
63. The Local Plan for the Broads contains **Policy DM22: Light Pollution and Dark Skies** which seeks to conserve and enhance the tranquillity and dark sky experience of the Broads. This policy applies in the area of Fleggburgh parish covered by the Broads Authority executive

area, see **Figure 1**, the following **Policy 6** applies to the rest of the parish.

64. Standards and guidance such as The Institute of Lighting Professionals guidance⁴ can be considered by developers when adhering to **Policy 6**.

Policy 6: Dark Skies

Dark skies are a special and important feature of Fleggburgh. All development proposals are expected to minimise light spillage through good design and lighting management. There is a presumption against proposals that detrimentally affect the tranquillity of the area including through unnecessary lighting that results in the loss of night-time dark skies.

Any applications that involve external lighting will only be permitted where they are required for safety, security or community reasons, and these reasons will need to be thoroughly justified. They will also need to be accompanied by a lighting scheme that shows how the status of dark skies will be protected and designed to minimise light spillage.

³https://www.nightblight.cpre.org.uk/maps/?_ga=2.217528022.1718306731.1573479253-820694389.1573479253

⁴ For the purposes of the ILP lighting guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/>) the Broads Authority is included within Environment Zone 1 as a reflection of its protected status and its intrinsically dark skies.

Flood and Water Management

65. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to the natural environment.
66. Due to the proximity of the Broads, fluvial flooding is widespread across the parish. In the main, the existing built up areas are not constrained by fluvial flood risk, however, land to the north-east and north-west, on the periphery of Fleggburgh is within Flood Zones 2 and 3 (medium and high risk). This is confirmed through the Borough Council's Strategic Flood Risk Assessment.
67. There is risk from surface water flooding throughout Fleggburgh, and especially west of the settlement adjacent the former Bygone Village, parts of Rollesby Road and St Margarets Way. Environment Agency datasets indicate areas of surface water ponding and surface water flow paths. The Lead Local Flood Authority have one record of internal flooding in the parish from 2013 and one record of external flooding from 2012.
68. Surface water flooding was raised as a significant concern throughout development of this plan, both during the initial survey and at consultation events. Flooding affecting homes and gardens is frequent occurrence in particular areas of the parish, including Ruggs Lane, Broad Road, Rollesby Road, Tretts Lane, parts of the A1064 and Marsh Road. Various photos are included to support this.
69. There is concern from residents that future development will increase flood risk within the parish. Strategic policy in the National Planning Policy Framework and local plans seek to minimise development in areas at risk from flooding, and reduce the risk of flooding associated with development, both on the development site and elsewhere. The Neighbourhood Plan aims to strengthen this in recognition of local flood issues. The plan also seeks to ensure

Sustainable Drainage Systems (SuDS) are incorporated as both an effective way of reducing runoff rates and delivering wider biodiversity, water and public amenity benefits.



Flooding, Rollesby Road, November 2019



Flooding, Marsh Road, January 2021

Policy 7: Surface Water Management

Development proposals must be designed so as to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals designed specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.

To promote sustainable development all proposals should incorporate Sustainable Drainage Systems (SuDS) appropriate to the scale and nature of the development. Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use.

Development must maximise the use of permeable materials to increase infiltration capacity, incorporate on-site water storage and make use of swales and green roofs. Other SuDS components which convey or store surface water can also be considered. To mitigate against the creation of additional impermeable surfaces, there should be attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.

70. With regard to surface water flooding the expectation of the Lead Local Flood Authority is that development will:
- Show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site;
 - Any new development or significant alteration to an existing building within the Parish of Fleggburgh should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage.

- Include appropriate measures to address any identified risk of flooding
- Where appropriate undertake sequential and/or exception tests
- Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use
- Inclusion of appropriate allowances for climate change
- Inclusion of Sustainable Drainage proposals with an appropriate discharge location
- Priority use of source control SuDS such as permeable surface, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
- To mitigate against the creation of additional impermeable surface, attenuation of greenfield surface water runoff rates and runoff volumes within the development site boundary
- Provide clear maintenance and management proposals of structure within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

71. The use of SuDS will help to reduce the risk of surface water and sewer flooding and have wider benefits. For example, SuDS can be used to create wetland habitats for wildlife in an attractive aquatic setting. The CIRIA⁵ guidance provides useful information about integrating SuDS and biodiversity. In general, when seeking to implement SuDS schemes, developers should adhere to the guidance given in Anglian Water's publication *Towards Sustainable Water Stewardship – A Sustainable Drainage Systems Adoption Manual* and the LLFA's *Guidance for Developers*.
72. Small details are important when avoiding flood risk. When access to a new site crosses a roadside ditch, it should be reassured that a drainage pipe of suitable diameter is installed under the crossing

⁵ <https://www.susdrain.org/resources/ciria-guidance.html>

and that measures are adopted to prevent blockage of such pipes. It should be noted that the local plans also have policies on flood risk and that the Broads Authority has a Supplementary Planning Document.



Flooding, Pound Lane, Silver Street & Beech Lane junction, January 2021



Flooding, A1064, Pound Lane and Marsh Road, January 2021



Flooding, Tretts Lane, November 2019

Section 6: Built Environment

Village Centre

- 73. The settlements of Clippesby and Billockby are scattered in nature, but Fleggburgh is more defined and nucleated with a good range of services and facilities for a village of its size.
- 74. The centre, as defined in **Figure 7**, is a focal point for the community and residents of the parish as a whole. It contains key services including Fleggburgh CE Primary School, the village hall, playing field and bowls green and the church. **Policy 8** will encourage this function, as will **Policy 12**.
- 75. Being able to access the village centre on foot or by bike is important to residents as is seen to support participation in community activities, enable social interaction and encourage exercise. The community would like every section of the parish to have safe and convenient access to the village centre by foot or by bike.

Policy 8: Village Centre

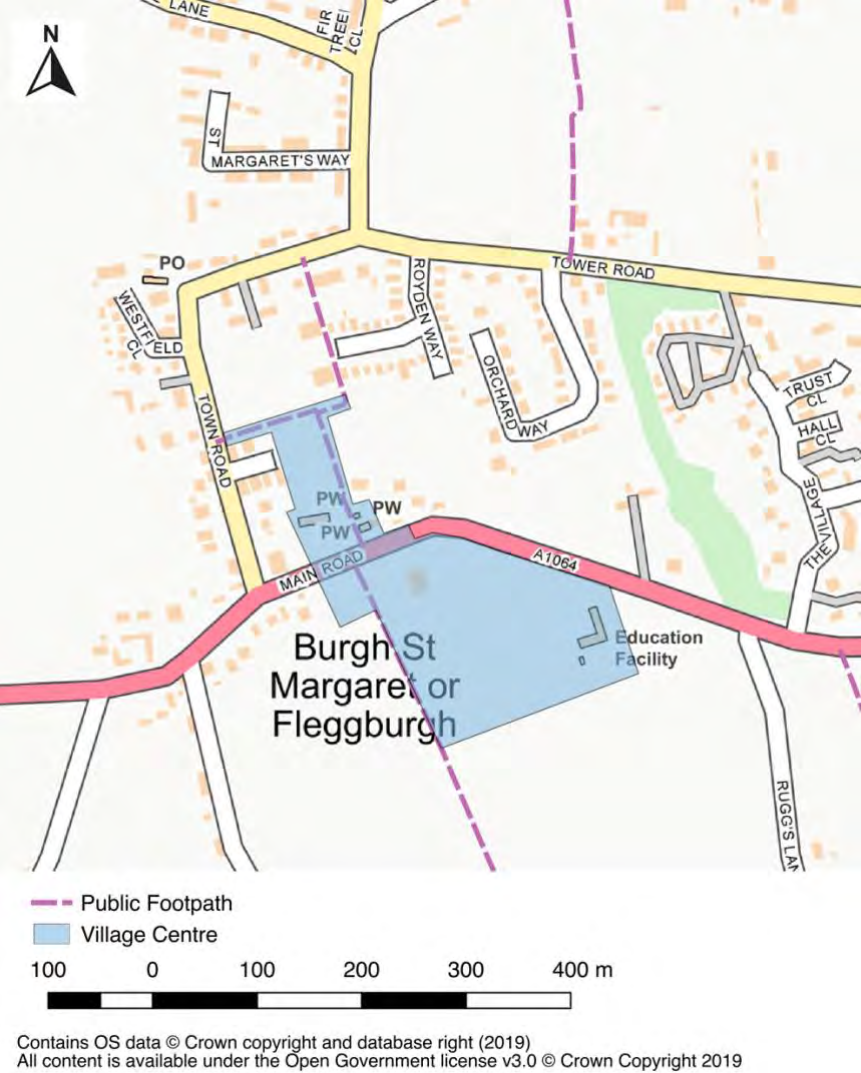
All development in Fleggburgh should demonstrate safe and suitable access, using sustainable transport modes, to key local services within the village centre.

New facilities and services, such as a small-scale convenience store or café, in or adjacent to the village centre will be considered a significant community benefit.

Community Action 1: Village Centre

The Parish Council will seek opportunities to enhance the environment of the village centre. This could include tree planting.

Figure 7: Fleggburgh Village Centre



Historic Environment

76. Heritage plays an important part in shaping how we perceive and experience a place. Fleggburgh has a distinctive landscape which includes a number of important historical features and landmarks that help give it identity and a link to the past. These have a degree of significance which merit consideration in local planning decisions because of their heritage interest.
77. There are 13 listed buildings within the parish which are already designated heritage assets. This includes the Church of St Peter (Clippesby) and St Margaret (Fleggburgh) which are both Grade II* which means they are identified as particularly important buildings of *more than* special interest. St Peter's Church may date back to the Late Saxon period, although the present building dates mainly from the 13th century. St Margaret's Church dates to the 12th century, with a 14th century west tower. The location of all listed buildings is shown on **Figure 8**.
78. As part of developing the Neighbourhood Plan the community considered other buildings, sites and monuments that would merit consideration as non-designated assets. They identified the following as having considerable significance locally:
1. Burgh Mill, Fleggburgh (also known as St Margarets)
 2. Hall Farm, Clippesby
 3. Clippesby House (Hall), Clippesby
 4. Rollesby Broad Complex
 5. The Cottage, Fleggburgh Common
79. These are identified in **Figure 9**. In accordance with national guidance, each of these has been assessed against criteria provided in Historic England's Advice Note 7 on Local Heritage Listing. This is provided as supplementary evidence to support the Neighbourhood Plan. It should be noted that these will not be the only non-

designated heritage assets in Fleggburgh, just those considered of local importance when developing this plan.

80. The entire Rollesby Broad complex is recognised as a series of medieval peat cuttings which flooded in the late medieval and post medieval periods to form the Broad. The complex is shown on Saxton's Map of 1574 and the Broad has a special designation by Historic England as 'an area of exceptional waterlogged archaeology'.
81. The ruins of St Mary's Church, known as 'the tower', is also of particular note locally. St Mary's was formerly its own parish that was united with St Margaret's in 1554. The standing remains consist of a round tower with octagonal belfry stage, portions of the north wall of the nave and a very short section of the west wall. The community are keen to restore the former church and are proactively seeking grant aid to do so.
82. It is not just heritage assets themselves that are important, but their setting, which in many cases makes a positive contribution to the significance of the asset, enabling people to appreciate it. For example, the Ruins of St Mary's Church is located in the middle of arable farmland, accessed only via a public footpath with the Broadland landscape in the background. This is also identified as an important view.
83. The Norfolk County Council Historic Environment Strategy and Advice Team issues advice to the local planning authorities about all new developments, for which planning permission is applied for, which may significantly affect all heritage assets. These can be designated or undesignated, known or currently unknown. The advice is normally acted upon and included as a planning condition if the development proposal is approved and given planning permission.

Policy 9: Designated and non-designated heritage assets

The character, integrity and appearance of existing historic assets will be protected and where possible enhanced.

Designated Heritage Assets

Development affecting listed buildings and their settings should not harm the significance of the heritage asset and should preserve its character and appearance. It should be considered in accordance with national planning guidance.

Non-designated heritage assets

The non-designated heritage assets listed in Paragraph 78 have considerable local significance. Any development proposals that effect these assets or their setting will need to demonstrate that they do not harm, or have minimised harm, to the significance of the asset, and should make clear the public benefits that the proposal would deliver so that any harm to the asset's significance or setting can be weighed against the benefits.

Any planning or listed building consent application for works to a designated or non-designated heritage asset will need to be supported by a Heritage Statement. This will describe the significance of the asset, the works being proposed and why, and how the significance of the asset will be affected by those proposals, along with any mitigation measures.

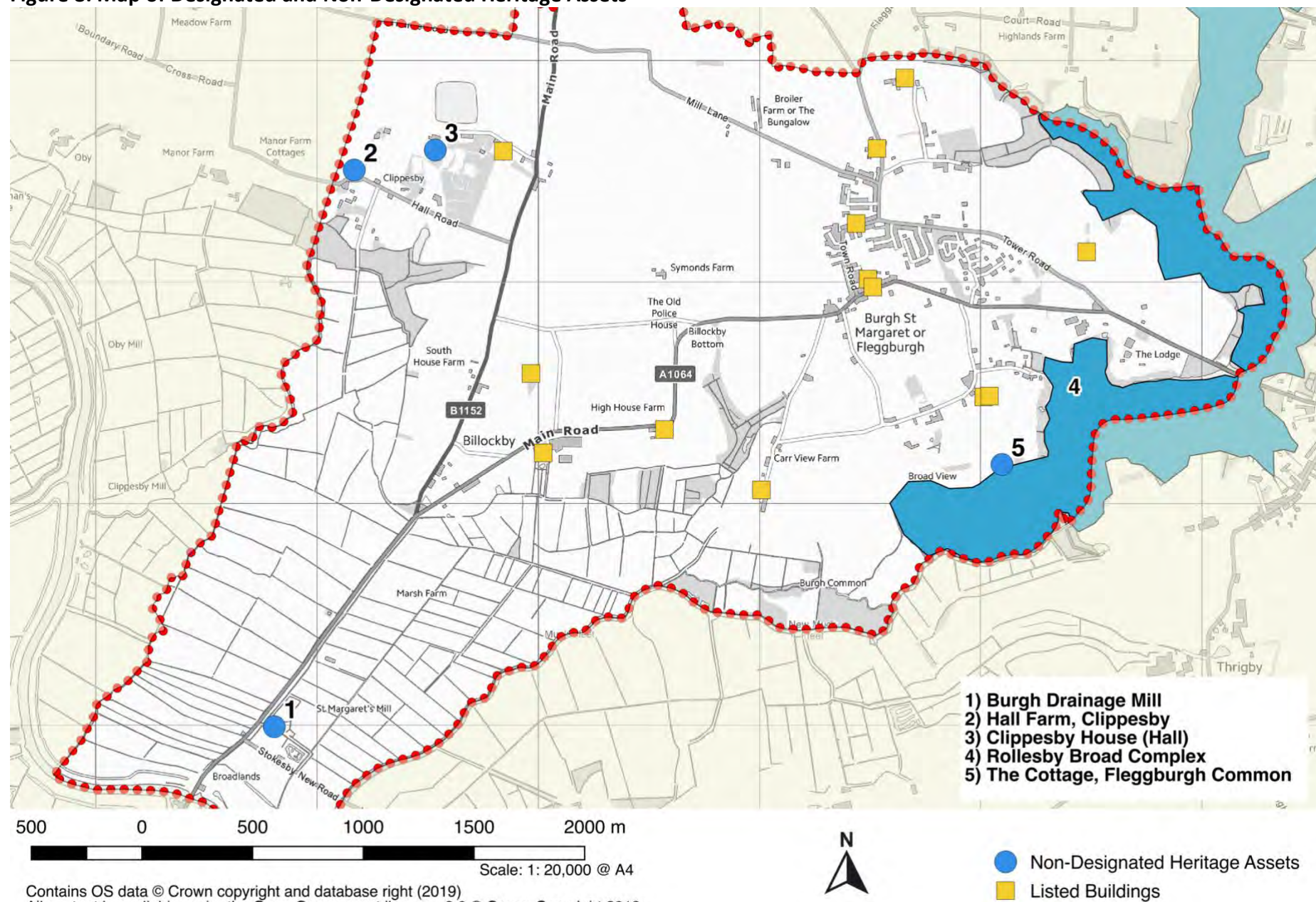


Church of St Peter, Clippesby

Community Action 2: Restoration of St Mary's Church

The parish will work with other external bodies, for example Great Yarmouth Preservation Trust, Norfolk County Council or Historic England to take opportunities to promote the conservation and restoration of the former Church of St Marys.

Figure 8: Map of Designated and Non-Designated Heritage Assets



Section 7: Community Infrastructure

Access

84. Fleggburgh has a footway along the north side of Main Road and a section by the school on the south side. Elsewhere it is patchy and so people often walk in the carriageway. In places this is part of the character and new footways might not always be appropriate.
85. The parish has a number of Public Rights of Way that connect the villages, particularly Fleggburgh, with surrounding countryside. Many of these are alongside field boundaries or skirt the edges of waterways, see **Figure 9**. A number of circular walks along Public Rights of Way commence in Fleggburgh.
86. Consultation with the community identified a number of improvements that would support improved access, especially access to the services and facilities in Fleggburgh, including:
- Additional footpaths/footways to the school and village centre, including a footway adjacent to the road on Pound Lane and a footpath linking the school to Rugg’s Lane;
 - Footpaths between St Peter’s Church and the southern part of Clippesby, and between Clippesby and Fleggburgh.
87. Sustainable access, especially walking, is strongly supported in the National Planning Policy Framework and local plans. Walking improves both physical and mental wellbeing and health. It also reduces the need to use the car, which has environmental benefits. Within the village, walking appears to be a popular mode of transport for local trips, but only 7% walk to work. Being able to cross Main Road safely to access the footway on the north side, or to get to the primary school or playing field, is a concern.
88. At the time of the 2011 Census a relatively low proportion of households had no car. It does mean however that those

households or individuals will be very dependent on local services and public transport.

89. The parish has very limited public transport, with bus stops mainly along the A1064 in Fleggburgh and Billockby. An additional bus stop near to Broadland Sports Club in Fleggburgh to promote its use and physical activity would be supported. There are few bus services to Acle and Great Yarmouth. This is not sufficient to attract many people away from their cars with very few travelling to work by public transport.
90. Developments will be expected to take all reasonable opportunities to provide for safe and convenient access for pedestrians and public transport users. This could include providing new or enhanced facilities as well as improving the physical condition of existing facilities.

Policy 10: Sustainable Transport

All new development proposals will be expected to promote sustainable forms of travel where appropriate by:

- a. Demonstrating safe walking links to key local services and community facilities, especially to the primary school, playing field and bus stops, and the designated Fleggburgh village centre (see **Policy 8**).
- b. Taking any reasonable opportunities to make crossing Main Road safer, especially around the school and playing field.
- c. Improving and/or extending footpaths and footways where necessary and where this does not significantly harm the local character. Enhancements to existing Public Rights of Way will need to focus on those that improve access to the designated village centre and primary school.
- d. Taking all reasonable opportunities to promote and enhance the use of public transport, such as improved waiting facilities, will need to be taken.

Community Action 3: Footpaths

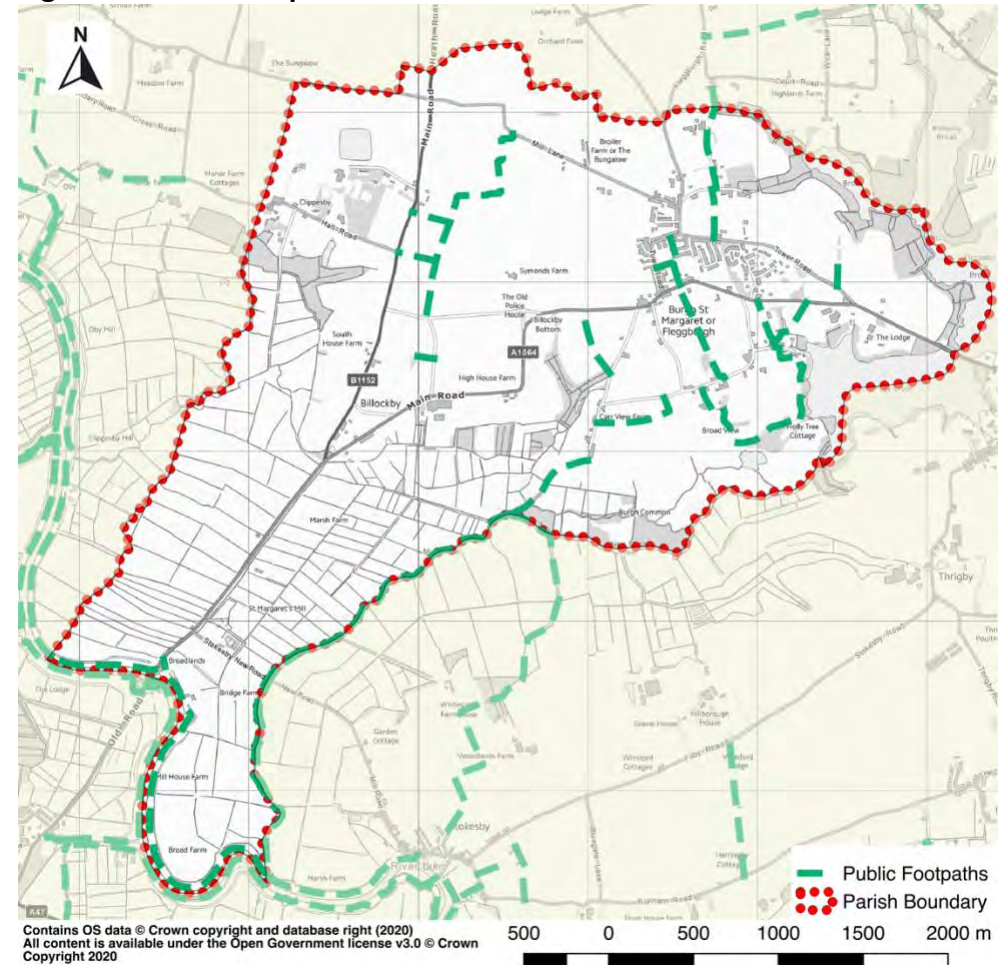
The parish will work with local landowners and Norfolk County Council to improve footpath connections to the services and facilities in Fleggburgh, especially the village centre and medical practice, and the village shop in Filby.

Community Action 4: Local Bus Services

The parish will work with local bus operators to enhance the provision of local bus services through the villages, especially Fleggburgh. Should additional services be secured the parish will encourage patronage locally to secure their future delivery.

91. Although using the car in rural areas such as Fleggburgh is often the only practical way to get around, these policies promote the use of more sustainable modes of transport, particularly for local journeys. The benefits vary from reduced air pollution, reduced CO₂ emissions contributing to climate change, better health and wellbeing, less congestion and less money spent on fuel. Developers can contribute by encouraging a modal shift, for example by providing infrastructure.
92. Contributions and improvements must be proportionately related to the development. These may include the provision of entirely new footway or footpath links, or the improvement, such as widening, of existing ones, or the provision of crossing points on the A1064. Footway width should ideally be sufficient for two parents pushing a child's buggy to walk side by side. Footpath improvements will need to have regard to any prevailing Public Rights of Way Improvement Plan of Norfolk County Council, as well as the Broads Integrated Access Strategy.

Figure 9: Public Footpaths



Traffic and Safety

93. The neighbourhood plan area lies around 8.5 miles north west of Great Yarmouth. Around 12% of residents travel less than 5km to work, which is on the low side compared to the 43% of people who travel less than 5km across the Borough, but higher than for neighbouring Filby. The most likely reason is the limited jobs and services within the village which means people usually have to travel to access these and with a limited bus service, the private car will be the most common method of travel.
94. The A1064 runs through the centre of the parish and through the village of Fleggburgh and Billockby. This is a busy commuter route. Traffic can often be diverted along the A1064 through the villages if the A47 Acle Straight is closed, which can make it very busy. It is not just traffic volume however which causes concern. It has a relatively high number of injury accidents, such as at the junction of the A1064 and B1152. Traffic speed is a concern at this junction, although the roads through Fleggburgh are subject to a 30mph limit, speeding is also reported by residents as an issue here, especially for those trying to cross the A1064 in the village centre. There is community support for extending the 30mph limit from Fleggburgh village centre to Broadland Sports Club as although there is a footway along the route, this is inconsistent in suitability and quality.
95. Consultation has identified traffic as one of the most important areas of concern, with suggestions from the community including:
- Village gateway schemes to alert drivers to the change in speed limit;
 - Extending the 30mph speed limit;
 - The introduction of 'no right turn' signs on to the A1064 from Church Lane, Billockby, to prevent rat running at peak times; and
 - A crossing point in Fleggburgh in the village centre.

Policy 11: Traffic and Speed

New development will need to take reasonable opportunities to reinforce the 30mph speed limit through Fleggburgh on the A1064, and enable safe crossing opportunities on Main Road. Development proposals that deliver such measures to encourage reduced vehicle speeds and safe pedestrian crossings along Main Road will be treated as achieving significant community benefit.

Services and Facilities

96. Fleggburgh is designated a Secondary Village in the Great Yarmouth Local Plan. It has a fairly good level of local services, including outdoor recreation space, village hall, church, pub, primary school and a medical practice. There are concerns about the capacity of the medical practice and access to it. Any development will be expected to support the vitality of the village.
97. Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education, library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL), planning obligations (via a S106 agreement / S278 agreement), or use of planning condition/s.
98. A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure. There are also a number of small businesses in the parish.
99. Improvements to telecommunications infrastructure, particularly Broadband speed, would be supported by the community and beneficial to the economy. However, it is recognised that its associated equipment has the potential to impact significantly on the landscape. As identified in **Section 5**, the landscape is low-lying often

affording expansive views, and installations such as telecommunication masts could create a visual intrusion.

100 Consideration was given to including a policy on communications within the plan, but it was agreed that this was already adequately covered by national policy, building regulations and within the two local plans. A community action has been included below.

Community Action 6: Broadband

The parish will work with providers to secure broadband enhancements to improve the opportunities in particular for those people and residents who work in Fleggburgh, including home working.

101 There is no local village shop within the parish, although a considerable desire for one exists locally, as indicated by residents as part of community consultation activities. A good number of residents also rely on the Post Office and Stores in Filby, with many suggesting that good walking links to this are important.

Policy 12: Village Shop

Subject to other policies, a proposal for a small-scale local convenience store will be supported where it is:

- a) Proportionate to meet the day-to-day needs of the local village community; and
- b) Located within or adjacent to the village centre (**Identified in Figure 7**)



Ruins of St Mary's Church, Fleggburgh

Appendix 1: Local Green Spaces

The following green spaces have been identified by the community to be designated as Local Green Spaces in Fleggburgh Neighbourhood Plan. This table sets out how they meet the criteria set within the National Planning Policy Framework. Paragraph 100 of the National Planning Policy Framework sets out that:

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
1	Allotments	Town Road, Fleggburgh	The Poor's Trust	Close proximity to Fleggburgh village centre	Recreational value & wildlife habitat. Well used by residents as an opportunity to grow food locally. Identified by residents during consultation activities.	0.3ha
2	St Margaret's Church and Cemetery	Fleggburgh	The Benefice of Burgh St Margaret	Within Fleggburgh village centre	Heritage value & wildlife habitat. Medieval parish church. On the Norfolk Historic Environment Record #8618. Identified by residents during consultation activities.	0.7ha
3	Rollesby Road pond / drainage feature	Rollesby Road, Fleggburgh	Private ownership – Burgh Homes Ltd	Within close proximity of Fleggburgh village centre and adjacent the new Tower Road development	Wildlife habitat and recreational value. The pond supports a range of wildlife. Part of the village drainage network and recognised surface water feature by the Lead Local Flood Authority. Identified by residents during consultation activities.	0.005ha
4	Playing field & bowls green	Adjacent the Village Hall, Fleggburgh	Parish Council	Within Fleggburgh village centre	Recreational value as well used by the community, located adjacent the school so particularly used after school by families. Well maintained and used by residents and sports clubs. Identified by residents during consultation activities.	1.5ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
5	Ruins of St Mary's Church (the tower)	Tower Road, Fleggburgh	Benefice of Burgh St Margaret	Close proximity to the village centre and residents on Tower Road	Heritage value & wildlife habitat. Formerly the parish church of St Mary's which survives as ruins. Community policy in the plan to support restoration of the site, supported by Historic England during Regulation 14. Identified in the Norfolk Historic Environment Record #8647. Identified by residents during consultation activities.	0.1ha
6	Broadland Sports Club	Main Road, Fleggburgh	Broadland Sports Club	Within walking distance along an existing footway from many residents in Fleggburgh	Recreational value. Used for sporting activities by residents. Identified by residents during consultation activities.	0.7ha
7	St Peter's Church	Clippesby	The Benefice of Clippesby	Within close proximity to homes in Clippesby	Heritage value & wildlife habitat. Medieval parish church, Saxon beginnings, with a round tower and some early Saxon stonework as well as later medieval enhancements. Grade II* listed. On the Norfolk Historic Environment Record #8617. Identified by residents during consultation activities.	0.2ha
8	All Saint's Church	Billockby	Benefice of Billockby	Within walking distance of residences in Billockby	Heritage value & wildlife habitat. Medieval parish church which is mostly in ruins following a storm in 1767. On the Norfolk Historic Environment Record #8620. Identified by residents during consultation activities.	0.2ha
9	Penny Loaves	Main Road, Fleggburgh	The Poor's Trust.	Within close proximity of Fleggburgh village centre	Heritage value & wildlife habitat. The Penny Loaves has strong historical link with the primary school. Over 300 years ago a tradition was started of giving a loaf of bread to any children who slept in the village of Fleggburgh on the night of Plough Sunday. It was so popular that families would come from other villages just to spend that night in Fleggburgh. Identified by the working group which is made up of significant community representation.	1ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
10	The Plantation	Tower Road, Fleggburgh	Parish Council	Adjacent the built-up area of Fleggburgh	Wildlife habitat and recreation value. A field currently used as a paddock to graze horses. Identified by the working group which is made up of significant community representation.	2.8ha

Appendix 2: Key Viewpoints

Viewpoint 1: Tower Road, Fleggburgh



Viewpoint 2: St Mary's Church, Fleggburgh



Viewpoint 3: From St Mary's Church, Fleggburgh





Viewpoint 4: St Mary's Church, Fleggburgh



Viewpoint 5: Rugg Lane, Fleggburgh



Viewpoint 6: Public Footpath, Filby Broad, Fleggburgh



Viewpoint 7: Pound Lane, Fleggburgh



Viewpoint 8: Rollesby Road, Fleggburgh



Viewpoint 9: Across the marshes, Clippesby



Viewpoint 10: From the B1152, Clippesby



Viewpoint 11: Public footpath, near All Saints Church, Billockby



Viewpoint 12: St Peters Church, Clippesby





Consultation Statement

December 2020

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

Introduction

Overview of Fleggburgh Neighbourhood Development Plan

1. Fleggburgh Neighbourhood Development Plan has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared by [Collective Community Planning](#) on behalf of Fleggburgh Parish Council to fulfil the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Explains how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted; and
 - d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.
4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
 - a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Plan area:
 - i. Details of the proposals for a neighbourhood development plan;
 - ii. Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.
5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan, and ensure that the wider community:

- Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;
 - Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan; and
 - Is made aware of how their views have informed the draft Neighbourhood Plan.
6. This statement provides an overview and description of the consultation that was undertaken by Fleggburgh Parish Council in developing their Neighbourhood Development Plan, in particular the Regulation 14 Consultation on the pre-submission draft. The working group have endeavoured to ensure that the Neighbourhood Development Plan reflects the views and wishes of the local community and the key stakeholders which were engaged with from the very start of its development.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Fleggburgh Neighbourhood Development Plan that was consulted upon as part of the Regulation 14 Consultation.
8. A significant amount of work went locally into engaging with the community early in development of the plan, so that it could be informed by the views of local people from each of the three villages. Consultation events took place at key points in the development process, and where decisions needed to be taken, for example on local green spaces. A range of events and methods were used and at every opportunity the results were analysed and shared with local people.

Summary of Early Engagement

Activity	Date	Who was consulted	Summary
Parish Council meeting	January 2019	Fleggburgh Parish Councillors All residents welcome to attend	The Parish Council agreed unanimously to proceed with the neighbourhood plan. The meeting minutes were published on the parish council website and put up in the parish notice board for public viewing.
Website	February 2019	All residents of the parish and interested parties	Neighbourhood Plan page established on the Fleggburgh Parish Council website. Regularly updated throughout development of the plan.
Resident survey to gather early information about issues that could be	March 2019	All residents of the parish	208 surveys were completed and returned (45% return rate). This provided information on key issues including housing development not meeting

Activity	Date	Who was consulted	Summary
addressed by a Neighbourhood Plan			community need, traffic, local amenities and the importance of preserving the local landscape. The questionnaire and survey results are provided on the NP website .
Neighbourhood Plan Area designated	April 2019	Great Yarmouth Borough Council (GYBC) and the Broads Authority	Area designation approved through the Borough Council and Broads Authority
Working group established for the neighbourhood plan	August 2019	Parish Council, all residents of the parish	Working group established, with everyone invited who provided contact details and indicated they were interested in supporting development of the plan at the first consultation. 34 individuals attended the first meeting comprising 4 members of the Parish Council and 30 members of the public. The working group met as and when required to take decisions / review policies etc. The entire group was invited to every meeting, but on average around 15 individuals attended each meeting. The working group comprised residents from each of the three villages and was led by a parish councillor.
Issues and options consultation	September 2019	All residents of the parish	Drop in event at the village hall on Saturday 14 September 9-11:30am with a range of activities enabling people to vote on different options, provide comments and annotate on a large map of the parish. 38 people attended. A full report is provided in Appendix A .
Consideration of whether to allocate sites in the NDP	October & November 2019	Parish Council, all residents of the parish	Specific consideration as to whether to allocate a site for residential development within the plan. Input from residents and the working group. Final decision taken by the Parish

Activity	Date	Who was consulted	Summary
			Council not to allocate at their November 2019 meeting.
SEA Screening Opinion	January – February 2020	Statutory Environmental Bodies GYBC Broads Authority	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening Exercise
Local Green Spaces	January 2020	Local Landowners	Owners of Local Green Spaces identified in the plan contacted to explain implications and intentions.
Buildings of historical significance	February 2020	All residents of the parish	Specific engagement on historical buildings within the parish to support inclusion of a local list of non-designated heritage assets within the neighbourhood plan. Engagement included inviting feedback on an initial list, which was advertised around the parish using notice boards, Facebook and the website.
GYBC & Broads Authority review draft plan	March 2020	GYBC Broads Authority	Review draft plan and provide feedback prior to Regulation 14 Consultation

Early engagement – summary of the main issues raised

9. These included:

- Consideration of the three villages – Fleggburgh (Burgh St Margaret), Clippesby and Billockby, not just a single parish;
- Mixed views from the community about whether further housing development is a good thing within Fleggburgh (Burgh St Margaret);
- Importance of protecting Fleggburgh parish's rural character and feel;
- Identification of a number of views and local green spaces that need to be further assessed for inclusion in a policy;
- Identification of a village centre in Fleggburgh (Burgh St Margaret);
- The amount and speed of traffic on the main road through the three villages, support for measures that could reduce the impact of traffic, such as a community gateway and 'no right turn' signs;
- Importance of protecting wildlife habitats.

Early engagement – how this was considered in development of the pre-submission plan

10. Throughout development of the plan there was a focus on ensuring a good level of engagement from all three villages in the parish. Improving connectivity between the villages was considered a priority and this is picked up in several of the policies and community actions.
11. Protecting the landscape setting of the parish was seen as especially important to local residents, and for many, part of the reason they chose to move to the area. Local residents helped to identify and assess local views for inclusion within the plan.
12. Engagement with local residents helped to identify green areas and heritage assets of importance for designation as Local Green Spaces and non-designated heritage assets within the plan. As part of consultation exercises residents were asked to provide comments on why these assets were special to the community, this was then used as part of the assessment work which underpins the neighbourhood plan.
13. Local engagement was essential in determining whether an allocation would be made within the plan. Feedback from residents generally was mixed on this point so the working group undertook a thorough review of the benefits and disadvantages of allocating a small site. This was considered by the parish council who took the final decision not to allocate.
14. Feedback from residents on local housing need has influenced policies in relation to housing mix and type.
15. The issues and options consultation in September 2019 was used to refine key policy areas for the plan, including housing mix and design, local green space and landscape.
16. Residents of Fleggburgh felt strongly that a village centre should be identified and recognised in plans for future development. During the consultation and at working group meetings residents were given the opportunity to help define the centre and what it means to the parish.

Summary of engagement with landowners of Local Green Spaces

17. Below is a summary of feedback received from landowners when contacted to advise that their land was being considered for local green space designation. The Neighbourhood Plan working group and Parish Council considered this feedback carefully when determining the final list of spaces to be included in the plan.

#	LGS	Ownership	Summary of response from landowner	How this was considered
1	Allotments	The Poor's Trust.	Objecting to inclusion on the basis of insufficient evidence	Research indicates that it's common for allotments to be included as LGS, even if they

#	LGS	Ownership	Summary of response from landowner	How this was considered
			and existing protection via CS15 in the Local Plan	are already protected in the Local Plan. The allotments meet the requirements set for LGS in the National Planning Policy Framework (NPPF)
2	St Margaret's Church and Cemetery	The Benefice of Burgh St Margaret	No response	
3	Rollsby Road pond / drainage feature	Private ownership – Burgh Homes Ltd	No response	
4	Playing field & bowls green	Parish Council	Supportive	
5	Ruins of St Mary's Church (the tower)	Benefice of Burgh St Margaret	No response	
6	Broadland Sports Club	Broadland Sports Club	No response	
7	St Peter's Church	The Benefice of Clippesby	Felt that the church and churchyard already has significant protection from development, and this would add an additional layer of bureaucracy that is not required.	It is understood that churches are already afforded some protection but parishioners feel that further protection is considered positive. Research also indicates that it is common for the church / churchyard to be designated as LGS.
8	All Saint's Church and surrounding woodland	Benefice of Billockby and adjacent private landowner	Owner of the surrounding woodland objects to its inclusion on the basis that it is private land.	Decision to remove the woodland. Although it is possible to designate private land as LGS without the landowner's permission, it is felt in this case that including it would not be the right thing to do and may affect future public access. It is also considered that although the small block of woodland does not have any other protected status, the planning authority

#	LGS	Ownership	Summary of response from landowner	How this was considered
				would resist development that impacts upon it.
9	Penny Loaves	The Poor's Trust.	Objecting to inclusion on the basis that there is insufficient evidence that the Penny Loaves hold particular local significance or are demonstrably special to the local community.	This LGS was identified by the working group which has a good level of representation from residents. The Penny Loaves is particularly special to the parish for heritage reasons. Over 300 years ago a tradition was started of giving a loaf of bread to any children who slept in the village of Fleggburgh on the night of Plough Sunday. It was so popular that families would come from other villages just to spend that night in Fleggburgh. The tradition continues today.
10	The Plantation	Parish Council	Supportive	

Regulation 14 Consultation

18. The consultation ran for nine weeks from 27 August to 30 October 2020. Everyone who was consulted is listed in the table below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Who	Method	Response Received
All residents of the parish	<ul style="list-style-type: none"> • Leaflet and survey delivered to all households in the parish (Appendix B) • Hard copies of the plan available from outside the Village Hall (in a waterproof box) or by contacting a representative from the working group (Appendix D) • All documents, including supporting evidence, available online, here • Online survey • Posters in key locations around the three villages (Appendix C) • Advertised on the website, here • Advertised on various local Facebook pages 	37 responses
Neighbouring parishes – Filby, Rollesby, Ormesby St Micheal, Stokesby with Herringby, Ashby with Oby and Mautby.	Emailed stakeholder letter 27 August (see Appendix E)	N
Anglian Water	Emailed stakeholder letter	Y
British Pipeline Agency	Emailed stakeholder letter	N
Broads Authority	Emailed stakeholder letter	Y
Cadent Gas	Emailed stakeholder letter	N
Environment Agency	Emailed stakeholder letter	N
Essex and Suffolk Water	Emailed stakeholder letter	N
Great Yarmouth Borough Council	Emailed stakeholder letter	Y
Health and safety Executive	Emailed stakeholder letter	N
Highways England	Emailed stakeholder letter	N
Historic England	Emailed stakeholder letter	Y
Natural England	Emailed stakeholder letter	Y
Norfolk and Waveney STP	Emailed stakeholder letter	N
Norfolk County Council	Emailed stakeholder letter	Y
Norfolk Wildlife Trust	Emailed stakeholder letter	N
Openreach	Emailed stakeholder letter	N
Sport England	Emailed stakeholder letter	N
UK Power Networks	Emailed stakeholder letter	Y

Consultation Methods

19. Several methods were adopted to ensure that all relevant bodies were informed of the consultation, as well as ensuring that local residents were made aware and provided with opportunities to provide their views and comments. The approach aligns with updated Planning Practice Guidance with respect to Neighbourhood Plans and the Coronavirus (Covid-19) pandemic.

20. For residents:

- A poster was placed in various locations around the village, including on all noticeboards and in local services such as the pub. A copy of this is provided in **Appendix C**. This provided details on where and when the Neighbourhood Plan could be inspected, including electronic and hard copies. Posters were put up at the beginning of the consultation period.
- The consultation was advertised and plan available to download along with all the supporting documents on the website:
 - <https://fleggburghpc.norfolkparishes.gov.uk/neighbourhood-plan/>
- All residents that left their contact details (in accordance with GDPR) during consultation activities for the plan were emailed directly with details of the Regulation 14 consultation and a link to the draft plan. This included 34 individuals from across the three villages.
- After 5 weeks the decision was made to extend the consultation for a further 4 weeks until the end of October. This was to provide residents with more time to review the proposals and respond. At this point all households in the parish were sent a leaflet making them aware of the new deadline as well as how they could view the proposals and respond, a copy of the leaflet is in **Appendix B**.
- Hardcopies of the draft plan were available from outside the village hall, in a weather tight container, for the duration of the consultation. Overall, seven hardcopies were taken from the collection point. Information available with the hard copies is provided at **Appendix D**. It was also possible for residents to get in touch with a member of the working group and the Parish Clerk to request a hardcopy.

21. For statutory consultees:

- An email was sent directly to each of the statutory consultees supplied by Great Yarmouth Borough Council, listed above, meeting the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This included numerous bodies and individuals that the Neighbourhood Plan working group and the Borough Council believed will be affected by the Neighbourhood Plan for Fleggburgh, such as neighbouring parishes, key bodies such as Historic England and Natural England.

- The email was sent on 27 August, with a follow up email sent on 5 October advising of an extension to the response period. A copy of the original email is provided in **Appendix E**. The email informed statutory bodies of the commencement of Regulation 14, availability of the plan and supporting materials on the website, and highlighted several methods for responding.

22. Throughout the consultation it was possible for representations to be made by:

- Completing an online survey;
- Filling in a hard copy of the survey or electronic version of the survey and sending this to the working group;
- Providing feedback via letter or electronically to the working group.

Responses

23. At the end of Regulation 14 there were 37 completed surveys from local residents, either filled in electronically, by hand or online. Three residents responded via email.

24. Seven statutory consultees wrote to the Parish Council with their comments on the draft plan, either in letter or email form.

25. The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Plan for Fleggburgh.

Responses from local residents

Residents were asked to indicate whether they agreed with each policy in the plan and provide any comments they had. The summary of comments in the table below is taken from the online survey and comments emailed directly from residents.

Policy	Yes	No	Summary of comments	How taken into account
Policy 1: Housing Type & Mix	34	2	Broad agreement that there is a need for smaller homes and affordable housing rather than larger homes. Some concern about more development being approved whilst the Borough Council does not have a 5-year housing land supply.	Noted, although the Borough Council now claims to have a 5-year housing land supply.
Policy 2: Design	35	2	Strong support for new development to be in keeping with the local character of villages. Some concern over the requirement for new homes on the A1064 to have direct access onto the road and questions as to why this wouldn't be the case for Rollesby Road too.	The issue of traffic speed and traffic impact was raised in particular with respect to the A1064 rather than the more minor road network, and so it was felt that this is where the focus should be.
Policy 3: Enhancing the Natural Environment	33	4	Strong support for protecting the environment, some references made to recent examples of trees being cut down to make way for development. Suggestion that the requirement should be more than 10% net gain in biodiversity.	The 10% net gain is a standard that will be introduced as part of the Environment Bill, more evidence would be required locally to support a higher requirement than this.
Policy 4: Local Green Space	37	0	Some additional suggestions made including public footpaths and hedgerows along the parish boundary.	There are specific national criteria for Local Green Space designation. It is not possible to designate public footpaths or hedgerow alone as Local Green Space.
Policy 5: Landscape Setting	37	0	Strong support for the important views identified, with these considered to be characteristic of the parish.	Noted
Policy 6: Dark Skies	35	2	Two comments that street lighting should be considered where there are no footpaths.	This was considered extensively by the working group and it was decided on

Policy	Yes	No	Summary of comments	How taken into account
				balance that dark skies should be preserved where possible across the parish.
Policy 7: Surface Water Management	36	1	Some suggestions that more needs to be done to address current surface water flooding.	This is not a matter for the Neighbourhood Plan to address.
Policy 8: Village Centre	34	3	A couple of comments made that development would be better suited away from the centre.	Generally, this policy was well supported by residents so decision to retain current wording
Policy 9: Heritage Assets	37	0	Well supported. A few specific comments in relation to assets referred to within the supporting text and their location.	Specific comments taken on board and supporting text amended.
Policy 10: Sustainable Travel	36	1	Support for improved bus services and a crossing on Main Road to facilitate access to the school.	Noted
Policy 11: Traffic and Speed	37	0	Strong support for measures that will reduce traffic speeds through the villages.	Some detailed suggestions will be considered locally.
Policy 12: Communications	36	1	Strong support for improved broadband	Noted
Policy 13: Village Shop	35	2	Supported, though some people identifying that it may not be a viable proposal given the proximity of Filby Post Office and stores.	Point around viability noted.

Comments from Great Yarmouth Borough Council

General Comments

Summary	How taken into account
Remove referencing to 'emerging' local plan and replace with Local Plan Part 2	Changes made throughout
Refer to Development Limits rather than Settlement/development Boundary	Changes made throughout
Community policies should be located at the back	The regulations are not prescriptive about this and Fleggburgh would like them to be included within the text where they flow better than they would in an appendix.
Add framework of how the plan will be monitored	Although not a requirement, the community intends to monitor the policies in the neighbourhood plan and their effectiveness. However, this framework will be developed separately as and when the plan passes the referendum.
Various suggested wording changes / typos	All made as suggested

Specific comments relating to policies or their supporting text

Policy	Summary of comments	How taken into account
Policy 1: Housing Type & Mix	<ul style="list-style-type: none"> The policy requires 'a minimum of 30% of dwellings comprising two bedrooms or fewer' but then has a contradictory table below as 2 of 4 dwellings would be 50% and 3 of 7 would be 43% rounded to the nearest whole number. To avoid this confusion, suggest removing reference of the percentage before the table. This policy really needs to be supported by more robust evidence, I suggest reference to the 2014 SHMA, and perhaps a review of completed schemes. 'Proposals for sheltered housing will be supported subject to other policies.' – What is meant by 	<ul style="list-style-type: none"> Appears to be a misunderstanding of how 'a minimum of 30%' would be used. If there were 7 dwellings, 2 of these being small would be 28%, and so not a minimum of 30%, so it has to be 3. Similarly, if there were 4 dwellings, just one being small would be 25% and so not a min of 30%, so it has to be at least 2. Evidence for neighbourhood plans needs to be proportionate, not just robust. The required mix has been revised and seeks to ensure maintenance as a minimum of the current proportion of smaller homes within the parish, which given the general trend of smaller households and single occupancy, is thought to

Policy	Summary of comments	How taken into account
	<p>sheltered housing? This policy does not add any detail as such proposals would already be subject to other relevant policies such as those within the Core Strategy, LPP2 and NPPF. The Borough Council has emerging Policy H11 to support housing for the elderly and other vulnerable users which expands upon Policy CS3. Scale and location (Policy CS2) is a key consideration of proposals to access local facilities, and these will be more appropriately located in higher order settlements.</p> <ul style="list-style-type: none"> • 'Proposals that will deliver affordable housing within the development boundary, but which do not meet the national threshold requiring provision of such, will be supported.' – this does not make sense. The Borough Council has Policy GSP1 for Development Limits, so such development would already be supported. The policy could be re-worded to explain that developments below the threshold, but which will provide affordable housing will be especially supported. • Exception sites – Policy CS4 already addresses the location and scale of these – i.e. sites to be within or adjacent to the existing settlement. The 5% scale is a repeat of National Planning Policy. These points could be elaborated in the supporting text rather than in the policy. This is not local detail; it is already set in the local plan and national policy. 	<p>be justified. Table 7.4 of the 2014 SHMA identifies a significant need for smaller dwellings. For market housing, dwellings of 1 or 2 bedrooms should be 50% of the total, whilst for shared ownership it should be 40%. For affordable rent it is 60%. This evidence has been added to the plan.</p> <ul style="list-style-type: none"> • Point on sheltered housing removed as Local Plan is sufficiently advanced and covers this • Wording change made to especially support affordable housing within the development limits • Made some amends to the policy, taken out reference to 5% or being in proportion as they are indeed a repeat of local or national policy. Explained this a little more in the supporting text. Left two criteria in the policy as they add local detail.
Policy 2: Design	No comments	

Policy	Summary of comments	How taken into account
Policy 3: Enhancing the Natural Environment	<ul style="list-style-type: none"> This essentially duplicates the detail from the Environmental Bill. There is no need to repeat this within the Neighbourhood Plan. What local evidence is there that the 10% requirement is necessary in Fleggburgh in advance of national legislation coming into force? It is therefore recommended that this policy is removed from the plan. Note that the government guidance is more detailed and includes information on exemptions to the requirements, such as brownfield development. This is not addressed by the current policy. 	<ul style="list-style-type: none"> The special qualities of Fleggburgh parish which encompasses an area of the The Broads SAC, Trinity Broads SSSI and Burgh Common and Muckfleet Marshes SSSI are set out in para 30-33. 10% has been used to ensure consistency with the forthcoming Environment Bill, for which there is an existing body of research. Para 36 sets some locally specific examples of how the 10% net gain could be achieved. As for introducing this policy in advance of the national legislation, given the delays already to the national legislation, combined with the urgency to address the loss of habitat and species and the high priority given to this issue locally, the NP group believes that it is fully justified in having this policy. References are made in para 45 to how Policy 3 should be interpreted in the absence of national legislation and guidance. This text has been supported and updated to reflect feedback from Natural England (see below). Explained in the supporting text that exceptions may be set out in the national legislation.
Policy 4: Local Green Space	The policy is inconsistent with the NPPF. To be consistent with Green Belt policy, this is set out in paragraphs 143-147.	<ul style="list-style-type: none"> Policy text updated and addition text added to explain how the policy is in conformity with national policy for Green Belt.
Policy 5: Landscape Setting	<ul style="list-style-type: none"> Supporting text to should link to the images in the Appendices. <i>“Proposals sited on Grade 1 agricultural land that is currently in farming use will not be supported...”</i> This is contrary to national planning policy which is more flexible in considering development proposals on 	<ul style="list-style-type: none"> Reference to Appendix 1 added. Made some changes to exclude land within the development limits. The policy does have caveats , and proposals may still be supported depending on the benefits, such as the delivery of affordable housing. The NP group believes it has had due regard to

Policy	Summary of comments	How taken into account
	high grade agricultural land. There is also concern that as this is illustrated on Figure 7, this could in effect prohibit development within the settlement of Fleggburgh which goes against Policy GSP1 and several policies of the neighbourhood plan. Clearly, much of the parish area is grade 1 agricultural land. This cannot be used to stop development in the village.	national policy, but there is no requirement to be fully in conformity with national policy.
Policy 6: Dark Skies	No comments	
Policy 7: Surface Water Management	<ul style="list-style-type: none"> Applying all of the criteria to areas of low flood risk (between 1 in 1,000 and 1 in 100 years) is excessive, and this goes beyond national policy thresholds, which is sites identified in Flood Zone 2 or 3, or of an area 1ha and above. There is no evidence to justify a lower threshold for the parish. This should be removed from the policy. The NPPF (paragraph 163), Policy 13, and emerging Policy E1, provide adequate guidance for developers in preparing FRAs and SuDS. This list does not add detail to the local and national requirements and should be removed from the policy Has the Lead Local Flood Authority (at Norfolk County Council should be consulted on this policy) commented on this policy? It is recommended to amend the policy, so it just addresses the final paragraph, i.e. permeable materials and infiltration capacity. 	<ul style="list-style-type: none"> Removed reference to low flood risk areas and requirements as per second bullet. Although the text has now been removed, the policy wording was originally provided by Norfolk County Council as the Lead Local Flood Authority (LLFA). See comments below from the LLFA under Norfolk County Council. These expectations have now been moved to the supporting text.
Policy 8: Village Centre	<ul style="list-style-type: none"> The policy as worded is too generic in supporting '<i>new services and facilities</i>'. This will result in 	<ul style="list-style-type: none"> Added in examples for clarity This part of the policy has now been deleted.

Policy	Summary of comments	How taken into account
	<p>inappropriate development which is also considered as a service/facility. It is recommended that a list of the types of services that will be deemed appropriate is provided within the policy, eg. Doctor's surgery, pub, small scale convenience store.</p> <ul style="list-style-type: none"> • Every part of the Development Limit would be within 400m radius of the identified village centre, so the requirement is irrelevant. 	
Policy 9: Heritage Assets	<ul style="list-style-type: none"> • Where is the background evidence in support of these non-designated assets? There is concern that this is not supported by adequate evidence as required by National Planning Practice Guidance. Historic England provide a guide, with page 9 providing guidance as to the kind of criteria that should be assessed identifying non-designated heritage assets. To be compliant with the requirements, such assessment should be prepared and published to support the listing of these buildings. Once this has been completed, the Borough Council should be consulted to review these and provide confidence in the required evidence. • As currently worded, this appears to conflict with NPPF paragraphs 193-197. It is therefore recommended that the policy is amended as follows: 'The non-designated heritage assets listed in Paragraph 65 have considerable local significance. Any development proposals that could affect these assets or their setting will need to demonstrate that they have avoided or minimised harm to the 	<ul style="list-style-type: none"> • Assessment in line with Historic England's Advice Note 7 undertaken to support inclusion. Sent to GYBC. • Policy text updated to reflect policy wording suggestion made by the Broads Authority

Policy	Summary of comments	How taken into account
	<i>significance of the asset through the design of the development...</i> – The supporting text could refer to emerging Policy E5 which explains how these will be treated. This may, however, also cover the second part of the policy.	
Policy 10: Sustainable Travel	No comments	
Policy 11: Traffic and Speed	No comments	
Policy 12: Communications	<ul style="list-style-type: none"> There is no justification for this policy. Both the Broads Authority and the Borough Council have landscape policies (see emerging Policies E4 and I2) in addition to national policy to adequately consider such proposals. There is nothing locally specific in the policy wording. It is recommended that this policy is removed. 	<ul style="list-style-type: none"> Policy removed from the document as recommended.
Policy 13: Village Shop	No comments	

Comments from the Broads Authority

All minor points and typos have been changed/addressed without being noted in the table below

Policy	Summary of comments	How taken into account
Policy 1: Housing Type & Mix	<ul style="list-style-type: none"> Where it talks about outside of development boundaries. As written, it could be anywhere in the parish. Is it better to say 'adjacent' to development boundaries? Otherwise it might be contrary to GYBC and BA Local Plan policies (see our Strategic Housing policy) and the NPPF, which defines rural exceptions sites. 	<ul style="list-style-type: none"> Adjacent added
Policy 2: Design	<ul style="list-style-type: none"> Paragraph 29 is policy wording and strongly recommend that if you want this standard, it is within the policy. Says 'New development should be well integrated into the landscape and maintain the quality of transition between the settled and agricultural landscape'. But what about a non agricultural landscape, like the Broads? When you say 'these requirements should not be seen as discouraging innovation, which will be welcomed', do you mean in terms of the appearance of a new building? Because the policy then goes on to say 'Development...must be very sympathetic in scale, type and design to the existing traditional character'... etc. I wonder if some more thought needs to be given as to exactly what type of development you want to see. Perhaps you include the text that stresses the emphasis on traditional scale and material but say something like 'buildings of innovative contemporary design will also be welcomed, as long as their scale, materials and design reflect the predominant building characteristics and enhance their surroundings' – or something of that sort, as otherwise it sounds a bit contradictory. 	<ul style="list-style-type: none"> The wording in para 29 relates to current national allowances, if we include the 20% within the policy, but then nationally it changes to say 40%, we are stuck with the 20% in the policy. The supporting text gives room for changes. Reference made to protecting the landscape setting of the Broads and cross reference made to Policy 5 – Landscape Setting Wording change made to reflect the point about contradictory statements

Policy 3: Enhancing the Natural Environment	<ul style="list-style-type: none"> This says 'Applications that avoid environmental harm through the preservation of natural features, particularly trees and hedgerows, on site will be considered more favourably'. Did you want to consider putting this the other way around? To make it an instruction? Perhaps something like 'applications are expected to protect natural features, such as trees and hedgerows'? Did you want to refer to our biodiversity enhancement guide? 	<ul style="list-style-type: none"> Text updated as suggested Reference added in the supporting text
Policy 4: Local Green Space	No comments	
Policy 5: Landscape Setting	No comments	
Policy 6: Dark Skies	<ul style="list-style-type: none"> The ILP guide has been updated recently: https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/ 	<ul style="list-style-type: none"> Reference updated, note this now appears in the supporting text as required by GYBC in their comments
Policy 7: Surface Water Management	No comments	
Policy 8: Village Centre	No comments	
Policy 9: Heritage Assets	<ul style="list-style-type: none"> Policy 9a – is too permissive and could be contrary to the equivalent policy in the Local Plan for the Broads and potentially GYBC, emerging or adopted. Perhaps it could be simplified Could figure 11 show a map of the designated and non-designated heritage assets? 	<ul style="list-style-type: none"> Suggested wording adopted Map updated to include both designated and non-designated assets
Policy 10: Sustainable Travel	No comments	
Policy 11: Traffic and Speed	No comments	

Policy 12: Communications	No comments	
Policy 13: Village Shop	No comments	

Responses from all other Statutory Consultees

Consultee	Comments	How taken into account
Anglian Water	<p>Policy 3 - Enhancing the Natural Environment Anglian Water welcomes the reference to development proposals providing biodiversity net gain.</p> <p>Policy 7 - Surface Water Management Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality enhancement.</p> <p>However, the policy as written appears to suggest a surface water strategy would only be required for development proposals located in an area at risk of flooding from surface water based upon the map produced by the Environment Agency. We consider that all development proposals should consider the risk of surface water flooding and incorporate SuDS wherever technically feasible.</p> <p>There also appears to be a typo in the final paragraph of Policy 7. The term 'swails' should be replaced with the word 'swales'.</p>	<p>First sentence of the policy updated to reflect importance of considering surface water flooding and incorporating SuDS for all proposals where technically feasible.</p> <p>Typo amended</p>
Historic England	We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular, we are pleased to see the attention to detail included in your Policy 2: Design, but	<ul style="list-style-type: none"> • Photos added

	<p>might suggest that the information relating to the use of locally distinctive materials is illustrated using appropriate photographs</p> <p>We also welcome the full consideration of non-designated heritage assets and their treatment set out from page 16. We welcome the identification of eight specific non-designated heritage assets in paragraph 65. We would recommend that a robust set of criteria is included, potentially as an appendix, against which these have been identified. This will allow you to refine and clarify precisely what is special about these buildings, in order to most effectively protect them. Please refer to our advice on Local Heritage Listing, which can be found online, for example criteria: https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7.</p> <p>We welcome Policy 5, and the protection it gives to key views that contribute to the character of your parish and the village, but suggest that the wording could be slightly strengthened to read:</p> <p><i>Proposals will be supported where it can be demonstrated they are sited, designed to be of a form and scale that avoids or mitigates any harm to the key views identified in Figure 8.</i></p> <p>We note the Community Action 1, and commend this as something that has the potential to reinforce the rural qualities of Fleggburgh. We normally recommend that consideration is given to appropriate species that reflect the local natural environment characteristics and qualities. Consideration should also be given to the potential for trees to harm significant archaeology, and care taken in their planting locations in that context.</p> <p>We note also Community Action 2, relating to the ruined St Mary's church. We would recommend contacting Domenico D'Allessandro, one of our architects, for</p>	<ul style="list-style-type: none"> • All assets assessed in accordance with the guidance note criteria, included within the evidence base • Policy wording amended as suggested • Points noted in relation to the community actions • Photos of viewpoints enlarged in the Appendix
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	<p>informal discussions regarding the potential for any Historic England engagement on its restoration. His email address is Domenico.D'Alessandro@HistoricEngland.org.uk.</p> <p>The impact of high levels of traffic is often one of the things villages suffer most from, and can detract from the historic environment indirectly and directly, through noise, vibration, pollution or collision. Useful suggestions can be found for ways in which to reduce that impact can be found in this document, produced to support activity in the Dorset Area of Outstanding Natural Beauty: http://hamilton-baillie.co.uk/wp-content/uploads/2017/12/hamilton-baillie-traffic-in-villages.pdf</p> <p>The photographs provided in Appendix 1 to support the Key Views are useful, but we would suggest that each photo be enlarged and given a little more space on the page.</p>	
Natural England	<p>Policy 3</p> <p>Natural England welcome the inclusion of Policy 3 and the aspiration to enhance the natural environment and contribute to wildlife habitat through the delivery of high quality Green Infrastructure to create wildlife corridors and connectivity.</p> <p>We are in full support of Biodiversity Net Gain (BNG), which has been developed to not only help halt declines in wildlife by conserving what habitats and species are left, but begin the task of restoring some of what has been lost. BNG calculations should, ideally use the recently released Defra biodiversity net gain metric 2.0, compare the current biodiversity value of the habitats to be lost to development (excluding designated sites and ancient woodland) with the biodiversity value of the habitats forecast to be created following development, with the intention being to demonstrate an overall increase in biodiversity (minimum 10 %).</p>	<ul style="list-style-type: none"> • Reference to the Defra biodiversity net gain metric updated • Supporting text updated to incorporate wording from NE on opportunity for wildlife enhancement

	<p>Policy 4 We agree with the protection of local green space as shown in Policy 4 and linking sites by creating new footpaths. The creation and enhancement of footpaths can provide opportunities for wildlife enhancement through the planting of native trees, hedgerows and nectar rich flora, providing stepping stones for nature.</p> <p>Policy 7 We welcome the inclusion of Sustainable Drainage Systems (SuD's) in Policy 7. SuD's can be used to create wetland habitats for wildlife in an attractive aquatic setting. The CIRIA guidance provides useful information about integrating SUDs and biodiversity.</p>	
Norfolk County Council	<p>The Neighbourhood Plan could contain the following text in order to assist with the sustainable and effective delivery of the Plan:</p> <ul style="list-style-type: none"> Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s. <p>General guidance provided by the Historic Environment Service with respect to developing a Neighbourhood Plan, referring to Historic England's Guidance. In addition it is suggested that the plan should include a paragraph about the Historic Environment Service input into the planning process. The following paragraph should be included into the supporting text in the historic environment section of the NP: <i>'The Norfolk County Council Historic Environment Strategy and Advice Team issues advice to the local planning authorities about all new developments, for which planning permission is applied for, which may significantly affect all heritage assets, designated or undesignated, known or</i></p>	<ul style="list-style-type: none"> Suggested text about infrastructure improvements added into para 87 Suggested text from the Historic Environment Service added in para 73 General comments from the LLFA noted. Additional text in relation to surface water pooling and flow paths and also reference to recorded floods added within the supporting text. Decision not to include a flood map within FNDP as this will reflect a snapshot in time. It was also recommended that such a map be removed from the plan during early review by Great Yarmouth Borough Council. Bullet points added to the plan.

	<p><i>currently unknown, which is normally acted upon and included as a planning condition if the development proposal is approved and given planning permission.'</i></p> <p>The Lead Local Flood Authority (LLFA) welcome:</p> <ul style="list-style-type: none"> • That pages 13 and 14 outline a Flood and Water Management section of the submitted Plan. We welcome that surface water flooding has been directly addressed within the report and recognise the concerns addressed in point 54 of the submitted Plan. We further welcome the references to areas of known flooding issues in point 54. • References within the submitted Plan to biodiversity and the inclusion of SuDS in achieving this (See point 36). • The concerns raised about the potential impacts on flood risk from construction of new housing or alterations to existing housing. • The references to SuDS within the submitted document, the hierarchy system and the role of SuDS as a multi-beneficial approach to managing surface water runoff (See points 55 and 56). • The inclusion of 'Policy 7: Surface Water management' within the submitted Plan. We further welcome the criteria expected as part of a surface water drainage strategy outlined on page 14. • The reference to LLFA Guidance for Developers on page 14 of the submitted Neighbourhood Plan. <p>The LLFA recommend reference to the appropriate Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document and any further guidance using the following URL: https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers.</p> <p>The LLFA have 1 record of internal flooding from 2013 and 1 record of external flooding from 2012 in the Parish of Fleggburgh. The LLFA highlight the importance</p>	<ul style="list-style-type: none"> • Note on the Village Pond LGS designation added within the plan
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	<p>of considering surface water within the Plan in the best interest of further development in the area.</p> <p>According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Fleggburgh. Although indirectly referenced, it is recommended these are identified and acknowledged within the Plan via text or maps. Although reference to EA Surface Water Flood Mapping has been included as a provided URL (Page 14), the LLFA recommend inclusion of a separate surface water flooding map within the Plan for Fleggburgh.</p> <p>The LLFA would recommend the following to be included with regards to surface water flood risk:</p> <p>The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.</p> <p>Any new development or significant alteration to an existing building within the Parish of Fleggburgh should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <ul style="list-style-type: none"> • Inclusion of appropriate measures to address any identified risk of flooding • Where appropriate undertake sequential and/or exception tests • Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use • Inclusion of appropriate allowances for climate change • Inclusion of Sustainable Drainage proposals with an appropriate discharge location 	
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	<ul style="list-style-type: none"> • Priority use of source control SuDS such as permeable surface, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered. • To mitigate against the creation of additional impermeable surface, attenuation of greenfield surface water runoff rates and runoff volumes within the development site boundary • Provide clear maintenance and management proposals of structure within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. <p>The document proposes a number of pre-existing spaces as local green spaces (LGS). It is understood that designation of LGS provides a level of protection against development. The LLFA do not normally comment on LGS unless they are/are proposed to be part of a sustainable urban drainage (SuDS) feature. One of the named spaces is identified as being a potential present surface water feature - The village pond. The LLFA would therefore recommend against development of this space to limit any negative impact on the current drainage contributions. The LLFA have no comments to make on all other submitted open spaces.</p>	
UK Power Networks	<p>UKPN have considered the Neighbourhood Plan Re-submission and the main area that would be of concern is the future development of homes and businesses who would require additional electrical demand. As the submission is very clear that there is currently no planned development, UKPN does not have any input to make at this time. Should this change and development of the neighbourhood come into force, UKPN would consult with each developer about their individual needs, the requirements and specifications that each party would need to consider to allow for connection of electricity supplies.</p>	Noted



October 2019

Fleggburgh Neighbourhood Plan

Issues and Options Consultation

PRODUCED BY COLLECTIVE COMMUNITY PLANNING ON BEHALF
OF FLEGGBURGH PARISH COUNCIL

1. Summary of Consultation

Who was consulted	Fleggburgh Residents
How people were consulted	Drop in event at the village hall on Saturday 14 September 9-11:30am with a range of activities enabling people to vote on different options, provide comments and annotate on a large map of the parish.
Main issues and concerns raised	<p>The amount and speed of traffic on road through the three villages, support for measures that could reduce the impact of traffic, such as a community gateway and 'no right turn' signs</p> <p>There are mixed views from the community about whether further housing development is a good thing within Burgh St Margaret</p> <p>Importance of protecting Fleggburgh's rural character and feel</p> <p>Consideration of the three villages, not just a single parish</p> <p>Identification of a number of views and local green spaces that need to be further assessed for inclusion in a policy</p> <p>Identification of a village centre in Burgh St Margaret</p> <p>Importance of protecting wildlife habitats</p>
How these were taken into account	Considered by the Fleggburgh Neighbourhood Plan Working Group at their meeting in October 2019.

2. Analysis of Responses

2.1. Key Discussion points

Development

- There are a number of disused barns which could be developed, including those on the corner of Beech Lane/Marsh Lane
- There is some support among the community for the Tower Road development, especially in terms of the additional open/green space it will provide
- Noted that Beech Lane is the planning boundary between Great Yarmouth Borough Council and the Broads Authority
- Discussion about holiday accommodation, some support for development of this outside the settlement boundary.
- General support for smaller homes being built, but not large executive homes.

Heritage

- There's support for active preservation of St Mary's Tower, creating more of a focal point within Burgh St Margaret
- Discussion about the Penny Loaves field and historical importance of this

Views

- There are some lovely views of the fields surrounding the main settlement which are an important part of Fleggburgh's overall character and feel

Infrastructure

- Support for additional permissive footpaths, including one that links Ruggs Lane, Pound Lane and the School and village centre
- Positive discussion about having a village gateway. Suggestion that this could start along Tower Road
- Suggestion that the speed limit should be 30mph throughout the built-up area of the village
- Suggestion that there should be 'no right turn' signs on to Main Road from Church Lane
- Residents would like to see a designated crossing point in the village centre
- Discussion about lack of bus service and the need to amend this in the evidence base

Environment

- There are deer and bats around Tretts Loke
- Support for creating / preserving green corridors, including a corridor between Burgh St Margaret and Filby
- Reference made to existing evidence about flora and fauna surveys undertaken which could support development of the plan

2.2. Design of New Homes

Residents were asked to note key design features of buildings within the 3 villages. Most comments in relation to Burgh St Margaret referenced there being a wide mix of housing styles and types rather than there being specific design features. For Clippesby people identified rural cottages, flint and brick to be common. No responses were received for Billockby.



2.3. Characteristics of each village

Residents were asked to consider what makes each village in Fleggburgh unique. Most people referred to what they feel to be the negative consequences of development within their village. Beautiful views and the historical church were noted for Clippesby.

Burgh St Margaret

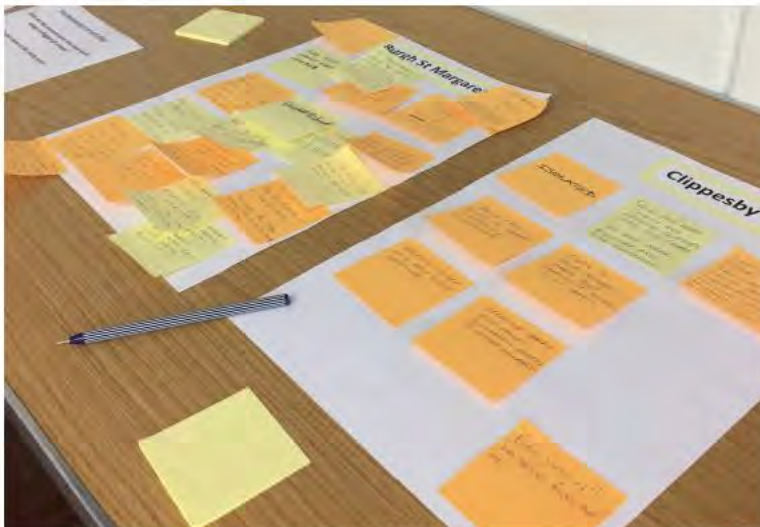
- Far too many new houses
- No structure in place for new development
- Too many large houses and not enough 2 bedroom properties
- Speeding traffic
- Loss of wildlife habitat
- Dominated by the road which splits the village
- Difficulty in crossing the road at peak times
- Planning appears to take each development on its own merits rather than look at the cumulative impact
- We need a village PO/Shop
- The 30mph speed limit on the main road stops too soon and should be extended to the sports complex
- The loss of trees, hedges and open countryside is causing our villages to lose their ruralness
- The larger the village becomes the less community spirit there is
- The village has grown faster than amenities/infrastructure
- Roads and footpaths are inadequate

Billockby

- The village is becoming a residential roundabout
- Speeding traffic is a problem
- The speed limit is not enforced

Clippesby

- Isolated
- Views from the B1152 of windmills / windpumps
- Beautiful church in a very quiet setting
- Close to the Acle Bridge area but very difficult to access it safely
- Historical church
- Fragmented village as split with no connecting footpath between Upper and Lower Clippesby or with other villages in the parish
- Speeding traffic and poor footpath access to other villages
- Rural location



2.4. Size of new homes



Residents were asked to use sticky dots to indicate their preference on the size of any new homes that would be built in Fleggburgh.

- Small homes of 1 or 2 bedrooms received the most votes
- 83% of responses were for small homes
- Medium sized homes of 3 or 4 bedrooms received 5 votes
- Large homes of 5 or more bedrooms received no votes

Comments on sticky notes were also made about there being a need for smaller, affordable homes. Some people said they felt there shouldn't be further development until current building work is completed and the effects of these new homes have been realised.

2.5. Local Green Space and Important Views

People were asked to annotate on the map green areas and important and significant views and vistas, to which a protective Neighbourhood Plan policy could apply.

All the views identified:

- a) Are those accessible from a public space;
- b) Have a specific reason for being important to the community; and
- c) A good reason for its inclusion within the NP, which may include risk the view will be blocked or reduced in the future.



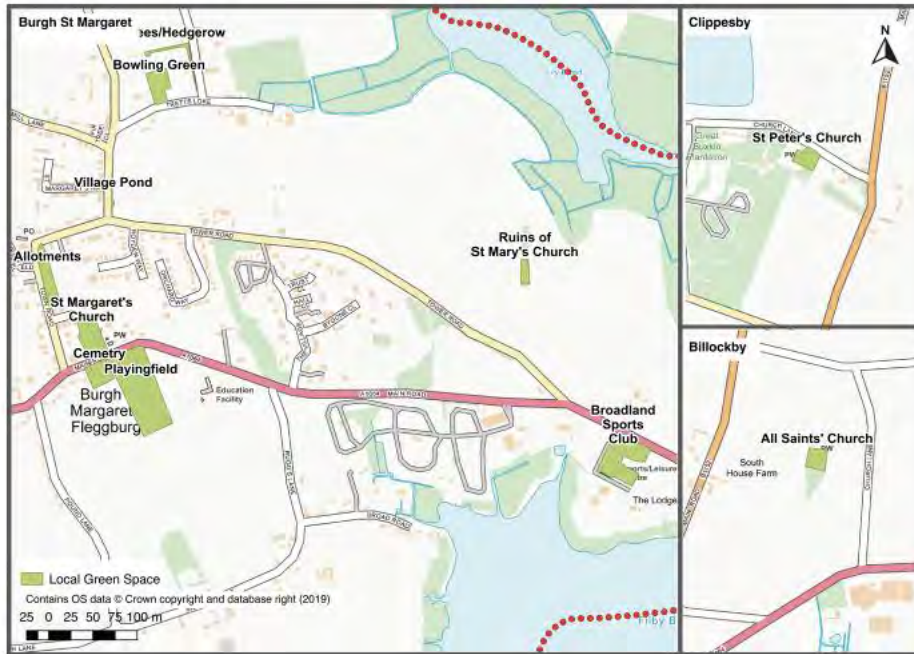
A number of views were suggested by residents:

- Views across the fields from Pound Lane, Burgh St Margaret
- Views cross fields from Rugg Lane, Burgh St Margaret
- Views of the tower from Tower Road, Burgh St Margaret
- Views from the tower, Burgh St Margaret
- Views of the Broads and fields from the public footpath, Burgh St Margaret
- Views up the rise from Rollesby Road, Burgh St Margaret
- Views across the marshes of windmills and wind pumps from the Main Road, Billockby

These views have been assessed in a separate report.

Suggestions of important local green spaces within the parish included:

- Trees/Hedgerow just off Tretts Loke
- Bowling Green
- Village Pond, adjacent Tower Road development
- Allotments
- St Margaret's Church
- Cemetery
- Playing field
- Ruins of St Mary's Church (the tower)
- Broadland Sports Club
- St Peter's Church, Clippesby
- All Saints' Church, Billockby



2.6. Village Centre

People used sticky dots to annotate on the map where they felt the village centre within Burgh St Margaret is.



2.7. Suggestions for Future Development

A number of suggestions were made about where new housing growth could be located within Burgh St Margaret. Views were mixed about whether further housing development was a good thing. This is captured in 2.1. No suggestions were made for Clippesby or Billockby.



3. Participants



38 people attended the open event. The majority (36) were residents of Burgh St Margaret. 2 residents of Clippesby attended and nobody from Billockby.



Fleggburgh Parish Neighbourhood Development Plan

Regulation 14 Consultation on the Draft Plan

27th August to 30th October 2020

The Neighbourhood Plan for Fleggburgh which will help to influence future development of our parish and three villages is now at the consultation stage, we are inviting parishioners to give feedback on each individual policy within the plan. The full draft plan and feedback survey is available on the Parish Council website:

<https://fleggburghpc.norfolkparishes.gov.uk/neighbourhood-plan/> in hard copy from outside Fleggburgh Village Hall, by contacting Dr Jimmy Miller, Parish Clerk on 07502735991 or by emailing the Neighbourhood Development Plan email address ndpfleggparish@outlook.com.

How the information from this consultation will be used:

The feedback given will be used to help prepare the final Fleggburgh Neighbourhood Plan for examination. Please be aware that the forms will be shared with the Parish Council's Planning Consultants and your comments may be made publicly available.

What happens next:

Comments and the extent to which concerns can be addressed will be considered. The draft plan, amended as necessary will then be submitted to Great Yarmouth Borough Council who will publicise the draft plan, for a further review period.

The closing date for survey responses is the 30th October 2020, many thanks in advance for taking part.

FLEGGBURGH PARISH

Neighbourhood Development Plan

Regulation 14 CONSULTATION



**Begins Thursday 27th August 2020 and runs until
Friday 30th October 2020.**

**An opportunity for Parishioners to view and
comment on the draft plan. Visit Fleggburgh Parish
Council website to download a copy and complete
the online survey. Hard copies available from
outside Fleggburgh Village Hall.**

Contact the Parish Clerk on 07502735991 or email
ndpfleggparish@outlook.com for more information

FLEGGBURGH PARISH
Neighbourhood Development Plan
Regulation 14 CONSULTATION



**Hard Copy of Draft Plan and
Survey Inside**

Kindly take a copy and secure the lid back on to the storage box. Please email a scanned copy of your completed survey to ndpfleggparish@outlook.com or post to the Parish Clerk, 71 The Common, Freethorpe, Norfolk, NR13 3LX.

Contact the Parish Clerk on 07502735991 or email ndpfleggparish@outlook.com for more information.

Many thanks

Appendix E: Email to Stakeholders

☆ Fleggburgh NDP

27 August 2020 at 19:17

FN

Fleggburgh Neighbourhood Plan Pre-Submission Consultation

[Details](#)

Cc: Fleggburgh Parish Clerk & 1 more

Dear Stakeholder

Fleggburgh Neighbourhood Plan Pre-Submission Consultation

Fleggburgh Parish Council are now consulting on their Pre-Submission Draft of the Neighbourhood Plan. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of just over six weeks from 27th August to 8 October.

The consultation offers a final opportunity for you to influence Fleggburgh's Neighbourhood Plan before it is submitted to Great Yarmouth Borough Council.

All comments received by 8 October will be considered by the Parish Council and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The full draft Neighbourhood Plan contains policies on the following topics:

- Housing and Design
- The Natural Environment
- The Built Environment
- Access and Transport

The Pre-Submission Plan and supporting evidence can all be found online: <https://fleggburghpc.norfolkparishes.gov.uk/neighbourhood-plan/>

Should you wish to provide comments you can send these to Fleggburgh Parish Council via this email address or send them to Fleggburgh Parish Council, 71 The Common, Freethorpe, Norfolk, NR13 3LX

Yours faithfully

Francesca Dockerty



Evidence Base
July 2021

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

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Affordable housing	9
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Services within the community	14
The natural environment	15
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The built environment	21

Summary of Key Issues

Theme	Key Issues
Population characteristics	<ul style="list-style-type: none"> Fleggburgh has an ageing population, with almost a quarter of current residents aged 65+ and this is increasing. This would indicate the need for some future development to focus on smaller housing units for older people rather than larger executive type property, or accommodation especially for older people.
Accommodation profile	<ul style="list-style-type: none"> The housing profile is dominated by detached homes which make up around 50% of houses in the villages. There is also a higher proportion of semi-detached homes (a third) than other neighbouring parishes. Over a quarter of homes have four or more bedrooms. The profile means homes in Fleggburgh will tend to be more expensive, which is confirmed through average price trends on Zoopla. This may make them unaffordable for younger people and first-time buyers. Home ownership is very high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent. Fleggburgh has a very low proportion of one-bedroom properties (6%), and a comparatively low proportion of two bed properties (25%) may make it more difficult than elsewhere for older people to downsize and free up larger homes for families. In 2011 26% of homes were occupied by people aged 65+, with over a quarter of these older people living on their own in larger properties. Consultation could be useful to determine views from older people around downsizing. Although the parish experiences many visitors to the Broads, which has equivalent status of a National Park, second home ownership does not appear to be an issue.
Housing development	<ul style="list-style-type: none"> Fleggburgh is a relatively small parish of just over 400 homes. Data from the Borough Council indicates that over the last eight years 43 new homes have been built and there are 29 more with permission, representing around a 17% increase in homes. Feedback from the community indicates that these new homes have been for larger, executive style properties, rather than homes that are needed by the local population.
Affordable housing	<ul style="list-style-type: none"> Demand for affordable housing outstrips the current supply within the parish. Current data indicates that demand in Fleggburgh is highest for smaller unit homes with 1 bedroom.
Transport infrastructure and connectivity	<ul style="list-style-type: none"> There is good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC.

Theme	Key Issues
	<ul style="list-style-type: none"> The parish is served by a regular daily bus service to Acle where it is possible to connect for journeys to Norwich or Great Yarmouth, though it is likely that for many this will not be convenient enough for making a journey to work.
Travel to work and car ownership	<ul style="list-style-type: none"> A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure. A small proportion of households have no car and so rely heavily on public transport and local service provision The car remains the dominant mode of choice for those travelling to work, which may indicate that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away. High car ownership levels will result in a high demand for home-based car parking spaces.
Services within the community	<ul style="list-style-type: none"> Fleggburgh is considered a Secondary Village within the Great Yarmouth Local Plan. It has a good level of local services. Any development will want to support the sustainability of, and access to, these services and the vitality of the village.
The natural environment	<ul style="list-style-type: none"> An area of the Broads (which has equivalent status of a National Park), Trinity Broads SSSI, Broads SAC and Burgh Common and Muckfleet Marshes fall within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development. The landscape setting of the parish is open and dominated by arable farmland, some of which abuts the Broadland landscape. Farmland in the north of the parish is identified as the best and most versatile agricultural land, which could be lost to future development. Remaining native hedgerows and isolated hedgerow trees are recognised as an important feature of the landscape which could be vulnerable or lost with future development.
Flooding	<ul style="list-style-type: none"> Closeness to the Broads means there is risk from flooding, particularly on the peripheries of the settlement to the north-east and north-west. This also contributes towards the area's environmental importance. Fluvial flood risk areas will be a constraint on the location of new development Surface water flood risk within Fleggburgh Village will place constraints on new development.
The built environment	<ul style="list-style-type: none"> There are 13 Grade II Listed Buildings spread throughout the parish, with St Margaret's Church creating a key focal point within Fleggburgh. This character could be eroded by generic housing development.

Theme	Key Issues
	<ul style="list-style-type: none"> <li data-bbox="544 244 2036 344">• The parish has a tranquility about it due to its setting within the Broads landscape and network of country lanes that cross it. This is despite the presence of the A1064. However, significant growth in the village could impact upon this.

1.Introduction

Fleggburgh is a large parish, close to Great Yarmouth, and is made up of four amalgamated parishes; Burgh St Margaret, Burgh St Mary, Billockby and Clippesby. Burgh St Margaret is the largest village in the parish, overlooking the Rollesby Broad, whilst Clippesby and Billockby are smaller hamlets in the west and south of the parish. The village is one of the largest and most well served secondary villages in the Borough with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea.

The parish encompasses an area of the Norfolk and Suffolk Broads, which has equivalent status of a National Park, and Burgh Common and Muckfleet Marshes. This area of the Broads is also designated as the Broads Special Area of Conservation (SAC) and the Trinity Broads Special Site of Scientific Interest (SSSI). The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem isolated from the main Broads river system. The village itself is adjacent to Filby Broad which further encourages its attraction as a tourist destination with a range of holiday cottages, and a camping and caravan park.

2.Population Characteristics

According to the 2011 Census Fleggburgh has a population of 948 (*Source Nomis*). Analysis shows that this is a slight increase (4%) on the population in 2001. The population is ageing with the mean age increasing from 42 in 2001 to 45 in 2011. The proportion of people aged 65 or over has also increased from 18% in 2001 to 23% in 2011. The age profile is older on average than across the borough (mean age 42) or across England (mean age 39).

Figure 1: Population

Age	Fleggburgh	Norfolk	England
0-24	22%	28%	31%
25-64	55%	51%	53%
65-74	14%	11%	9%
75+	10%	10%	8%
Total population	948	857,888	53m

Source: NomisWeb

Issues

- **Fleggburgh has an ageing population, with almost a quarter of current residents aged 65+ and this is increasing. This would indicate the need for some future development to focus on smaller housing units for older people rather than larger executive type property, or accommodation specifically for older people.**

3.Accommodation Profile

A review of the 2011 Census indicates that the housing profile is predominantly detached (50%) or semi-detached (33%) properties, see **Figure 2**. This is significantly different from the Borough profile which has a greater number of terrace properties and much fewer detached. There are also differences with nearby villages – Filby and Rollesby for example have very similar housing profiles to each other, with a very high proportion of detached homes and fewer semis compared to Fleggburgh. This would suggest that semi-detached properties are a particular characteristic of Fleggburgh.

Figure 2: Accommodation Profile

Dwelling Type	Fleggburgh	Filby	Great Yarmouth Borough
Detached	214 (50.2%)	202 (65.4%)	12,393 (29.4%)
Semi-Detached	141 (33.1%)	77 (24.9%)	10,152 (23.6%)
Terrace	41 (9.6%)	24 (7.8%)	12,937 (30.6%)
Flat or Apartment	16 (3.8%)	4 (1.3%)	6,033 (15.1%)
Caravan / Temporary Structure	14 (3.3%)	2 (0.6%)	467 (1.3%)
Total	426	309	44,355

The current average house value in Fleggburgh is £330,360 (*Zoopla, July 19*), with the average price paid over the last 12 months £314,900. This is based on 10 sales and is a 2% increase in value compared to the last five years. It is above the Norfolk average house price, which is £266,006.

Data from the Census on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident. As with most other communities, homes with 3 bedrooms are most common (43%). Smaller properties, with 1 or 2 bedrooms, are under-represented when compared to borough and national rates, whereas there is a significantly higher proportion of larger homes with 4 or 5 bedrooms (26%).

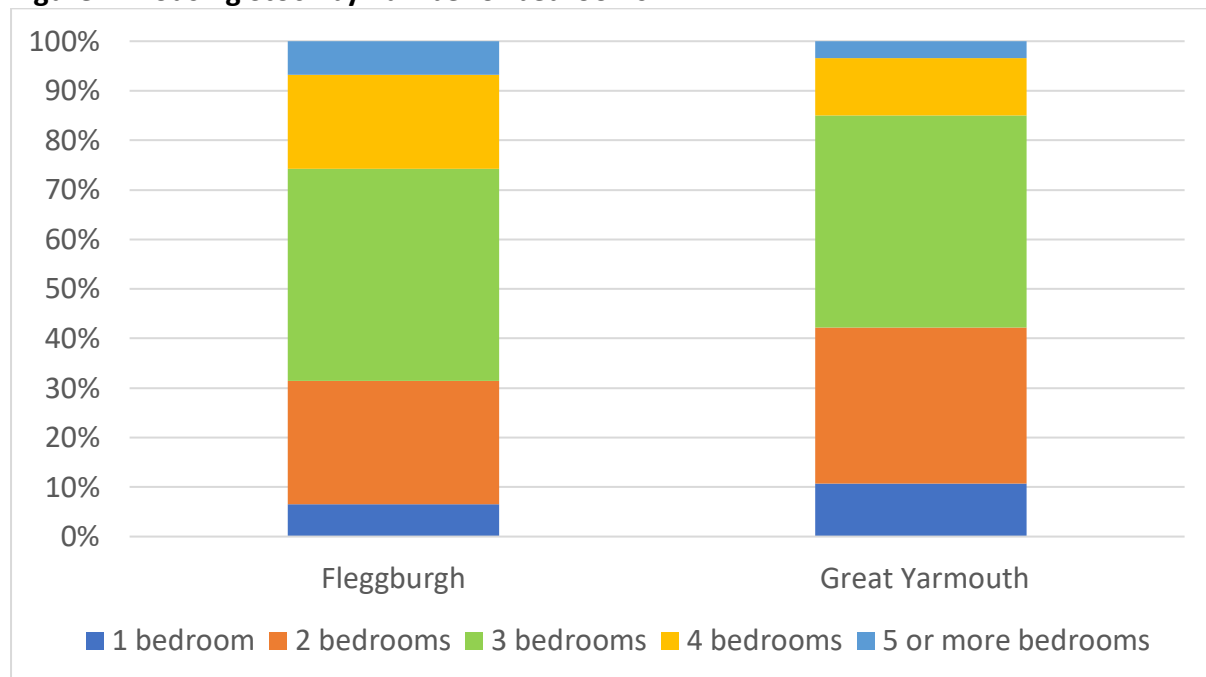
Figure 3: Dwelling Size

Number of bedrooms	Fleggburgh	Great Yarmouth	National
1 Bed	6%	11%	12%
2 Bed	25%	32%	28%
3 Bed	43%	43%	41%
4 Bed	19%	12%	14%
5+ Bed	7%	3%	5%

The lack of one bedroomed homes, and the low proportion of two bedroomed homes, suggests that it could be more difficult than elsewhere for older people to downsize to better

meet their space needs or for younger people wanting to get on the housing ladder - and free up family homes within the villages.

Figure 4: Housing Stock by number of bedrooms

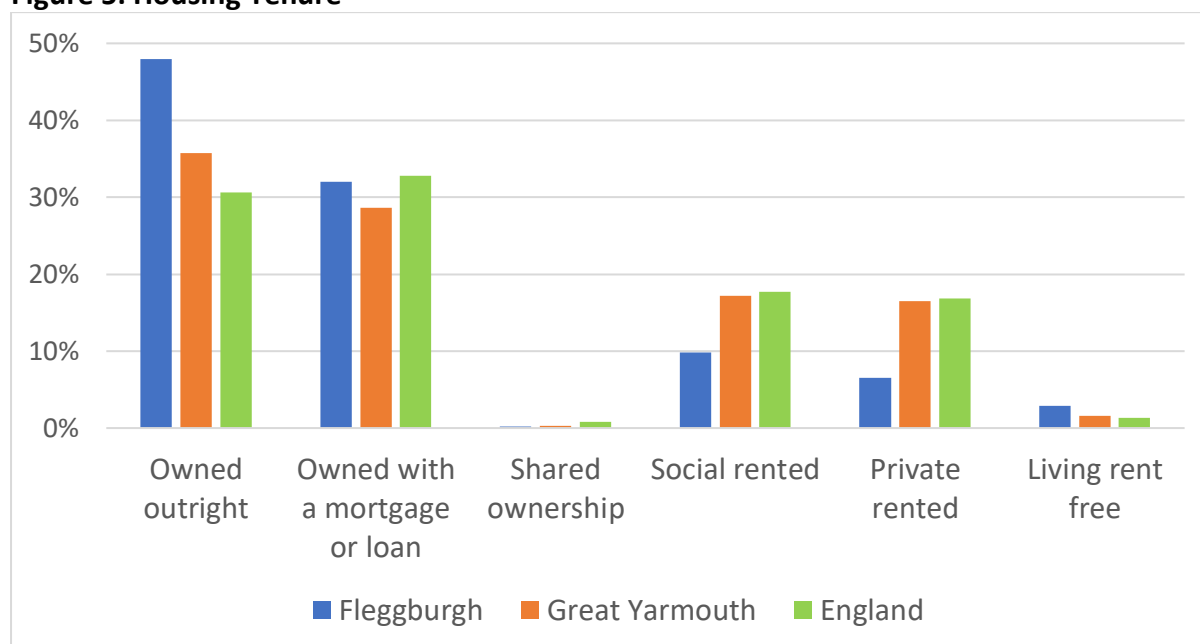


Source: Census 2011

Of the homes that are occupied by residents, 81% are owned, either with a mortgage (32%) or outright (48%). Home ownership is higher than for the borough (65%) or nationally (64%). The biggest difference is in the proportion of people who own their homes outright which is almost 13% higher in Fleggburgh than across the Borough, see **Figure 5**. Rates of home ownership are comparable with nearby villages.

Overall 16% of homes (68) are rented, significantly less than the Borough average of 34%, though you may expect that a high proportion of these rented homes are in Great Yarmouth which is a more deprived community. The proportion of socially rented accommodation is low (10%) when compared to the Borough (17%) or nationally (18%). This is unsurprising given the high proportion of people who own their home in the villages. One property is in shared ownership and 12 households (of the 417 occupied) indicated that they live rent free.

Figure 5: Housing Tenure



Source: Census 2011

In Fleggburgh 25% of households are single occupancy and of these just over half are people aged 65 or over. Further analysis indicates that around 60% of older people living alone do so in a house that has three or more bedrooms, which equates to around 35 homes. Overall, 26% of homes within the village are just occupied by people aged 65 or over. Note that this analysis is based on data from 2011, and given the ageing population could underestimate the proportions.

Of the 426 dwellings, 9 (2.1%) had no usual residents at the time of the Census 2011. Households with no usual residents could be those which are second homes, holiday lets, or long-term empty homes. The proportion is lower than that across the Borough (5.3%) and national figures (4.3%). The data indicates that holiday lets or second home ownership is not particularly an issue within Fleggburgh. This is confirmed by Great Yarmouth Borough Council who collect data for Council Tax purposes on second home ownership; their records indicate there are currently eight second homes within the villages.

Issues

- **The housing profile is dominated by detached homes which make up around 50% of houses in the villages. There is also a higher proportion of semi-detached homes (a third) than other neighbouring parishes. Over a quarter of homes have four or more bedrooms. The profile means homes in Fleggburgh will tend to be more expensive, which is confirmed through average price trends on Zoopla. This may make them unaffordable for younger people and first-time buyers.**
- **Home ownership is very high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent.**
- **Fleggburgh has a very low proportion of one-bedroom properties (6%), and a comparatively low proportion of two bed properties (25%) may make it more difficult than elsewhere for older people to downsize and free up larger homes for families. In**

2011 26% of homes were occupied by people aged 65+, with over a quarter of these older people living on their own in larger properties. Consultation could be useful to determine views from older people around downsizing.

- Although the parish experiences many visitors to the Broads, which has equivalent status of a National Park, second home ownership does not appear to be an issue.

4. Housing Development

Fleggburgh is identified as a Secondary Village in the Great Yarmouth Local Plan, recognised as one of the largest and most well served by facilities including a GP Surgery.

Data from Great Yarmouth Borough Council indicates that there have been 43 new dwellings in Fleggburgh over the last eight years, from the start of the current Local Plan. In addition, there is planning permission for a further 29 dwellings.

Figure 6: Housing Completions & Permissions (April 2013-March 2020)

Settlement	Completions	Extant Housing Permissions
Fleggburgh	43	29

Source: Great Yarmouth Borough Council

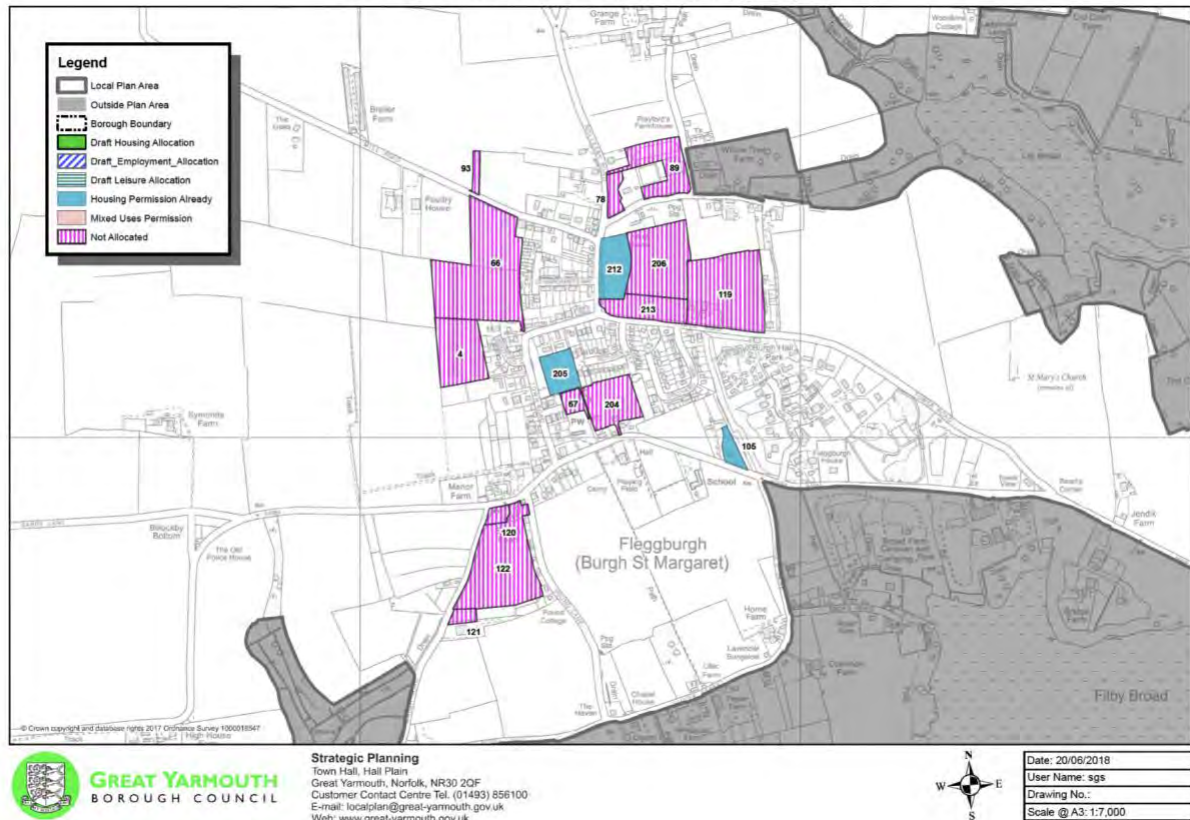
In terms of likely future development within the parish, the Policies Map in the Regulation 18 Great Yarmouth Local Plan 2 (**figure 7**) highlights the sites submitted and considered for allocation going forward. Overall 16 sites were submitted during a recent call for sites, none of which have been selected for allocation as part of the revised Local Plan Core Strategy. The map also identifies those sites that have already received planning permission within Fleggburgh, through windfall applications. These are mainly infill and will deliver 20 new homes within the parish. The map was created in June 2018 for consultation, and therefore does not include permissions which have been granted more recently.

The Local Plan Part 2 (regulation 18 version) concluded:

The settlement has a reasonable range of services and facilities for a Secondary Village and is suitable to accommodate a small range of housing in accordance with Core Strategy Policy CS2. However, owing to the significant number of completions, planning permissions and an allowance for windfall across the Secondary and Tertiary Villages (of which Fleggburgh already contributes significantly), there is little remaining housing need. The above sites have been assessed for potential development by judging the combination of advantages and disadvantages of the competing sites (including those from other Secondary and Tertiary Villages) in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy. Consequently, no allocations are sought for residential development in Fleggburgh.

The Final Draft Local Plan Part 2 (February 2020) does not allocate in Fleggburgh and Policy GSP2 sets an indicative housing requirement of zero,

Figure 7: Great Yarmouth Local Plan 2 (Draft): Housing Sites
Sites Submitted and Considered (Fleggburgh Area)



Issues:

- Fleggburgh is a relatively small parish of just over 400 homes. Data from the Borough Council indicates that over the last eight years 43 new homes have been built and there are 29 more with permission, representing around a 17% increase in homes. Feedback from the community indicates that these new homes have been for larger, executive style properties, rather than homes that are needed by the local population.

5.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

All of these types are available as entry-level homes on exception sites, so restricted to people whose first house it will be.

Most recent figures for the parish (2019) indicate there are 31 affordable properties to rent that are owned by the Borough Council. Around half of these are two-bedroom properties, see **Figure 8**. This does not include housing association properties, so there may be more.

Figure 8: Current Rented Affordable Housing

Bedrooms	Number
1 bed	9
2 bed	15
3 bed	7

Source: Great Yarmouth Borough Council, 2019 (latest available data at parish level)

Figure 9 provides a snapshot of the current housing register, as July 2021. When applying to the register people are able to indicate where they would like to live and this choice is reflected as a preference for the first three months, beyond which properties are considered across the borough. Over the last three months to July 2021 fourteen applicants expressed a desire to live in Fleggburgh. There are currently 363 applicants on the housing register across the borough as a whole. Of those on the housing register, over half are interested in a small 1 or 2-bedroom property, a fifth in a 3-bed and a quarter in a larger property of 4-bedrooms or more.

Figure 9: Fleggburgh Affordable Housing Need

Bedrooms	Within 3 Months	Over 3 Months	Total
1	14	103	117
2	1	76	77
3	3	68	71
4	0	83	83
5	0	15	15
6	0	0	0
7	0	0	0
Total	18	227	363

Source: Great Yarmouth Borough Council July 2021

There are also 29 applicants on the Help to Buy register with Great Yarmouth as their preferred place to live, and 15 of them meet the Borough Council's residency criteria to be considered for an affordable dwelling.

Issues

- **Demand for affordable housing outstrips its current supply within the parish. Current data indicates that demand in Fleggburgh is highest for smaller unit homes with 1 bedroom.**

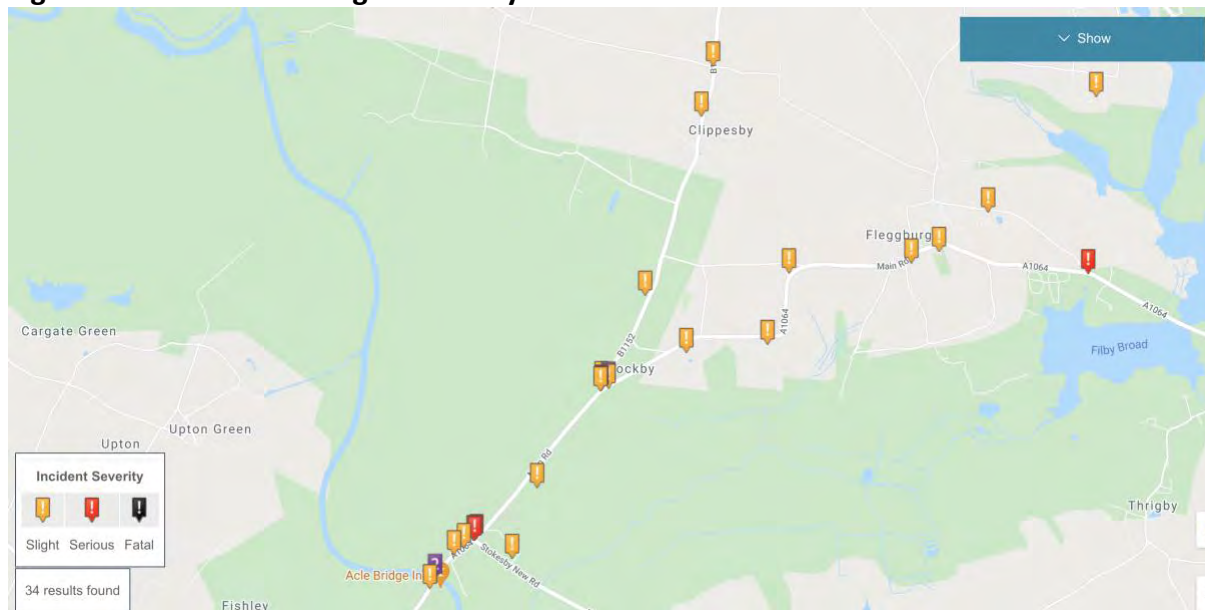
6. Transport Infrastructure and Connectivity

The neighbourhood plan area lies around 8.5 miles north west of Great Yarmouth. The A1064 runs through the centre of the parish and through the village of Fleggburgh (Burgh St Margaret) and Billockby.

Figure 10 shows the number and location of road traffic collisions recorded by the police over the last five years (to March 2019). There have been 34 recorded, most of which at points along the main road. There have been nine serious collisions with the rest slight injury accidents. This is fairly high compared to neighbouring villages. There were six collisions in Filby and seven in Rollesby. Incidents have been fairly spread out however, with the only potential clusters on the junction between the A1064 and B1152 and the A1064 and Stokesby New Road.

The roads through the village of Fleggburgh is subject to a 30mph limit, although speeding is a concern among residents and there is a community speedwatch initiative.

Figure 10: Accidents during the last 5 years

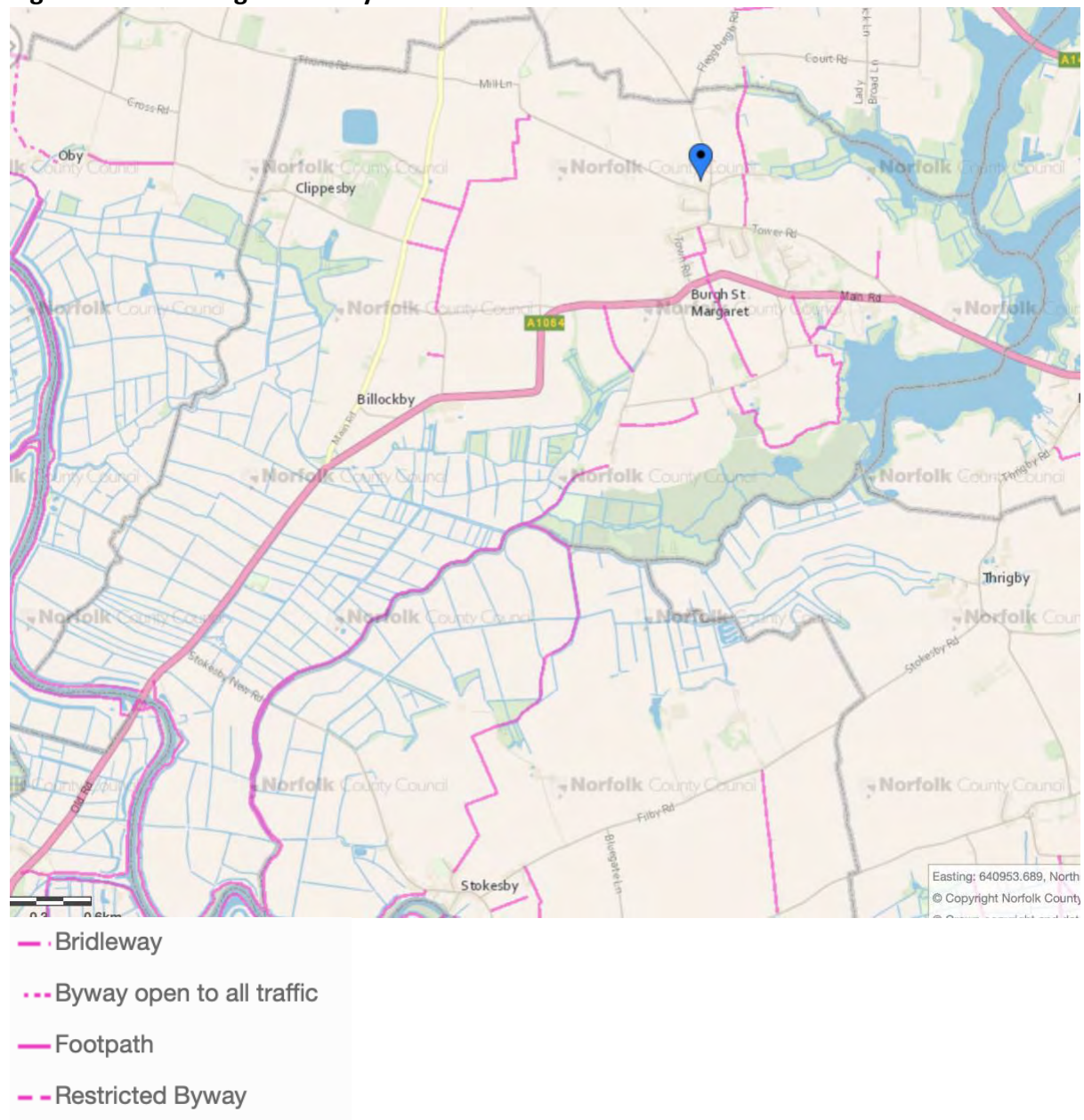


Source: Crashmap.com July 2021

The parish is fairly well served by public transport, with Our Hire providing a regular bus service, up to eight times a day, to Acle. From here it is possible to connect and make on-going journeys to Norwich or Great Yarmouth, although residents report that connection times are problematic and long.

Figure 11 indicates that Fleggburgh has a number of Public Rights of Way that connect the villages, particularly Burgh St Margaret, with surrounding countryside. Many of these run alongside field boundaries or skirt the edges of the waterways associated with the Broads. A number of circular walks along Public Rights of Way and commencing in Fleggburgh are advertised by tourist agencies, which encourages visitors to the local area.

Figure 11: Public Rights of Way



Issues:

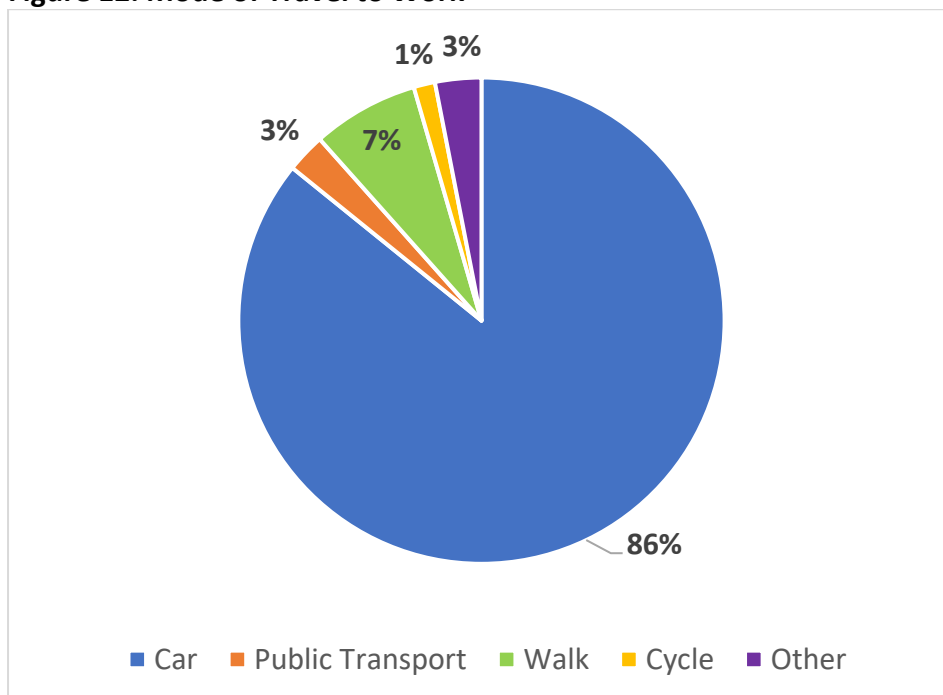
- There is good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC.
- The parish is served by a regular daily bus service to Acle where it is possible to connect for journeys to Norwich or Great Yarmouth, though it is likely that for many this will not be convenient enough for making a journey to work.

7.Travel to Work and Car Ownership

According to the 2011 Census, the average distance travelled to work is 14 miles (23km), which is higher than the borough average of 10.4 miles (16.8km). Great Yarmouth is around 8.5 miles from Fleggburgh and Norwich 17 miles, depending on the specific destination (Hospital/UEA 25 miles and Norwich City Centre 19 miles). This suggests that the average person is more likely to work locally than Norwich, perhaps looking to Great Yarmouth as a key centre.

12% of residents travel less than 3 miles (5km) to work, which is very low compared to the 43% of people who travel less than 3 miles across the Borough. However, 16% of people indicated that they work at or mainly from home, which is high. This compares with national and borough averages of 10% and 9% of people working from home.

Figure 12: Mode of Travel to Work



Source: 2011 census

The car is the most popular mode for travelling to work by far with 86% of working residents driving or being a passenger. Note that those residents working from home have been excluded. This is higher than the national figure and that for the borough, which is around 70%. Only 7% walk, and 1% cycle, and these figures are both lower than the figures for the borough (14% and 4% respectively) and as a whole and for England, which likely reflects the relatively few employment opportunities locally.

Figure 13: Car Ownership

	Fleggburgh	Great Yarmouth Borough
No Cars or vans	9%	27%
1 Car or van	39%	45%
2 Cars or vans	35%	21%
3 Cars or vans	12%	5%
4 or more cars or vans	5%	2%

The figures for car ownership reflect the need for households to have the use of a car. At the time of the 2011 Census a relatively low proportion of households had no car – 9% or 39 households which proportionately is much lower than for the borough as a whole, though higher than neighbouring communities (25 households with no car in Filby). It does mean however that those households / individuals will be very dependent on local services and public transport. In addition, for other households with just the one car, many of the household members will not have the use of the vehicle if it is used for commuting and so not available for much of the day.

Issues

- **A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.**
- **A small proportion of households have no car and so rely heavily on public transport and local service provision**
- **The car remains the dominant mode of choice for those travelling to work, which may indicate that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away.**
- **High car ownership levels will result in a high demand for home-based car parking spaces.**

8.Services within the Community

Fleggburgh has a number of services and community facilities, including:

- Doctors Surgery
- Primary School
- Outdoor sports facilities – broadland sports club, tennis courts (3 courts), bowling green, basketball court and playing field – including changing facilities
- Kings Arms Pub
- Church
- Village Hall

The Great Yarmouth Open Space Study (2013) identifies the availability of open and green space across the Borough at ward level. This identifies that Fleggburgh is fairly well served by outdoor recreational spaces. It should be noted that Fleggburgh ward boundaries do not align with the parish boundaries.

Figure 14: Open Space Availability Per Capita

Total Area of Open Space per 1,000 Population per Ward									
Ward	Population	Urban Parks & Gardens per 1,000 pop (ha)	ANG per 1,000 pop (ha)	Outdoor Sports Facilities per 1,000 pop (ha)	Amenity Green Space per 1,000 pop (ha)	Children's Play Space per 1,000 pop (ha)	Churchyards/ Cemeteries per 1,000 pop (ha)	Allotment Space per 1,000 pop (ha)	Total Open Space per Ward per 1,000 pop (ha)
Bradwell North	6,576	0	0.15	2.48	0.86	0.24	0	0.39	4.27
Bradwell S & Hopton	6,796	0	2.30	1.43	0.91	0.25	1.34	1.03	7.26
Caister North	4,502	0	1.98	0	1.01	0.24	1.52	0	4.75
Caister South	4,464	0	6.60	1.78	0.09	0.04	0.22	0.71	9.44
Central & Northgate	8,614	0.50	74.78	1.15	0.26	0.08	0.36	0.80	77.93
Claydon	7,451	0	0	1.36	0.48	0.06	0.72	0.41	3.03
East Flegg	5,008	0	45.31	0.91	0.63	0.12	0.50	0.32	47.79
Fleggburgh	2,388	0	0.10	2.10	0.65	0.28	1.27	0.26	4.66

2013 – Open Space Study, extract

Fleggburgh has a Church of England Primary School that works in partnership with Neatishead and Salhouse Federation. The school is small with just 46 pupils (at January 2021) but numbers on roll are fairly stable with 8 planned admissions for September. The school received a good rating at its last Ofsted inspection in January 2017.

Figure 15: Numbers on Roll at Fleggburgh Primary School, January 2021

Year	Number on Roll
Reception	7
Year 1	6
Year 2	7
Year 3	9
Year 4	7
Year 5	4
Year 6	6
Total	46

Source: Norfolk County Council

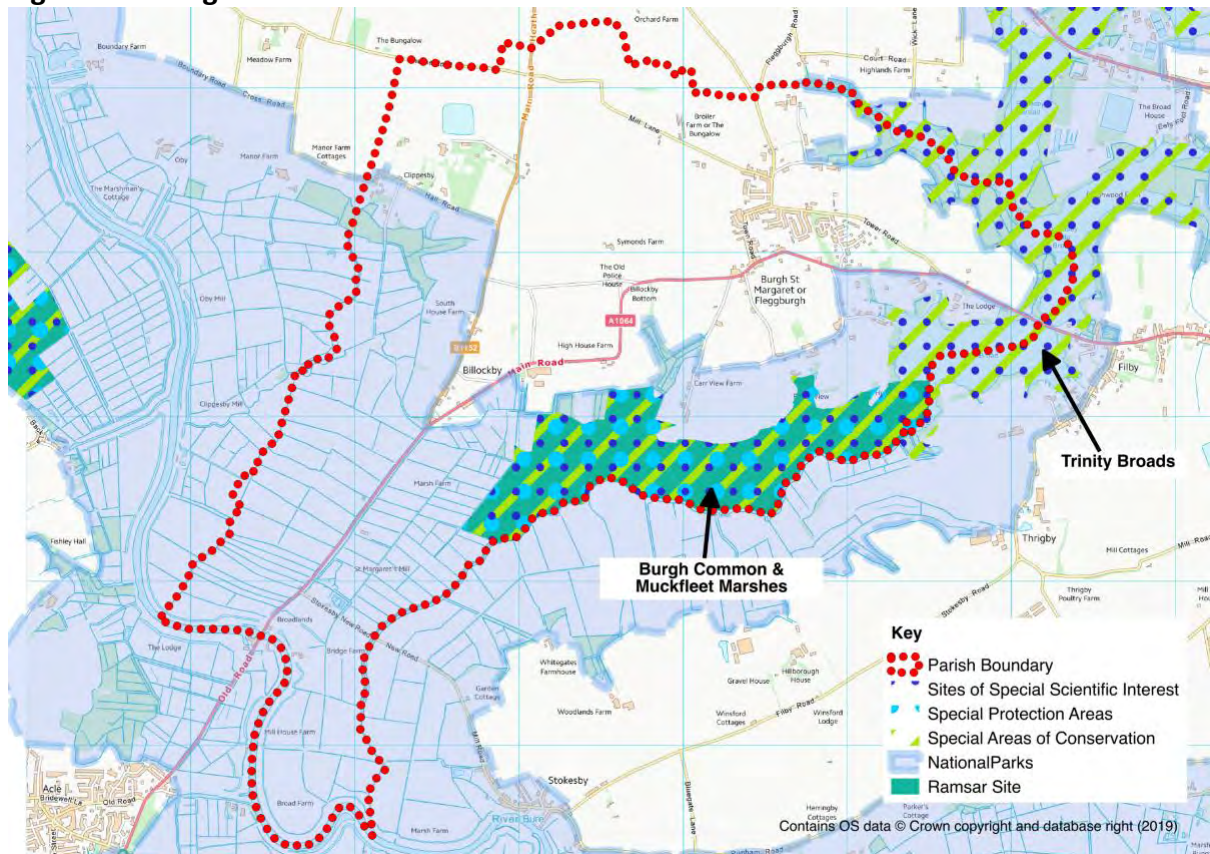
Issues

- Fleggburgh is considered a Secondary Village within the Great Yarmouth Local Plan. It has a fairly good level of local services, including outdoor recreation space, though no shop. Any development will want to support the sustainability of these services and the vitality of the village.

9.The Natural Environment

The neighbourhood plan encompasses a large area of the Norfolk and Suffolk Broads. Within this there are two Special Sites of Scientific Interest (SSSIs) – the Trinity Broads and Burgh Common and Muckfleet Marshes, see **Figure 16**. Burgh Common and Muckfleet Marshes are also designated a Ramsar Site and the Broadland Special Protection Area (SPA) and both sites are part of the Broads Special Area of Conservation (SAC).

Figure 16: Designated Environmental Sites



The **Trinity Broads** are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem isolated from the main Broads river system, being landlocked. The three broads of Ormesby Broad, Rollesby Broad and Filby Broad are much quieter than others. Filby Broad is the deepest of the three. The Trinity Broads are extremely rich in wildlife with some species rarely found outside of the Broads fen habitats. Habitats include wide expanses of shallow open water, extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. These habitats support a wealth of wildlife, from the tiniest rare snail, to stands of bulrushes which virtually disappeared from the rest of the Broads area, to the bittern. The ecological importance of the area is reflected in the variety of international, national and local nature conservation designations.

Trinity Broads make up 14% of the open water within the Broads, which has equivalent status of a National Park. They are a significant fresh water supply with approximately 5 million litres of water abstracted each day, supplying 80,000 homes in the surrounding villages and Great Yarmouth. They cover 162 hectares of open water in total, with 21km of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. It is important to ensure that the water quality is not impacted by future development.

Members of the public can access the Trinity Broads via a public footpath from Filby Bridge car park, which is situated on the northern side of the A1064 between Fleggburgh and Filby. This is popular during the summer months in particular.

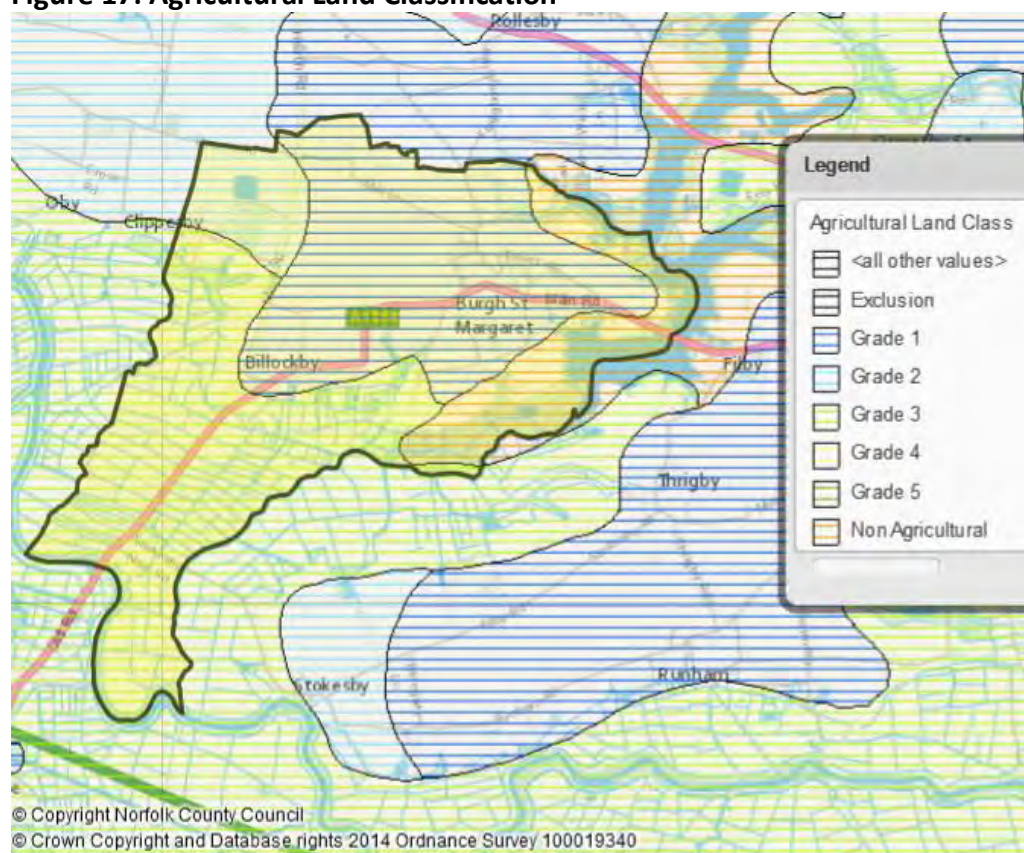
Burgh Common and Muckfleet Marshes is a 121ha site of biological importance. The Muck Fleet, a tributary of the River Bure runs through the wetland site, which is traditionally managed by grazing and mowing. Habitats include tall fen, fen meadows and drainage dykes. There are rare plants and invertebrates, such as the swallowtail butterfly.

The site is private land but there are a number of public footpaths across the common, including one at the north east of the site, and two at the western end running alongside the Muckfleet. There is a footbridge across the Muckfleet along this footpath which is the property of the Broads Authority.

The natural environment in Fleggburgh attracts numerous **visitors** to the parish, those coming to visit the Trinity Broads as well as those walking further afield. A number of circular walks along Public Rights of Way, commencing in Fleggburgh, are advertised by local tourist agencies. There is also a camping and caravan site. These visitors will also make use of and support the vitality of local services such as the pub.

Much of the land surrounding the built-up areas of Burgh St Margaret, Clippesby and Billockby is arable farmland. The area is unique as arable land continues into the Broads buffer zone. Land in the north of the parish is identified as the best and most versatile agricultural land, or Grade 1 according to the Agricultural Land Classification Scale, see **figure 17**.

Figure 17: Agricultural Land Classification



Source: Norfolk County Council

The **Great Yarmouth Character Assessment** classifies the parish as being part of the west Flegg Settled Farmland area. Key characteristics include:

- An undulating landscape coupled with wooded edges of the Broads;
- Views often punctuated by features such as windpumps, turbines or round towered churches;
- Predominantly arable with localised areas of rough grazing and improved pasture;
- The field pattern is predominantly 20th century agriculture, with remaining hedgerows and isolated hedgerow trees important features;
- It is a large-scale landscape, although more enclosed where small scale field patterns exist around villages;
- A network of small rural lanes cross the area in addition to more significant roads of the A1064 and A149;
- It is a relatively tranquil landscape due to its distance from large settlements and proximity to and views across the lowland wetlands of the Broads.

The Character Assessment identifies a principle objective of conserving the areas function as part of the landscape setting of the Broads, particularly the views of the Broadland landscape.

Issues:

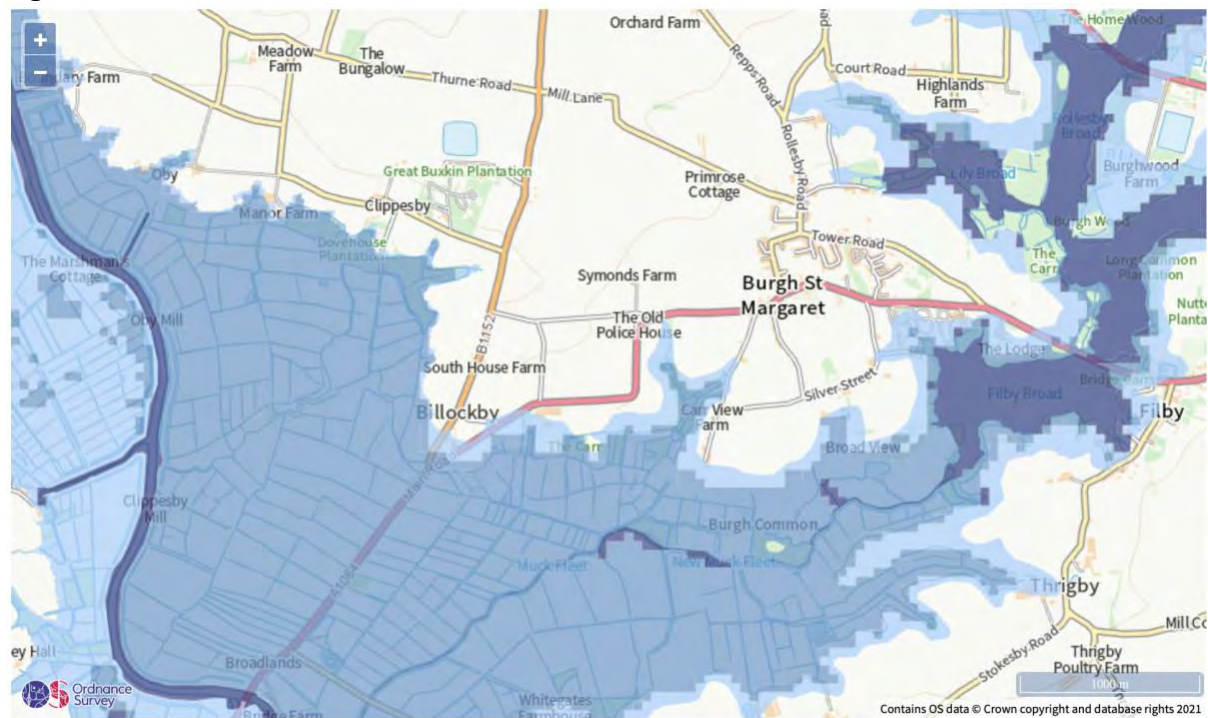
- **An area of the Broads (which has equivalent status of a National Park) Trinity Broads SSSI, Broads SAC and Burgh Common and Muckfleet Marshes Ramsar/SSSI falls within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.**
- **The landscape setting of the parish is open and dominated by arable farmland, some of which abuts the Broadland landscape. Farmland in the north of the parish is identified as the best and most versatile agricultural land, which could be lost to future development.**
- **Remaining native hedgerows and isolated hedgerow trees are recognised as an important feature of the landscape which could be vulnerable or lost with future development.**

10. Flooding

The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea, surface water and groundwater. **Figure 18** highlights risk of flooding from rivers or the sea. The existing built up area of Fleggburgh is not constrained by fluvial flood risk, however, land to the north-east and north-west, on the periphery of the settlement is within fluvial flood risk zones 2 and 3 (medium and high risk). This is confirmed through the Borough Council's Strategic Flood Risk Assessment.

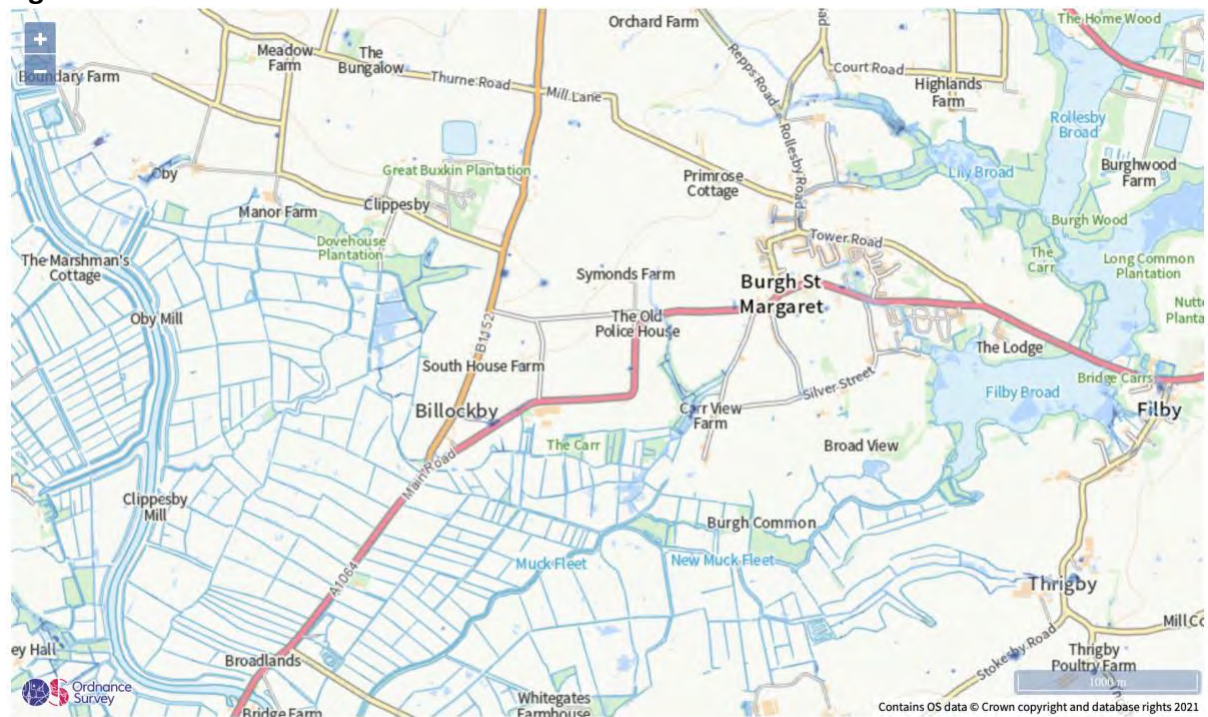
There is risk from surface water flooding throughout Burgh St Margaret, predominantly west of the settlement adjacent the former Bygone Village, see **Figure 19**. Flooding from reservoirs, **Figure 20**, is also an issue in the west of the parish and built up areas of Billockby and Clippesby.

Figure 18: Flood Risk from Rivers or the Sea



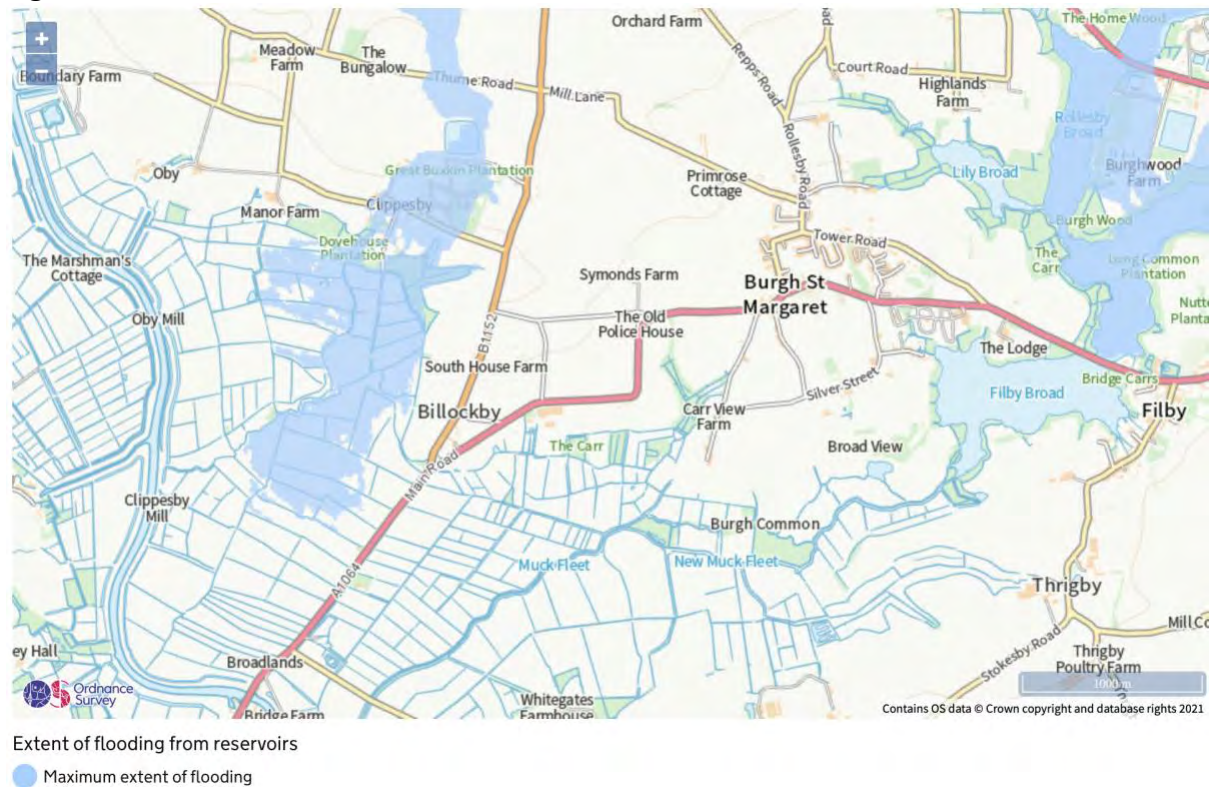
Source: flood.warning-information.service.gov.uk, accessed 1 July 2021

Figure 19: Flood Risk from Surface Water



Source: flood.warning-information.service.gov.uk, accessed 1 July 2021

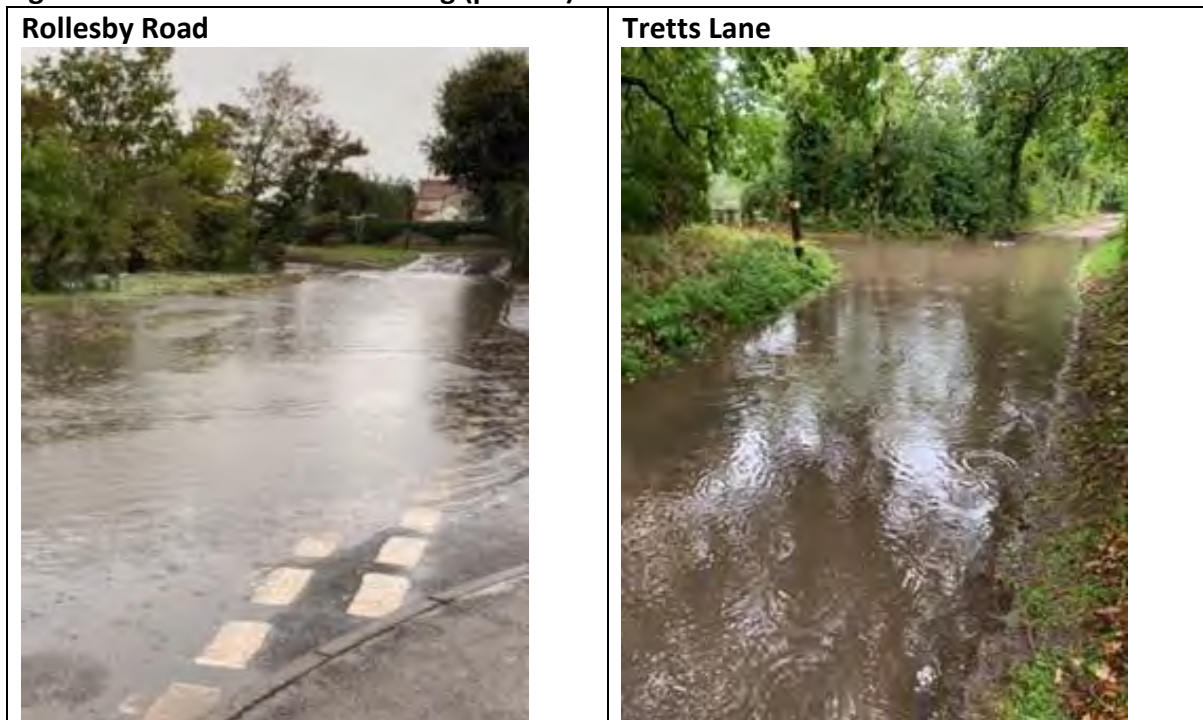
Figure 20: Flood Risk from Reservoirs



Source: flood.warning-information.service.gov.uk, accessed 1 July 2021

Figure 21 provides some evidence of the extent of surface water flooding in Fleggburgh, with these photos taken by residents in January 2020.

Figure 21: Surface Water Flooding (photos)



Tretts Lane



Blocked Drains – at the new development off Rollesby Road



Issues

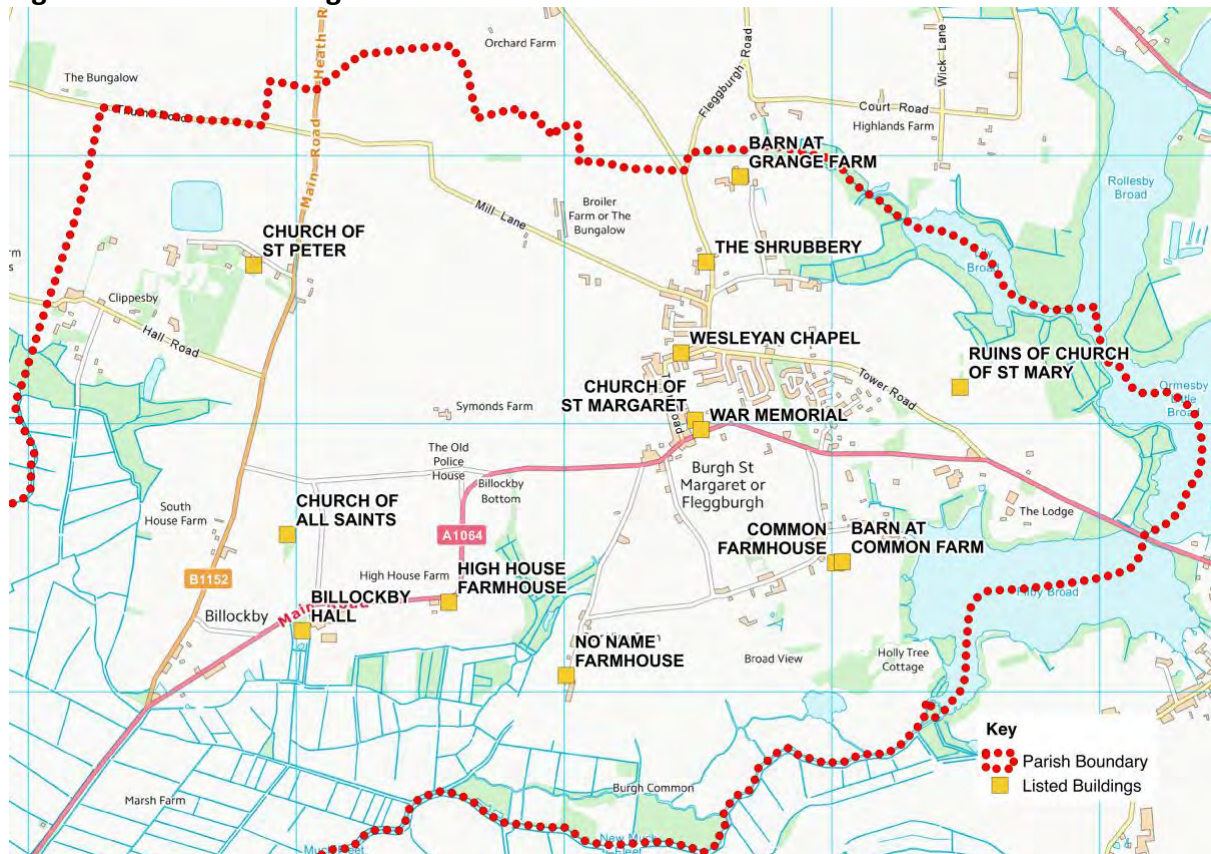
- Closeness to the Broads means there is risk from flooding, particularly on the peripheries of the settlement to the north-east and north-west. This also contributes towards the area's environmental importance.
- Fluvial flood risk areas will be a constraint on the location of new development
- Surface water flood risk within Fleggburgh Village will place constraints on new development.

11. The Built Environment

The parish has a tranquil rural quality owing to the Broads Area, surrounding countryside and historic assets including the Grade II* listed St Margaret's Church, which acts as a focal point. The church is one of 53 thatched churches in Norfolk. The settlement has become increasingly nucleated in its layout with recent development.

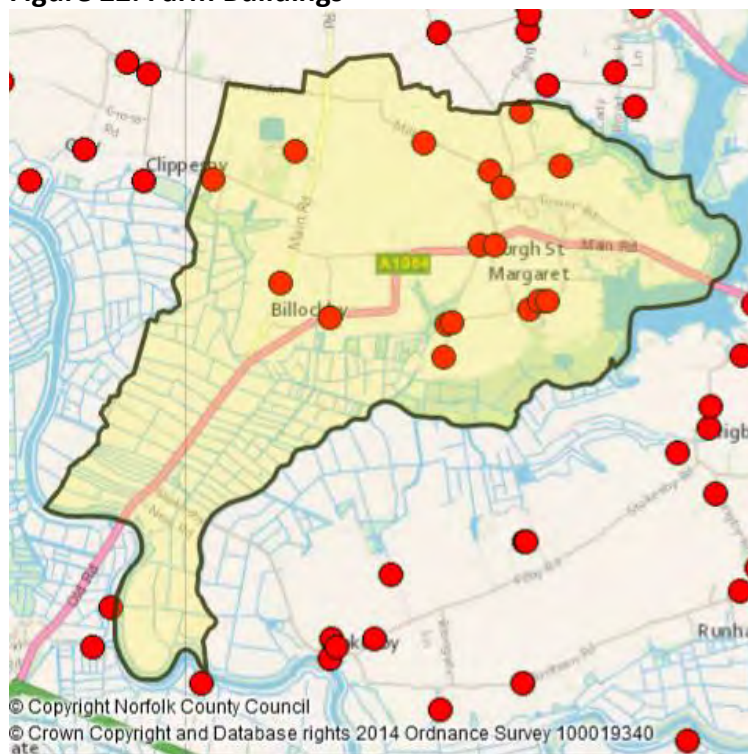
Fleggburgh has 13 Listed Buildings all of which are Grade II, see **Figure 21**. In addition, Norfolk Heritage Explorer identifies there to be 72 sites or finds of heritage importance within the parish. There are no Ancient Monuments and no Borough Council designated Conservation Areas.

Figure 21: Listed Buildings



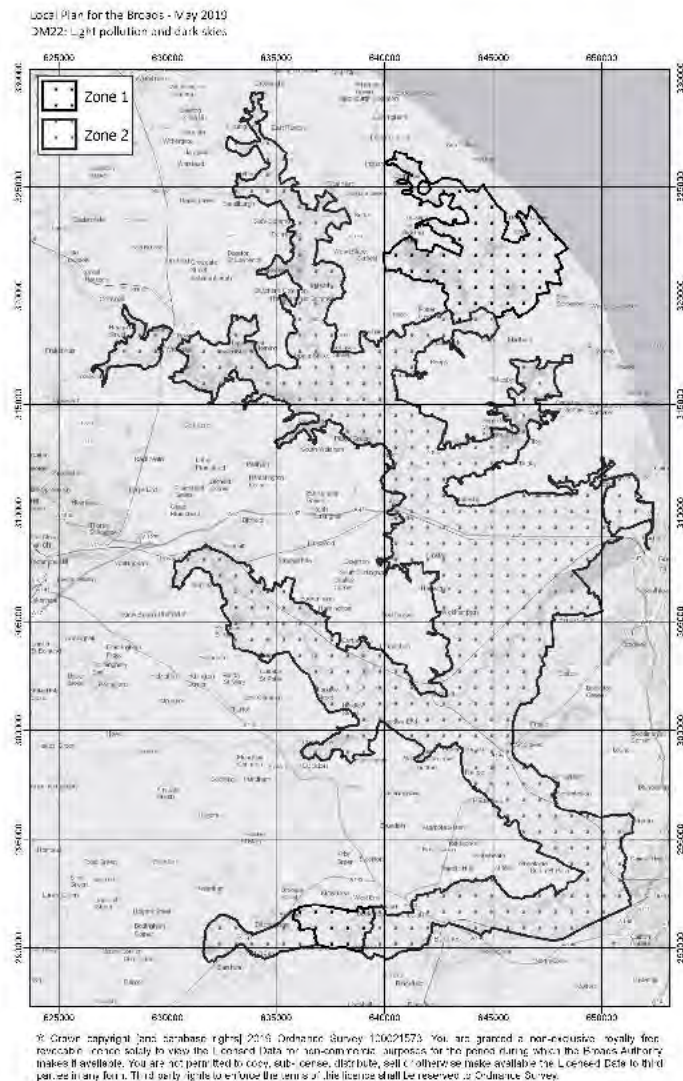
The main settlements are surrounded by arable farmland and the importance of farming in this area is demonstrated by the number of farm buildings, see **figure 22**.

Figure 22: Farm Buildings



The built-up area of the parish has a tranquil feel to it, largely as a result of being surrounded by the Broads, which has equivalent status of a National Park. There are also low levels of light pollution at night, partly due to the vastness of the Broads. **Figure 23** highlights that Fleggburgh falls into Zone 2 for light pollution and dark skies.

Figure 23: Dark Skies of the Broads



Issues

- There are 13 Grade II Listed Buildings spread throughout the parish, with St Margaret's Church creating a key focal point within Fleggburgh. This character could be eroded by generic housing development.
- The parish has a tranquility about it due to its setting within the Broads landscape and network of country lanes that cross it. This is despite the presence of the A1064. However, significant growth in the village could impact upon this.



Statement of Basic
Conditions

June 2021

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

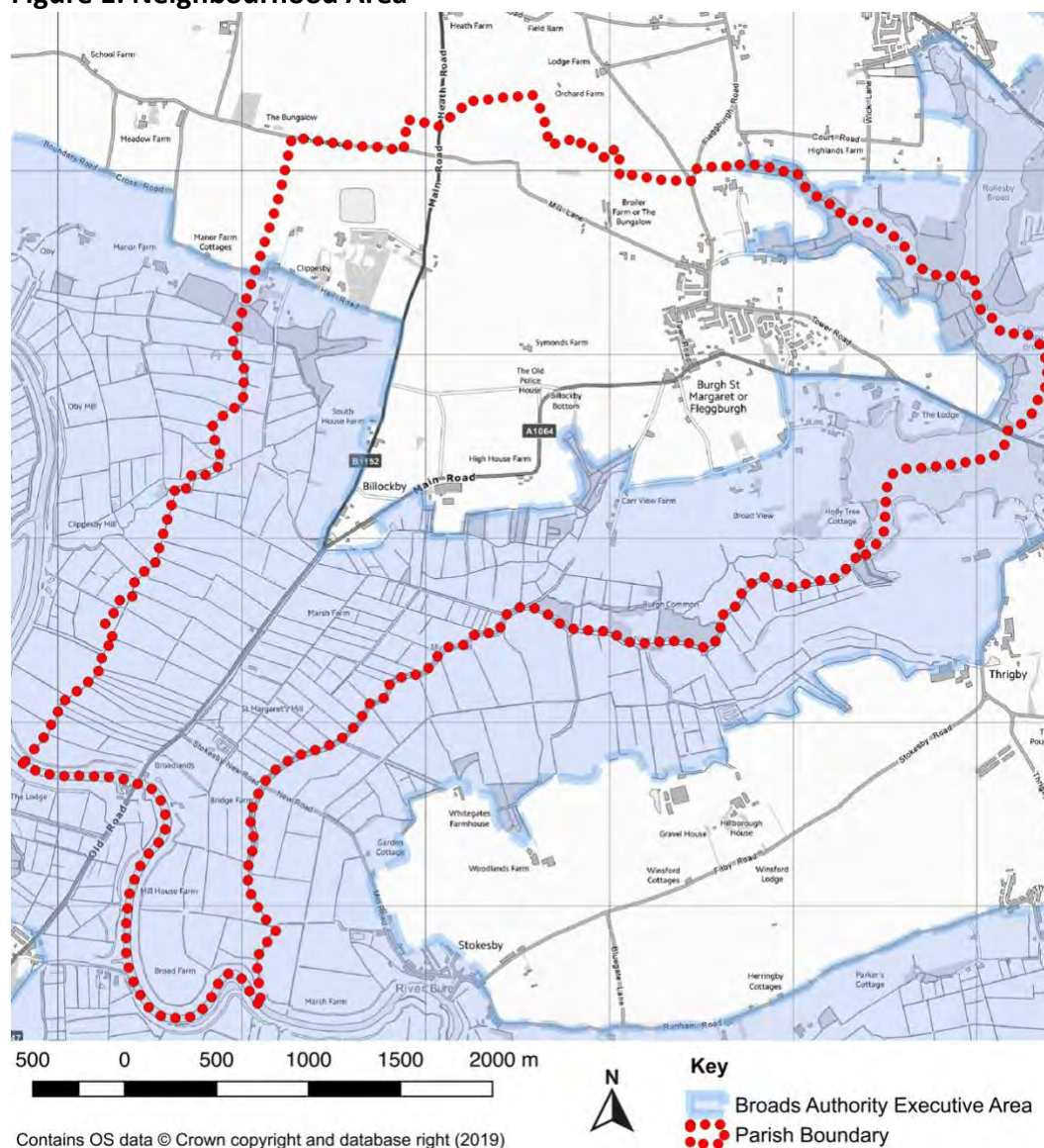
Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Fleggburgh Parish Council to accompany the Fleggburgh Neighbourhood Plan 2020-30 (FNP).
2. The purpose of the statement is to demonstrate that the FNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions it's required to meet as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *"the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects"*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - FNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - FNP contributes towards sustainable development (Section 4);
 - FNP is in general conformity with the strategic policies contained in the Great Yarmouth Borough Council (GYBC) and Broads Authority (BA) Local Plans (Section 5);
 - FNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
 - FNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. The FNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. FNP relates to the whole parish area that was designated by GYBC and the BA as a Neighbourhood Area, see **Figure 1**. The Neighbourhood Plan relates only to this area, which is contiguous with the parish boundary. No other Neighbourhood Development Plan has or is being made for this area. FNP has been prepared by Fleggburgh Parish Council which is the qualifying body.

Figure 1: Neighbourhood Area



8. FNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
9. FNP covers the period 2020-30 which is in general conformity with the differing timeframes for the strategic policies in the current Local Plans for GYBC (2013-30) and the BA (2015-36).
10. FNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the National Planning Policy Framework (NPPF). The most recent version was published in February 2019. FNP has been prepared with the policies and guidance contained within the NPPF at its core. However, having due regard to the NPPF is not the same as copying it or even being wholly consistent with it. The NPPF sets out more specific guidance on Neighbourhood Plans at Paragraphs 28 to 30, but there is relevant policy throughout other parts of the NPPF.
12. **Figure 2** demonstrates how the FNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

FNP Policy	NPPF Cross References	Comments
General	Para 8, para 13, para 15, para 16, para 28 and 29, para 31, para 34, Section 12.	<p>FNP will help to deliver sustainable growth that meets the economic, social and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing Local Plans. It supports these strategic policies as shown in Figure 2.</p> <p>FNP provides a framework for addressing housing needs and other economic, social and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community and other consultees, as set out in the Consultation Statement.</p> <p>FNP includes non-strategic policies for housing, design principles, conserving and enhancing the natural environment and other development management matters.</p> <p>It is supported by a robust but proportionate evidence base. This is available in a separate document. Key aspects of this are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations, with the emphasis on</p>

FNP Policy	NPPF Cross References	Comments
		achieving a rural feel. Policy 2 is the main policy for design.
Policy 1: Housing type & mix	Para 8, 11 and 61	This policy will help ensure future development meets the needs of the community including the provision of smaller homes to meet younger people looking to get on the housing ladder, and older people looking to downsize.
Policy 2: Design	Para 102, Para 122, Section 12, para 148 Government Report – “Electric Vehicle Charging in Residential and Non-Residential Buildings” (July 2019)	This policy requires high quality design, with new development in keeping with that of the village, in particular blending with its historic nature. However, contemporary and innovative design is encouraged, as is energy efficiency. The policy requires an appropriate density to reflect the rural character whilst still making an efficient use of land. There is a requirement for electric vehicle charging points which might be superseded if this is incorporated into building regulations.
Policy 3: Enhancing the Natural Environment	Para 8, Section 15 Environment Bill	This policy protects and enhances the natural environment and requires biodiversity improvement as part of all development, including to deliver the identified ecological network. Trees and hedgerows receive particular protection. The Environment Bill should encapsulate in law the 10% net gain requirement, but at the time of writing there was no certainty as to the progress of this.
Policy 4: Local Green Space	Section 8, Para 8 and Paras 99-101. Section 13.	The policy supports protection of local green open spaces and designates local green spaces in accordance with the NPPF requirements such as being demonstrably special, and in a way consistent with national green belt policy.
Policy 5: Landscape Setting	Section 15, Para 170	This policy aims to direct development away from the best and most versatile land in agricultural use, and retain people’s enjoyment of the rural landscape
Policy 6: Dark Skies	Para 180	Aims to retain dark skies to support wildlife and enjoyment of the night sky
Policy 7: Surface Water Management	Section 14	This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably.
Policy 8: Village Centre	Para 8, para 11, para 83, para 91, para 92	Policy supports economic and community development, and improved sustainable

FNP Policy	NPPF Cross References	Comments
		<p>access to services by focusing on the village centre. It positively seeks to provide for the development needs of the community. Policy supports the growth and provision of accessible rural local services and facilities.</p> <p>Policy aims to promote the village centre as a place where people linger and interact and this should promote community cohesion.</p>
Policy 9: Designated and non-designated heritage assets	Section 16	This policy intends to set out a positive strategy for conserving Fleggburgh's heritage, especially identified non-designated heritage assets.
Policy 10: Sustainable Transport	Section 9, and para 91	The policy promotes improvements to encourage safe and convenient walking within the parish, as well as public transport
Policy 11: Traffic and Speed	Section 9, such as para 102	Aims to improve highway safety
Policy 12: Village shop	Paragraphs 83, 91 and 92	Aims to support a new convenience store, which will also promote social interaction

Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own need'¹. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in FNP that have due regard to these overarching objectives.
15. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that FNP is very consistent with the NPPF. It should therefore be the case that FNP will help to deliver sustainable development in Fleggburgh through delivering the economic, social and environmental objectives.
16. FNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, local community priorities including local environmental aspects are considered.

¹ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that FNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:
- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
 - The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
 - Whether the draft neighbourhood plan policy of development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
 - The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.
18. The FNP area falls within two local authority boundaries, Great Yarmouth Borough Council (GYBC) and the Broads Authority (BA). The map at **Figure 2** demonstrates the area which falls within the Broads Authority Executive Area.
19. Both GYBC and BA have current Local Plans of which FNP is in general conformity. Great Yarmouth Local Plan Core Strategy 2013-30 and Local Plan for the Broads 2015-36 contain the strategic policies of relevance for this neighbourhood plan. **Figure 4** reviews each policy with respect to the Core Strategy Policies and also relevant Development Management Policies from the BA Local Plan.
20. At the time of writing this statement GYBC are at Regulation 24 for their Local Plan Part 2 (LPP2), notice was published on 18 January 2021 and hearing session commenced on 2 March 2021. In terms of the weight applied to LPP2 policies, this can be significant where policies do not have outstanding objections (and where they do, limited weight will apply). LPP2 contains some important strategic policies including UCS3 (Revised housing target), GSP1 (Development Limits), GSP2 (Neighbourhood Plan Target), GSP5 (Internationally protected habitats), GSP6 (Green Infrastructure), GSP7 (Potential strategic cycling & pedestrian routes), and GSP8 (Planning obligations). In response to feedback from GYBC, FNP has been developed to reflect the emerging policies and in **Figure 4** below reference has also been made to how FNP is in conformity with the strategic policies referenced above.

Figure 3: General Conformity with Local Strategic Policies

FNP Policy	GYBC Local Plan Cross-references	BA Local Plan Cross-references	Comments
Policy 1: Housing type & mix	CS3	SP15, DM41	Policy provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the neighbourhood plan.
Policy 2: Design	CS3, CS4, CS9, CS10, CS12 Policies I1 and A2 in emerging LPP2	DM8, DM23, DM43, SP3	Development expected to be of a high-quality design and enhance the character of the immediate area, with particular reference to the character of the villages, notably Clippseby. Pointers given to ensure residential development blends well with existing. Innovative design and high environmental standards supported, including electric charging points for vehicles.
Policy 3: Enhancing the Natural Environment	CS9, CS11 Emerging LPP2: GSP5, LPP2 E4 (non-strategic)	SP6, DM8, DM13	This policy ensures that all new development contributes towards biodiversity improvement, incorporating natural features. Trees and hedgerows receive particular protection.
Policy 4: Local Green Space	CS11	DM7, DM8	This policy supports retention of green open spaces, designating local green spaces important to the character, wildlife and enjoyment of local people. These support healthy lifestyles and add to the network of green infrastructure locally.
Policy 5: Landscape Setting	CS6, CS12, CS11, A2 and E4 in the emerging Part 2	SP4	The policy seeks to protect viable arable land where soils are identified as Grade 1, thus protecting geodiversity and the local economy. Retain key views for people's enjoyment of the rural landscape. The policy aims to ensure general conformity with the BA policy SP4 Soils, which also protects grades 2 and 3a.
Policy 6: Dark Skies	A2 and E4 in the emerging part 2	DM22, DM23, DM24, and others. Also map at	Aims to retain dark skies to support wildlife, enjoyment of the night sky and protect the rural character

FNP Policy	GYBC Local Plan Cross-references	BA Local Plan Cross-references	Comments
		Appendix I. Trinity Broads generally has very good dark skies.	
Policy 7: Surface Water Management	CS11, CS12, CS13, E1 (non-strategic)	SP2, DM2, DM5, DM6, DM43	The policy ensures development is designed to reduce flood risk and manage surface water in a sustainable way.
Policy 8: Village centre	LPP2 Policy R5: Local Centres (non-strategic)	N/A	Policy complements Policy R5 in emerging LPP2. Policy supports economic and community development, and improved sustainable access to services by focusing on the village centre. It positively seeks to provide for the development needs of the community. Policy supports the growth and provision of accessible rural local services and facilities. Policy aims to promote the village centre as a place where people linger and interact and this should promote community cohesion.
Policy 9: Designated and non-designated heritage assets	CS9, CS10, LPP2 Policy E5 (non-strategic)	SP5	This policy ensures that new development relates well to the built and historic characteristics of Fleggburgh, thus providing additional local detail to the local plans, especially identified non-designated heritage assets.
Policy 10: Sustainable Transport	CS9, CS16	SP8	This policy supports the provision of safe and convenient routes for pedestrians, with infrastructure to be delivered alongside development.
Policy 11: Traffic and Speed	Policy GSP8: Planning obligations	DM23	Aims to improve highway safety in accordance with Policy GSP8, but adds a local dimension by referring to the key area of safety concern in the parish
Policy 12: Village shop	Policy R8: Rural retailing (non-strategic)	N/A	Aims to support a new convenience store in or adjacent to the village centre, which will also promote social interaction.

Section 6: EU Obligations

Strategic Environmental Assessment

21. A Screening Opinion request was made to GYBC as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the FNP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA would not be required. This was supported by GYBC who undertook a screening and scoping exercise in consultation with the Statutory Environmental Bodies, concluding that the plan was not likely to have significant environmental effect, and that the plan was therefore 'screened out'.
22. **Section 7** of this report considers the requirement for Appropriate Assessment.
23. FNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. FNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.
24. In conclusion, the FNP does not breach and is compatible with EU Regulations including:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
 - Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
 - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
 - Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

25. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

“The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”.

26. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.
27. HRA is a step by step decision making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.
28. A screening assessment was undertaken on FNP to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. GYBC, as the Competent Authority, identified no likely significant effects. No ‘appropriate assessment’ or full ‘Habitat Regulations Assessment’ was therefore required.



Views Assessment
October 2019

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

1. Introduction

Fleggburgh sits within a remarkably beautiful landscape, surrounded by arable fields and the Broads, which has equivalent status of a National Park. Whilst the majority of the parish enjoys beautiful views over fields, including long views into surrounding countryside, it is proposed that a few of these special views are afforded protection within the Neighbourhood Plan. A number of views that are important to the community were identified during consultation with residents in September 2019. This report considers whether they are views that merit protecting in the Neighbourhood Plan.

A set of criteria was used to identify such views:

- a) Are those accessible from a public space;
- b) Have a specific reason for being important to the community; and
- c) A good reason for its inclusion within the Neighbourhood Plan, which may include risk the view will be blocked or reduced in the future.

Figure 1 considers the views assessed for inclusion in the Fleggburgh Neighbourhood Plan.

Figure 1: Views Assessed



2. Assessment of Views

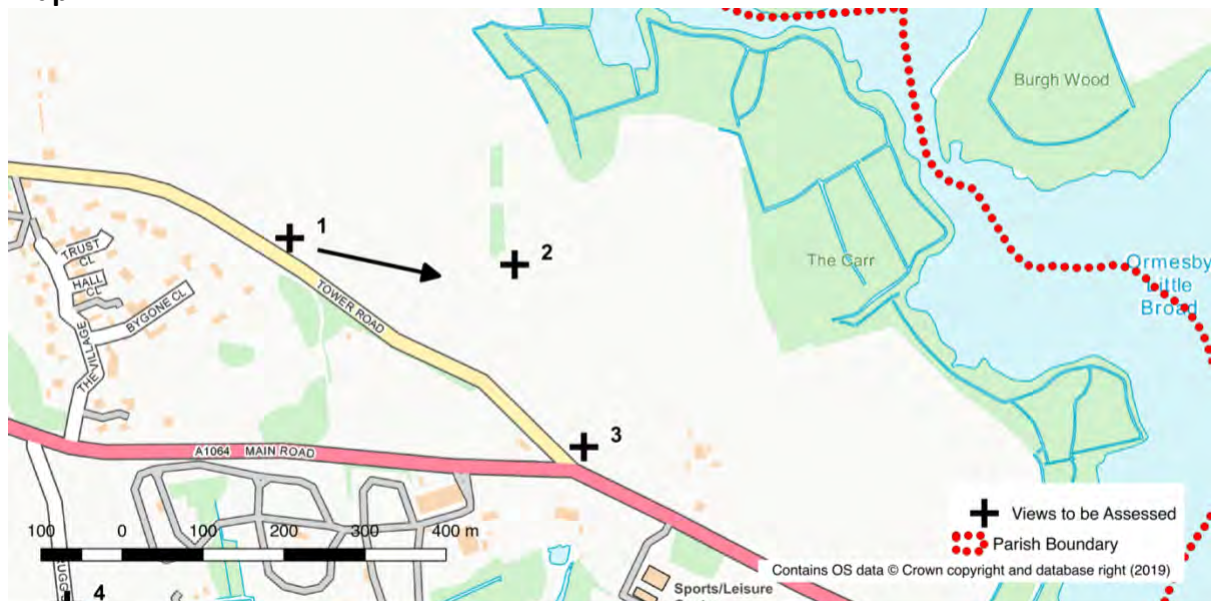
View 1: Broadland views across arable farmland, Tower Road, Fleggburgh

Description: View across arable fields towards Carr woodland and Filby Church in the distance.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View across arable fields towards Carr woodland and Filby Church in the distance. A typical Broadland view.
Reason for inclusion in the Neighbourhood Plan	Important views of the Broadland landscape which the community wish to safeguard from future development.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 2: View of the ruins of St Mary's Church, Tower Road, Fleggburgh

Description: A view of what is known locally as 'the tower' which is the ruins of St Mary's Church. This was formerly the parish church of Burgh St Mary and survives in ruins. It has important heritage value to the community and is Grade II Listed. The round tower is still clearly visible set among the trees. There is a public footpath that runs across the field from Tower Road up to the ruins. The community has an interest in further preservation of these ruins and enhancing their setting.

Photo: View taken from the start of the public footpath.



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View of the former church of Burgh St Marys, known locally as the tower. Likely what gave the road, Tower Road, its name. Now in ruins, the tower is an important heritage asset within Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To ensure this important heritage asset can continue to be viewed and valued.

Recommendation:

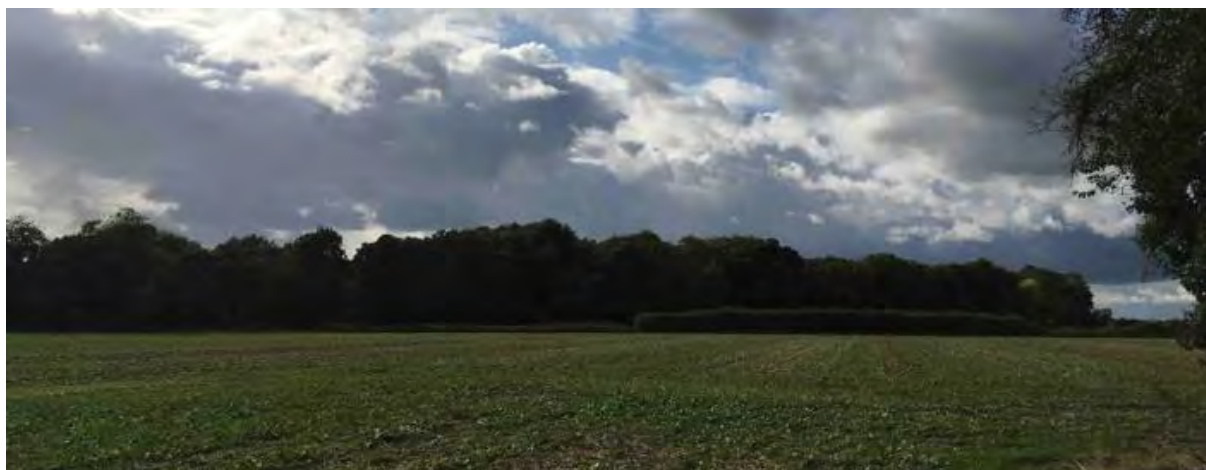
Include within a protective policy in the Neighbourhood Plan.

View 3: Views from the ruins of St Mary's Church, Fleggburgh

Description: Views south, east and west across arable farmland towards Carr woodland and towards Tower Road from the ruins of St Mary's Church. Runis of the church can be accessed via the public footpath which runs across the field.

Photos:

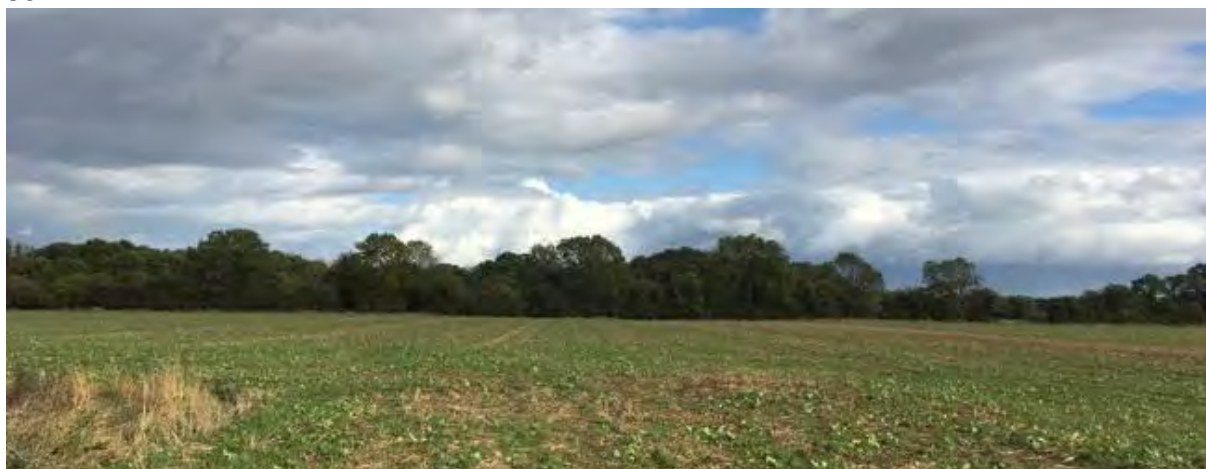
3a



3b



3c



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views from the ruins of St Mary's Church, known locally as the tower. Heritage value.
Reason for inclusion in the Neighbourhood Plan	To retain the setting for this important heritage asset within the community.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 4: View of the ruins of St Mary's Church from the junction of Tower Road and Main Road, Fleggburgh

Description: A view of what is known locally as 'the tower' which is the ruins of St Mary's Church. This was formerly the parish church of Burgh St Mary and survives in ruins. It has important heritage value to the community and consists of a round tower. There is a public footpath that runs across the field from Tower Road up to the ruins. The community has an interest in further preservation of these ruins and enhancing their setting.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View of the former church of Burgh St Marys, known locally as the tower. Likely what gave the road, Tower Road, its name. Now in ruins, the tower is an important heritage asset within Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To ensure this important heritage asset can continue to be viewed and valued.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

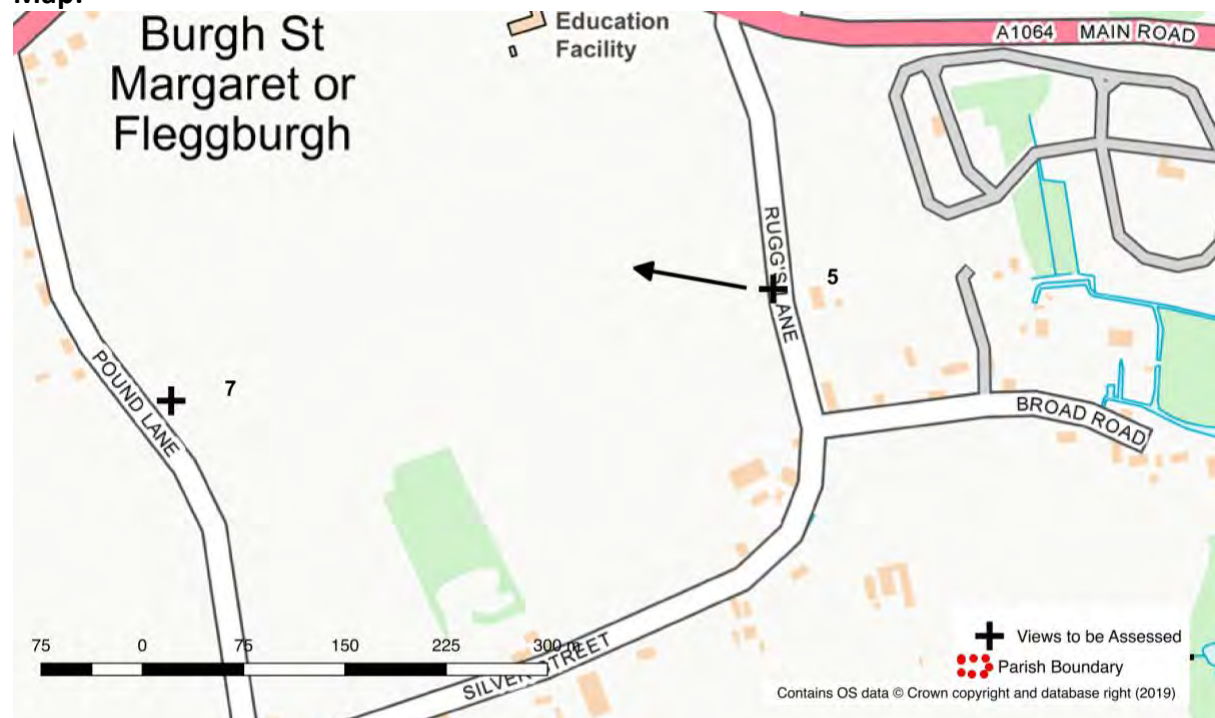
View 5: View across fields from Rugg Lane, Fleggburgh

Description: Views across arable fields which are lined with mature hedging. The view changes with the seasons depending on what is being grown in the fields.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To retain the rural character of Fleggburgh.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 6: Views from the public footpath which runs alongside Filby Broad, Fleggburgh

Description: View of Filby Broad and arable fields from the public footpath which runs from Broad Road. Filby Broad is part of the Trinity Broads SSSI and Special Area of Conservation. It has an abundance of wildlife including Swallowtail Butterflies, Heron and Great Crested Grebe. The location has open public access to views that are integral to the sense of place associated with Fleggburgh.

Photo:**6a****6b**

Map:**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	A particularly beautiful view and undisturbed glimpse of Filby Broad SAC & SSSI through the reeds. Accessed via the public footpath which runs along field boundaries, also giving way to views over arable fields to the west, an important setting for the Broads.
Reason for inclusion in the Neighbourhood Plan	To retain the tranquil setting of the Broads SAC.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

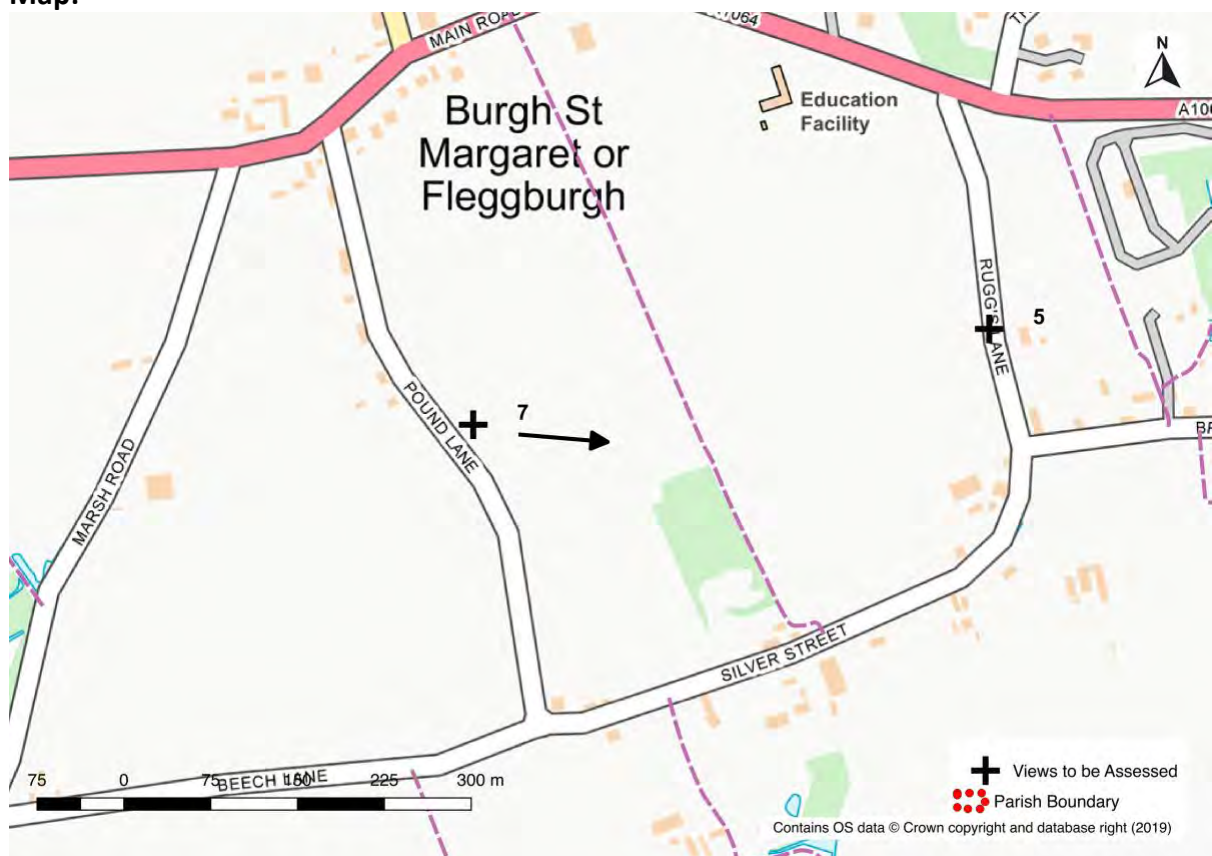
View 7: View across arable fields from Pound Lane, Fleggburgh

Description: Views across arable fields which are lined with mature hedging and the occasional mature tree. The view changes with the seasons depending on the crops in the fields.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To retain the rural character of Fleggburgh.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 8: Views up the rise from Rollesby Road, Fleggburgh

Description: Expansive views over arable fields up the rise on the way out of Fleggburgh, from Rollesby Road.

The view is accessible just as you are travelling out of the built-up area, just past a disused barn, probably for around 5m before a hedge obscures the view. The view can be seen again just as you reach the parish boundary.

Photo:

Map:



Assessment Criteria:

Accessible from a public space	Yes – yes although note that there is limited opportunity to see the view as it is obscured by a hedge which runs along the majority of Rollesby Road until you reach the parish boundary.
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	Retain the rural character of Fleggburgh. Some concern from residents during the consultation about future development on these fields and the views being lost. The view extend beyond the parish boundary into Rollesby.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 9: Views across the marshes of windmills and windpumps, Clippesby

Description: Expansive views out across the fields and marshes from the B1152 of historical windmills and windpumps on the horizon. Views mainly enjoyed by people in vehicles travelling along the road. Photo taken from parking place off the road.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views that change by the season depending on crops being grown in the fields. Important views of historical windpumps on the horizon.
Reason for inclusion in the Neighbourhood Plan	Important for conserving the Broadland landscape character of Clippesby

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 10: Views across fields/marshland towards woodland, Clippesby

Description: Expansive views out across the marshes/arable fields towards Ash Carr from the B1152. Enjoyed mainly through windscreen of vehicles travelling along the B1152, though there are opportunities to pull off the road and enjoy the view from the verge.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views out across arable fields and over marshland towards Carr woodland. Typical of the landscape character of Clippesby.
Reason for inclusion in the Neighbourhood Plan	Important for conserving the Broadland landscape character of Clippesby.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 11: Views from the public footpath near the Church of All Saints, Billockby

Description: Expansive views across open fields from the lane and public footpath just north of the Church of All Saints. Views towards the main village of Fleggburgh.

Photo: Taken in December 2019, shortly after sugar beet harvest





Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views that characterise this area of the parish. The scene and landscape change with the seasons depending on the farming calendar.
Reason for inclusion in the Neighbourhood Plan	Important for retaining the open character of the parish

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 12: Views from St Peters Church, Clippesby

Description: Expansive views out across arable farmland from St Peter’s Church, part of its open setting to the north.

Photo:



Map



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View from St Peter’s Church which is Grade II* Listed.
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church.

Recommendation: Include within a protective policy in the Neighbourhood Plan.

Identifying Non-Designated Heritage Assets for Fleggburgh Neighbourhood Development Plan

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated. They are valued as distinctive elements of the local historic environment.

Historic England provide guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

Fleggburgh Neighbourhood Development Plan has adopted the following process for considering assets of historical importance which could be included on a local list:

1. Review of designated assets and data held on the Historic Environment Record;
2. Identification of assets of local importance based on local knowledge and data held on the Historic Environment Record following engagement with the Norfolk Historic Environment Service;
3. Assessment according to Historic England criteria, below.

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation , which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

Local Heritage Listing: Historic England Advice Note 7

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

Identifying Non-Designated Heritage Assets for Fleggburgh Neighbourhood Development Plan

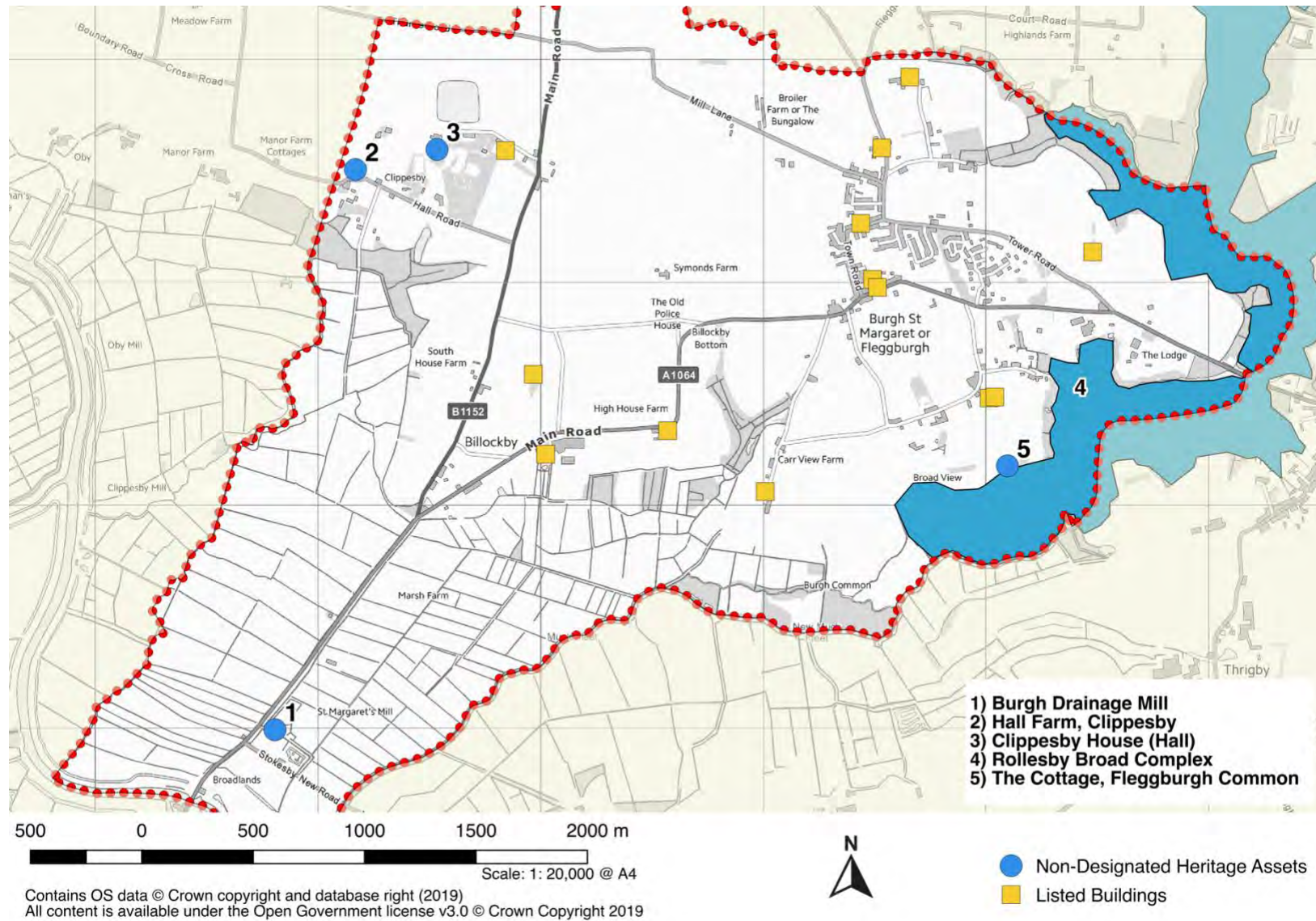
Assessment:

Heritage Asset	Age	Rarity	Aesthetic Interest	Group Value	Archaeological Interest	Archival Interest	Historical Association	Designed Landscape Interest	Landmark Status	Social and Community Value
1. Burgh Mill, Fleggburgh (also known as St Margarets): Land in the south of the parish was drained in the post medieval period, and Burgh Mill, built in 1840, still stands in the far southwest of the parish. This is an early 19 th century brick tower drainage mill, converted to a house in the 1960s and later developed to form part of various business uses. Has an observation gallery and roof imitating an old mill cap. Listed on the Norfolk Historic Environment Record NHER 8621.	◆	◆	◆		◆	◆			◆	
2. Hall Farm, Clippesby: This was built in the 16 th century, but was largely demolished in 1905, though some walls and stables have survived. Known locally as Old Hall Farm and the farm buildings date from the 18 th century, including an unusual cart lodge and stock house. A stone coat of arms with the date 1583 remains on the wall of the modern garages. Listed on the Norfolk Historic Environment Record NHER 8590.	◆	◆				◆				
3. Clippesby House (Hall), Clippesby: A 19 th century mansion for the Muskett family that during the second world war saw army occupation and was left deteriorating, as to be purchased by the current family (Lindsay nee McCarthy) to then have the upper floors and some other parts removed. With a grand portico and attractive parts of the lower storey that c.2000-2010 had rear and side wings refurbished with first floor reinstated and a remarkable contemporary design of slate pyramid with glass apex. Some features such as clock tower and grand ballroom which was added from the salvage of demolition at Earlham Hall. The House is now known as Clippesby Hallo and is in the main the		◆				◆	◆			◆

Identifying Non-Designated Heritage Assets for Fleggburgh Neighbourhood Development Plan

Heritage Asset	Age	Rarity	Aesthetic Interest	Group Value	Archaeological Interest	Archival Interest	Historical Association	Designed Landscape Interest	Landmark Status	Social and Community Value
families' accommodation, together with holiday accommodation to former stables, as part of the Clippesby Hall Holiday Park. Listed on the Norfolk Historic Environment Record NHER 39326 and mistakenly recorded in Pevsner's 'The Buildings of England' as demolished.										
4. Rollesby Broad Complex: The entire Rollesby Broad complex is listed on the Norfolk Historic Environment Record NHER 13509 as a series of medieval peat cuttings which flooded in the late medieval and post medieval periods to form the Broad. The complex is shown on Saxton's Map of 1574. The Broad has a special designation by Historic England as 'an area of exceptional waterlogged archaeology'.	♦			♦		♦		♦	♦	♦
5. The Cottage, Fleggburgh Common: The Cottage is accessed via a single track through the Common. It is an attractive cottage that is featured in the Information Board opposite which describes and refers to the construction method – original clay lump. Of local historical interest, there are people who have memories of Mrs Mary Moody who was born in the Cottage and after being in service lived in nearby Mallow Cottage.	♦	♦		♦			♦			

Identifying Non-Designated Heritage Assets for Fleggburgh Neighbourhood Development Plan



Identifying Non-Designated Heritage Assets for Fleggburgh Neighbourhood Development Plan

Notes in relation to the assessment criteria (where a judgement has been made that the criteria has been met)

1. Burgh Mill, Fleggburgh

Age – dates to 1840

Rarity – one of the last standing drainage mills

Aesthetic interest – the mill is of significant local distinctness and characteristic of the marshes landscape

Archaeological interest – the mill is an important part of the evolution of the local landscape

Archival interest - listed on the Norfolk Historic Environment Record

Landmark status – the mill is a key landmark in the flat Fleggburgh landscape

2. Hall Farm, Clippesby

Age – hall dates back to 16th century, largely demolished but some walls and stables remain.

Farm buildings date to the 18th century.

Rarity – noted in the Norfolk Historic Environment Record as unique in terms of design

Archival interest - listed on the Norfolk Historic Environment Record

3. Clippesby House (Hall)

Rarity – formerly one of the parish's large and grand mansions

Archival interest - listed on the Norfolk Historic Environment Record

Historical association – the house and estate was first owned by the Muskett Family whose lineage is recorded in 'A Genealogical and Heraldic History of The Commoners of Great Britain and Ireland' by John Burke Esq. published in 1835.

Social and community value – part of the current Clippesby Hall holiday park which has been welcoming visitors to the area for many years.

4. Rollesby Broad Complex

Age – Medieval peat cuttings shown on Saxton's map 1574

Group value – part of the Norfolk and Suffolk Broads

Archaeological Interest – Medieval peat digging

Archival interest – listed on the Norfolk Historic Environment Record

Designated Landscape Interest – the Broads have equivalent status of a National Park

Landmark status – Filby broad is a key landmark within the parish and has significant aesthetic value

Social and communal value – Filby broad is a key source of local identity and distinctness for those residing within the parish

5. The Cottage, Fleggburgh Commom

Age – one of a number of cottages on the Common built of clay lump

Rarity – one of the last remaining buildings in the parish built from clay lump

Group value – one of a number of similar cottages served off the single track across Burgh Common

Historical association – known to be the house where Mrs Mary Moody was born who was in service and subsequently lived in nearby Mallow Cottage

SEA Screening Opinion for Draft Fleggburgh Neighbourhood Plan (dated December 2019)

March 2020



Adam Nicholls

Head of Planning and Growth

Contact: **Strategic Planning**

Email: localplan@great-yarmouth.gov.uk

Great Yarmouth Borough Council

Town Hall

Hall Plain

Great Yarmouth

NR30 2QF

Telephone: 01493 846626

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SEA Screening Opinion

Introduction

This screening opinion determines whether or not the draft Fleggburgh Neighbourhood Plan (December, 2019) is likely to have significant environmental effects and therefore require a Strategic Environmental Assessment (SEA) in accordance with the [European Directive 2001/42/EC](#) (the 'Strategic Environmental Assessment Directive') and implemented through the [Environmental Assessment of Plans and Programmes Regulations \(2004\)](#).

Background

In order to meet one of the 'Basic Conditions' (tests that the neighbourhood plan is examined with), a neighbourhood plan must not breach or be otherwise compatible with the Strategic Environmental Assessment (SEA) Directive. In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a SEA. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

As part of the screening exercise, the neighbourhood plan will be assessed for likely significant effects upon the environment in light of across the 'plan characteristics', the 'effects and area characteristics' including the environmental areas listed under Schedule 2 Part 6 of the Environmental Assessment Regulations (2004) such as biodiversity and human health. In most cases, neighbourhood plans will not require a SEA, but are more likely to be required where the neighbourhood plan allocates sites for development, contains policies that may affect sensitive environmental assets, or where significant environmental effects have not been addressed through a sustainability appraisal of the local plan.

Strategic Plan

The draft Fleggburgh Neighbourhood Plan, subject to the suggested changes, is largely in conformity with the Borough Council's adopted Local Plan Part 1: Core Strategy and the emerging strategic policies of Local Plan Part 2. The Core Strategy was subject to a full Sustainability Appraisal (incorporating SEA) and ensured that generally there were no adverse environmental effects, and where there were effects these were adequately mitigated through the plan.

Fleggburgh Draft Neighbourhood Plan proposals

The draft policies of this plan generally detail a restrictive stance on development, with particular focus to preserving both the historic character and sensitive environment of the settlement and parish. Within the designated neighbourhood area, the draft policies will seek to:

- support affordable housing, elderly housing, and lower occupancy housing
- encourage locally distinctive and more energy efficient homes
- enhance the natural environment
- designate Local Green Spaces
- protect and maintain dark skies and key views

- manage local surface water flooding and drainage
- defines the village centre
- protect local heritage assets
- support sustainable transport measures and highway safety

Most of the policies focus new development away from sensitive environments and seek higher standards of energy efficiency or the reduction of carbon emissions. This approach combined with existing local and national planning policies to protect environmental assets, will ensure that likely significant effects on the environment are negligible, and will generally seek improvements.

A 'Habitat Regulations Assessment' (HRA) Screening Assessment has also been reviewed (this is detailed below), and this has also fed in as part of the overall assessment of environmental effects.

Suggested amendments to submitted SEA Screening Report

Figure 2 –

- 11 Grade II listed buildings & 2 Grade II* listed buildings, and six proposed non-designated heritage assets.

Responses from statutory consultees

The relevant statutory 'consultation bodies' (Environment Agency, Natural England and Historic England) were consulted on the SEA Screening Assessment and the responses have been summarised as follows:

Consultation Body	Response
Environment Agency	No response received.
Natural England	There are no housing allocations included within Fleggburgh Neighbourhood Plan and that it is in general conformity with Great Yarmouth Borough Council's Local Plan. On this basis we agree with the conclusions of the HRA and SEA.
Historic England	The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development. Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The full consultation body responses are appended to this opinion.

SEA Screening Opinion Checklist

The neighbourhood plan has been assessed using the 'Practical Guide to SEA Directive's' application chart.

SEA guide criteria	Yes/No	Reason
Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	If passed through a referendum, the neighbourhood plan becomes part of the Borough Council's adopted Development Plan.
Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	Communities have the choice to prepare a neighbourhood plan. However, because the plan (if adopted) will form part of the Development Plan, it must be screened for SEA
Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Yes	The neighbourhood plan is prepared for town and country planning and land use. The plan sets out a framework (within the neighbourhood plan area) for the design of housing and the protection of the environment, which may fall under part 10 of Annex II of the EIA Directive.
Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	No	For full details, see this HRA screening opinion. (No likely significant effects)
Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes	The neighbourhood plan does not specifically allocate any sites for development. The policies relating to residential use have the potential to lead to small areas of development, and the plan designates 'Local Green Spaces' as well as other environmental protections.
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	Yes	The Neighbourhood Plan sets a framework for future development within the neighbourhood plan area up to 2030.
Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or	No	This is not applicable to neighbourhood plans

SEA guide criteria	Yes/No	Reason
EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)		
Is it likely to have a significant effect on the environment? (Art. 3.5)	No	The plan has been assessed for having “likely significant effects” across the ‘plan characteristics’, the ‘effects and area characteristics’ including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). Overall, the plan is considered to have a negligible effect on the environment. While there are several sensitive environmental assets (The Broads SAC, in particular) within the neighbourhood area, impacts upon the environment are considered to be minimal owing to the limited potential of future development, the environmental protection based policies, and absence of any site allocations, and the level of conformity with the strategic plan which is supported by its own SEA.
Requires / Does not require SEA	No	For the reasons set out above (and discussed in further detail within this report).

SEA Screening Opinion Conclusion

In accordance with the ‘Strategic Environmental Assessment Directive’ and the Environmental Assessment of Plans and Programmes Regulations (2004), the Borough Council is satisfied to conclude that through the information submitted by the SEA Screening Assessment (subject to the above suggested amendments) and the statutory body responses along with this Screening Opinion, the draft Fleggburgh Neighbourhood Plan is **not likely to have significant environmental effects**. The main reasons for this conclusion are that the draft neighbourhood plan:

- generally conforms to the adopted Core Strategy (subject to suggested amendments)
- operates at relatively small scales of development or land use
- does not contain site allocations
- generally offers limited opportunity for new development
- recognises its sensitive landscape and largely seeks to conserve and enhance its environmental assets.

The draft Fleggburgh Neighbourhood Plan is therefore ‘screened out’.

HRA Screening Opinion

Introduction

This screening opinion determines whether or not the draft Fleggburgh Neighbourhood Plan (December 2019) will have 'likely significant effects' upon internationally designated habitat sites (or Natura 2000 Sites). If 'likely significant effects' are established, an 'Appropriate Assessment' will need to be undertaken, this is usually incorporated into a 'Habitat Regulations Assessment' (HRA), in accordance with the [Conservation of Habitats and Species Regulations 2017](#).

Submitted HRA Screening Assessment

The Borough Council has assessed the submitted HRA screening report (dated December 2019) in consultation with Natural England. While the designated plan area does include The Broads Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA), the draft neighbourhood plan does not allocate any sites for development, and sets out a generally restrictive approach to development. Many of the policies seek to conserve and enhance the natural environment. In this context the plan is highly unlikely to present additional residential or recreational disturbance (likely significant effects) beyond that identified in the Borough Council's Local Plan Core Strategy. The policies and proposals of the neighbourhood plan also do not pose likely significant effects in relation to air quality, water quality or urban impacts.

While the HRAs supporting the Borough Council's Core Strategy and emerging Local Plan Part 2 do conclude in-combination likely significant effects from increased visitor pressures (resulting from new residential and tourist growth), the neighbourhood plan does not have site allocations and the policies generally do not seek to promote further residential or tourist development. No in-combination effects are identified from the neighbourhood plan.

Any residential or tourist developments coming forward would still be subject to a project level screening or habitat regulations assessment in accordance with the Borough Council's Habitats Monitoring and Mitigation Strategy and habitats guidance.

Natural England has been consulted and responded as follows:

'...it is Natural England's understanding that that there are no housing allocations included within Fleggburgh Neighbourhood Plan and that it is in general conformity with Great Yarmouth Borough Council's Local Plan. On this basis we agree with the conclusions of the HRA and SEA.'

HRA Screening Opinion Conclusion

As Competent Authority and in accordance with the Conservation of Habitats and Species Regulations 2017, the Borough Council identifies **no 'likely significant effects'** on nearby internationally protected wildlife sites (particularly The Broads SAC and Broadland SPA) resulting from the draft Fleggburgh Neighbourhood Plan either alone or in combination with other projects and programmes. No 'appropriate assessment' or full 'Habitat Regulations Assessment' is therefore required.

Note – Should the neighbourhood plan content change significantly from that of the December 2019 submitted draft, there may be potential for likely significant effects on the environment which have not been considered in this 'Screening Opinion', in such cases the neighbourhood plan may need to be re-screened for both SEA and HRA by the Borough Council.

Nick Fountain

Subject: FW: 2020-02-11 305275 Daft Fleggburgh Neighbourhood Plan Screening

From: Wight, Victoria <Victoria.Wight@naturalengland.org.uk>

Sent: 29 January 2020 16:11

To: Local Plan <localplan@great-yarmouth.gov.uk>

Subject: RE: 2020-02-11 305275 Daft Fleggburgh Neighbourhood Plan Screening

Dear Andrew

Thank you for consulting Natural England.

Based on the documents provided, it is Natural England's understanding that that there are no housing allocations included within Fleggburgh Neighbourhood Plan and that it is in general conformity with Great Yarmouth Borough Council's Local Plan. On this basis we agree with the conclusions of the HRA and SEA.

If you have any question please do get in touch.

Many thanks

Victoria

Sustainable Development Lead Adviser

Natural England

2 Gilders Way, Norwich

NR3 1UB

Mobile: 07786335079

Tel: 02082257617

<https://www.gov.uk/natural-england>

From: Local Plan [<mailto:localplan@great-yarmouth.gov.uk>]

Sent: 07 January 2020 11:39

Cc: Nick Fountain <nicholas.fountain@great-yarmouth.gov.uk>

Subject: Daft Fleggburgh Neighbourhood Plan Screening

Good Morning,

Under Regulation 9 of the Environmental Assessment of Plans and Programmes (2004), I am writing to consult you as a statutory body on the Screening for Strategic Environmental Assessment (SEA) of the **draft Fleggburgh Neighbourhood Plan**. Please see the attached draft neighbourhood plan and SEA Screening Report.

A period of at least five weeks is required, therefore comments should be received by **Tuesday 11th February 2020**.

Please do contact myself or Nick Fountain if you have any queries in relation to this and please send comments back to localplan@great-yarmouth.gov.uk prior to the above date.

Kind Regards

Andrew Parnell

Andrew Parnell

Strategic Planner
Strategic Planning
Great Yarmouth Borough Council

Email: andrew.parnell@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

Telephone: 01493 846483



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Mr Andrew Parnell
Great Yarmouth Borough Council: Strategic
Planning
Town Hall
Town Hall Plain
GREAT YARMOUTH
Norfolk
NR30 2QF

Direct Dial: 01223 582746

Our ref: PL00660882

11 February 2020

Dear Mr Parnell

RE: Fleggborough Neighbourhood Plan SEA Screening

Thank you for inviting Historic England to comment on the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence dated 7th January 2020. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that,



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,



Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk

cc:



SEA/HRA Screening
Assessment

January 2020

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

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SEA/HRA Screening Report of
Fleggburgh Neighbourhood Plan Pre-Submission Draft December 2019

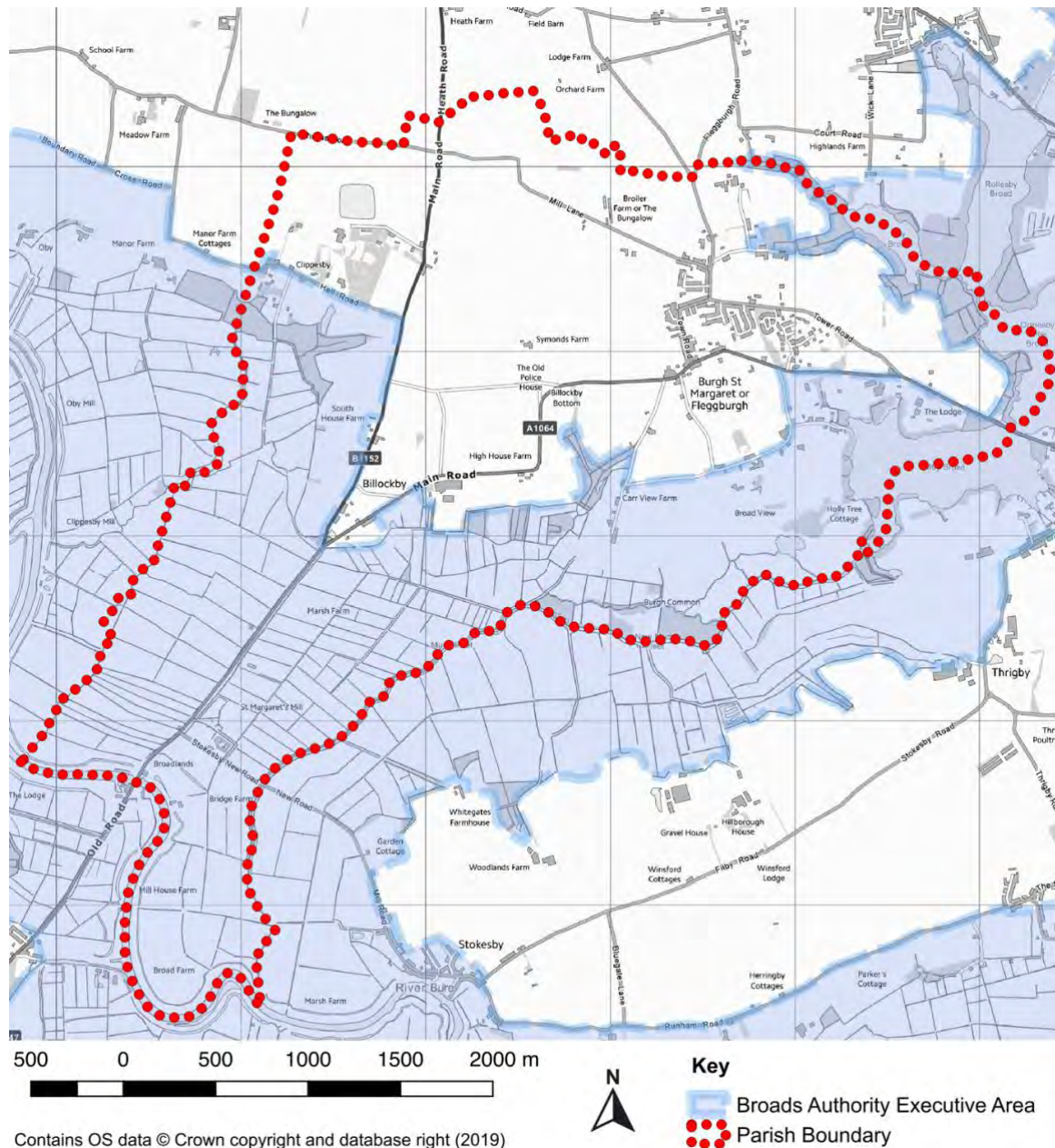
1	Introduction
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1. Introduction

1.1. Neighbourhood Plan Area

1.1.1. The Fleggburgh Neighbourhood Plan area was designated in April 2019 and covers the area identified in **Figure 1**.

1.1.2. Figure 1: Designated Area



1.2. Vision

The three settlements of Fleggburgh will have retained their own identity, but residents of Billockby and Clippesby will be better connected to the improving services and facilities in Fleggburgh. This will have helped build on the strong community spirit in the parish, which will have been further enhanced by the development of a village centre in Fleggburgh around the pub, where community activity and new facilities can be focused.

Residents and visitors can still enjoy the rural and tranquil character of the parish, achieved through protecting and enhancing those key assets that make up that character such as the views of wider open landscape, important green spaces, the many heritage assets, the overall character of the buildings, and importantly the Norfolk Broads. The impact on tranquillity and safety caused by the heavy traffic flows and speeds through the parish will have been reduced.

1.3. Objectives

The objectives for Fleggburgh are:

- A. Each of the parish villages will have retained its separate and distinct character;
- B. Safeguard the peacefulness, views and rural feel of the parish including its farming landscape;
- C. Protect & celebrate the rich wildlife of the Broads;
- D. Maintain & enhance sustainable access into the surrounding countryside;
- E. Improve infrastructure and attract key services
- F. Support community spirit by improving connections to facilities and promoting a village centre in Fleggburgh
- G. Have a stronger influence over development in the parish, ensuring a focus on sustainable and accessible housing for all ages, including affordable housing;
- H. Ensure future development blends well with the existing built environment; and
- I. Reduce the impact of traffic through the villages.

1.4. Draft Planning Policies

- 1.4.1. Fleggburgh neighbourhood plan contains policies that seek to deliver the vision and objectives. A summary is given below.

1.4.2.

Policy	Summary
Policy 1: Housing Type and Mix	Requirements that ensure future housing development meets the needs of local people.
Policy 2: Design	Requiring high quality design that complements the character of the immediate area. Energy efficiency encouraged.

Policy 3: Enhancing the natural environment	Requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.
Policy 4: Local Green Space	Protection of green spaces of local importance from future development.
Policy 5: Landscape setting	To conserve the current landscape setting of Fleggburgh through the protection of important local views and Grade 1 agricultural land.
Policy 6: Dark skies	Policy aligned with similar policy in the Local Plan for the Broads, to preserve dark skies in Fleggburgh by minimising light spillage from development.
Policy 7: Flood and water management	Setting a requirement for a FRA and surface water drainage strategy for all proposals coming forward in areas of high, medium and low flood risk. Sustainable Drainage Systems required as standard for all development, unless not technically feasible.
Policy 8: Village Centre	Designation of a village centre in Fleggburgh, with greater weight given to applications coming forward within 400m of this. New services in or adjacent the village centre considered a significant community benefit.
Policy 9: Heritage Assets	Protection of designated and non-designated heritage assets, with adjacent development proposals required to provide a heritage statement.
Policy 10: Sustainable transport	New development required to encourage and enhance sustainable travel choices.
Policy 11: Traffic and speed	Development should take reasonable opportunities to reinforce the 30mph limit through Fleggburgh on the A1064.
Policy 12: Communications	Telecommunications infrastructure supported, where it is of appropriate scale and design and meets set criteria.
Policy 13: Physical infrastructure	New major development must demonstrate that it will not overburden existing physical and community infrastructure.
Policy 14: Village shop	Proposals for a village shop, either new build or change of use, will be supported.

2. Legislative Background

- 2.1. To be 'made' a Neighbourhood Plan must meet certain Basic Conditions. These include that making of the plan 'does not breach, and is otherwise compatible with EU obligations'. One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (the SEA Regulations) and it is these regulations that the plan will need to be compatible with. A key stage in the Neighbourhood Planning process is determining whether or not SEA is required.
- 2.2. As a general rule of thumb, SEA is more likely to be necessary if:
- A Neighbourhood Plan allocates sites for development;
 - The Neighbourhood Plan area contains sensitive environmental assets that may be affected by the policies or proposals; or
 - The Neighbourhood Plan is likely to have significant environmental effects not already addressed through the Sustainability Appraisal of the relevant Local Plan.
- 2.3. Another key obligation is Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, often referred to as the Habitats Directive. Under the Habitats Directive an assessment referred to as an Appropriate Assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected wildlife site. The SEA Directive requires that if a plan or programme requires an Appropriate Assessment under the Habitats Directive, then that plan or programme will also require an SEA.

3. Screening Process

- 3.1. Three steps will be followed for this screening process:
1. Preparation of a screening report – this report
 2. Request a screening opinion from the consultation bodies in light of the report – Great Yarmouth Borough Council responsibility
 3. In light of their responses, determine whether the plan is likely to have significant effects on the environment (and therefore require SEA) – Great Yarmouth Borough Council in discussion with Fleggburgh Parish Council.

4. Assessment

4.1. SEA Screening Assessment

- 4.1.1. Policies set out in the draft neighbourhood plan (December 2019) have been used to undertake this screening assessment. If the conclusion of the screening exercise is that SEA is not required, any major changes to existing policies or introduction of new ones will be subject to further screening to ensure significant effects are not likely.
- 4.1.2. **Figure 2** identifies the environmental characteristics of the Fleggburgh neighbourhood plan (FNP) area, including key environmental designations, whilst **Figure 3** assesses for likely significant impacts on the environment. Note that this assessment has been made based on criteria from Article 3.5 of the SEA Directive.

4.1.3. Figure 2: Environmental Characteristics

Characteristic	Identification within the neighbourhood plan area
National Nature Reserve	None
Natura 2000 sites – SPAs & SACs	The Broads SAC and Broadland SPA/Ramsar
Sites of Special Scientific Interest SSSI	Trinity Broads SSSI and Burgh Common & Muckfleet Marshes SSSI
National Parks	Norfolk and Suffolk Broads National Park
Areas of Outstanding Natural Beauty	None
World Heritage Sites	None
Scheduled Monuments	None
Locally designated nature conservation sites	As above designations. No locally designated sites such as CWS, LNR or NNR.
Biodiversity Action Plan Priority Habitat	The Trinity Broads & Burgh Common & Muckfleet Marshes
Nationally listed buildings	13 Grade Listed Buildings, including two Grade II*, and six non-designated heritage assets.
Buildings at risk	None
Conservation area	None

Flood Zone 3	Yes a large area, predominantly in the Broads Authority Executive area.
Areas with surface water flooding issues	Throughout Fleggburgh, predominantly west of the settlement adjacent the former Bygone Village.
Air Quality Management Area	None
The best and most versatile agricultural land	Considered to have some of the best agricultural land which is still in farming use. A mix of Grade 1, 2 and 3. As identified by the Agricultural Land Classification.
Source Protection Zones	None, although there is a drinking water protection zone that covers the entire FNP area.

4.1.4. **Figure 3: Assessment of likely significant effects on the environment**

Criteria for determining likely significance of effects	Is the FNP likely to have a significant effect	Justification for decision
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The FNP does not include any site-specific development proposals. It focuses on managing development that may come forward within the parish – for example by requiring high environmental standards and seeking the protection of important local heritage.
The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	No	Once ‘made’ the FNP will form part of the adopted Local Development Plan, setting a number of non-strategic policies that are in general conformity.
The relevance of the plan or programme for the integration of environmental considerations.	No	Whilst impacts are identified, many of these are positive, and unlikely to be of a significant nature due to the low quantum of development anticipated over the plan period.
Environmental problems relevant to the plan or programme.	No	None identified.
The relevance of the plan or programme for the implementation of community legislation on the environment.	No	FNP generally conforms with the Great Yarmouth Local Plan and Local Plan for the Broads.

Criteria for determining likely significance of effects		Is the FNP likely to have a significant effect	Justification for decision
The probability, duration, frequency and reversibility of the effects		No	FNP does not contain any site-specific development proposals. It will however influence development should it come forward, expecting it to have positive impacts on the natural environment and heritage assets. See assessment below. Positive impacts are anticipated against a number of criteria, however none of these are identified as significant given no future growth has been allocated to Fleggburgh over the plan period through the Local Plan.
Biodiversity	No LSE: Figure 2 identifies wildlife designations within the FNP area. This includes the Trinity Broads SSSI, the Broads SAC and Broadland SPA/Ramsar. FNP does not promote development, but looks to foster conservation and enhancement of biodiversity networks through Policy 3 & 4 . Future development of a shop and telecommunications infrastructure is supported (Policy 14), but this is subject to meeting other policy requirements.		
Population	No LSE: FNP aims to retain and enhance quality of life for Fleggburgh residents through environmental policies, for example Policy 6 around retaining Dark Skies. It seeks to ensure that future housing meets the needs of Fleggburgh residents through Policy 1 . FNP also supports provision of new services, particularly a shop meeting daily needs of the community through Policy 14 .		
Human Health	No LSE: FNP encourages sustainable growth and energy efficiency, eg. Policy 2 which requires 100% of homes to meet the highest energy efficiency standards. This will in turn have positive impacts on human health should development come forward.		
Fauna	No LSE: FNP requires that any new development deliver a net ecological gain – Policy 3 .		
Flora	No LSE: The protection of priority habitats is required in Policy 3, 4 & 5 of the FNP.		
Soil	No LSE: FNP seeks to preserve land of high agricultural value through Policy 5 which restricts development on Grade 1 land currently in farming use.		
Water	No LSE: Policy 7 seeks to ensure that future development does not add to flood risk within the parish. It also requires the use of Sustainable Drainage Systems (SuDS) for all new development, unless not technically feasible, and encourages the use of green roofs.		
Air	No LSE: No impacts identified		

Climatic factors	No LSE: The plan responds to climate change through the protection of existing natural resources, expansion of natural features that result in sequestration (Policy 3&4), strong requirements for energy efficiency in design (Policy 2) and a requirement for SuDS (Policy 7).	
Material assets	No LSE: None identified	
Cultural heritage	No LSE: FNP seeks to protect both designated and non-designated heritage assets within Fleggburgh through Policy 9 .	
Landscape	No LSE: FNP aims to retain key landscape features within the parish, including open views across arable fields and the broadland landscape through Policy 7 .	
The cumulative nature of effects.	No	FNP will not lead to any cumulative effects in combination with any existing or emerging plans. It does not allocate land for development. The emerging Local Plan for Great Yarmouth will be subject to a full Sustainability Appraisal, which will look at these matters in more detail.
The transboundary nature of the effects.	No	The nearby communities of Rollesby and Filby are developing Neighbourhood Plans and links with these have been considered when drafting the FNP.
The risks to human health or the environment.	No	No risks to human health have been identified. An objective of FNP is to ensure development is sustainable.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	No	Impacts of FNP will be confined to Fleggburgh Parish and are unlikely to extend beyond this. The current population (2011 Census) is 948 so the plan will impact upon a relatively small population of people.
The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values of intensive land-use • The effects on areas or landscapes which have a recognised national, community or international protection status. 	No	See the assessment above . Some positive beneficial impacts are anticipated, but due to the low quantum of development anticipated in Fleggburgh (no allocations in the emerging Local Plan or in FNP), it is not considered that impacts will be significant.

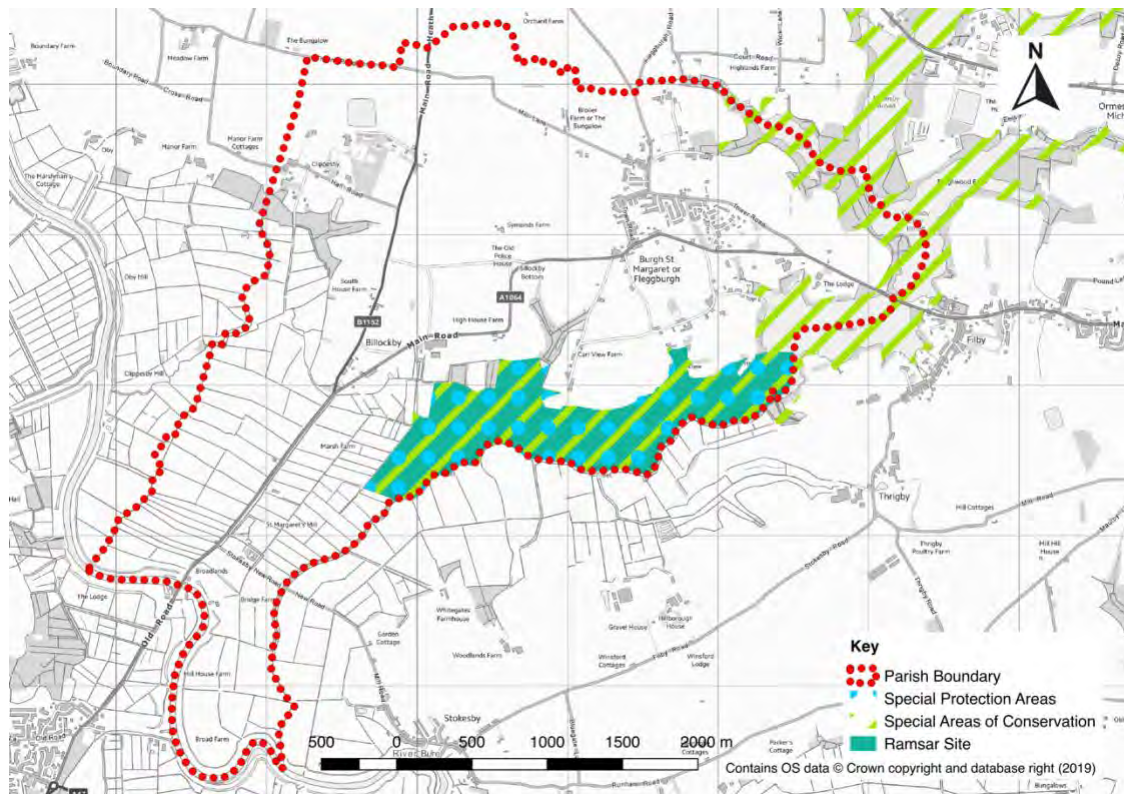
4.2. Habitats Regulations Assessment

- 4.2.1. The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for designated European wildlife

sites. This includes Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, collectively known as internationally designated wildlife sites.

4.2.2. There are two designated European sites in the Fleggburgh Neighbourhood Plan area, the Broads SAC and Broadland SPA/Ramsar.

4.2.3. **Figure 4: Designated sites within the Fleggburgh Neighbourhood Plan area**



4.2.4. This screening assessment has also considered the impact on European Sites within 20km of the neighbourhood plan area, as an in-combination assessment area. These include:

4.2.5. **Figure 5: European Sites within 20km of the Fleggburgh Neighbourhood Plan area**

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
Winterton-Horsey Dunes	Great Yarmouth & North Denes	Breydon Water
The Broads	Outer Thames Estuary	
Haisborough, Hammond & Winterton	Breydon Water	

4.2.6. Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. Each site also has a set of conservation objectives.

4.2.7. European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway'.

4.2.8. Potential impact pathways considered for this assessment include:

- Increased recreational pressure
- Air quality impacts
- Water issues
- Urban effects

4.2.9. **Figure 6** records the conclusions drawn and recommendations made on a policy by policy basis of the draft FNP (November 2019).

Figure 6: Policy Screening

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 1: Housing Type and Mix	Requirements that ensure future housing development meets the needs of local people.	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None
Policy 2: Design	Requiring high quality design that complements the character of the immediate area. Energy efficiency encouraged.	No LSE – policy is qualitative and does not promote development	N/A	None
Policy 3: Enhancing the natural environment	Requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.	No LSE – mitigation policy for growth that would protect European sites	N/A	None
Policy 4: Local Green Space	Protection of green spaces of local importance from future development.	No LSE – supports retention of green open spaces, conserving the natural environment	N/A	None
Policy 5: Landscape Setting	To conserve the current landscape setting of Fleggburgh through the protection of important local views and Grade 1 agricultural land.	No LSE – mitigation policy for growth. Explicit reference to the Broads and	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
		requirement for development to reflect the transitional nature of the landscape.		
Policy 6: Dark Skies	Policy aligned with similar policy in the Local Plan for the Broads, to preserve dark skies in Fleggburgh by minimising light spillage from development.	No LSE – mitigation policy for growth that would protect European sites	N/A	None
Policy 7: Flood and water management	Setting a requirement for a FRA and surface water drainage strategy for all proposals coming forward in areas of high, medium and low flood risk. Sustainable Drainage Systems required as standard for all development, unless not technically feasible.	No LSE – protective policy that promotes use of SuDS	N/A	None
Policy 8: Village Centre	Designation of a village centre in Fleggburgh, with greater weight given to applications coming forward within 400m of this. New services in or adjacent the village centre considered a significant community benefit.	No LSE - does not promote development but relates to qualitative criteria for development	N/A	None
Policy 9: Heritage Assets	Protection of designated and non-designated heritage assets, with adjacent development proposals required to provide a heritage statement.	No LSE – mitigation policy for growth that seeks to protect heritage assets, including historical peat digging in the Broads	N/A	None
Policy 10: Sustainable Transport	New development required to encourage and enhance sustainable travel choices.	No LSE – does not promote development, encourages walking and	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
		cycling in local environment.		
Policy 11: Traffic and Speed	Development should take reasonable opportunities to reinforce the 30mph limit through Fleggburgh on the A1064.	No LSE – does not promote development.	N/A	None
Policy 12: Communications	Telecommunications infrastructure supported, where it is of appropriate scale and design and meets set criteria.	No LSE – does not promote development, sets criteria to ensure that would protect European Sites.	N/A	None
Policy 13: Physical Infrastructure	New major development must demonstrate that it will not overburden existing physical and community infrastructure.	No LSE - does not promote development but relates to qualitative criteria for development	N/A	None
Policy 14: Village Shop	Proposals for a village shop, either new build or change of use, will be supported.	No LSE – although supportive of development for a new shop the policy does not allocate land for development.	N/A	None

5. Conclusions

5.1. SEA Screening

- 5.1.1. Fleggburgh Neighbourhood Plan has been prepared for planning purposes and sets a framework for future development in the parish. Planning Practice Guidance on SEA of Neighbourhood Plans indicates that SEA may be required, for example, where neighbourhood plans allocate sites for development; the area contains sensitive natural or heritage assets that may be affected by proposals in the plan, or the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a Sustainability Appraisal on the Local Plan.
- 5.1.2. On the basis of the SEA Screening Assessment set out in this document, the conclusion is that FNP will not have significant environmental effects in relation to

any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a full SEA and is **screened out**.

5.2. Habitats Regulations Assessment

- 5.2.1. The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of European Wildlife Sites, either those within the FNP area or within 20km. As such a full HRA and Appropriate Assessment is not required at this point and is **screened out**.

6. Next Stages

- 6.1. This document will now be subject to a consultation period with relevant stakeholders, and should they agree with the findings of the assessments in this report then no further work will be required within regard to SEA and HRA on the Fleggburgh Neighbourhood Plan.

Planning Committee

13 August 2021

Agenda item number 13

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 28 July 2021

Appendix 1 – Planning Policy consultations received

Appendix 1 – Planning Policy consultations received

Thorpe St Andrew Town Council

Document: Regulation 14 Thorpe St Andrew Neighbourhood Plan

<https://www.thorpestandrew-tc.gov.uk/neighbourhood-plan-consultation/>

Due date: 10 August 2021, but we have an extension to 13 August 2021

Status: Regulation 14 stage

Proposed level: Planning Committee Endorsed

Notes

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. It helps determine where new homes, shops and offices can be built, what those new buildings will look like, and what infrastructure should be provided to meet their community's needs, in alignment with the strategic needs and priorities of the wider local area.

The Thorpe St Andrew Town Council Neighbourhood Plan Working Group has been developing the Neighbourhood Plan since 2017 and following previous public consultations, now have a final draft which we are again asking our residents' opinions of.

Proposed response

Summary of response

The Plan is welcomed. We offer some comments for consideration. There is one policy (policy 5 relating to residential moorings) that proposes criteria that are slightly different to our policy and it is suggested that such departures will need thorough justification as the next version of the Plan is produced.

Detailed comments

Para 1.3 'the local plan' – which local plan? The previous para identifies a number that are relevant to TSA.

Para 1.7 – what does 'The footprint to amenity ratio' mean? You may want to make it clearer at this early point in the Plan. Indeed, it does not seem to be referred to later in the Plan.

Para 1.7 says 'Provide greater local detail to the design guide issued by Broadland District Council' – what about the design guidance offered by the Broads Authority?

Para 1.8 says 'will be used and acted upon by BDC planning officers'. BA Officers will use the policies as well.

Para 2.5 – as this is Reg 14 consultation, I think there will be a Reg 16 consultation prior to submitting to the Examiner – so another round of consultation.

Para 2.6 'The NDP will only' – space missing

Housing objective a 'Thorpe St Andrew' – space missing

Table 1 could include the policy title?

Map on page 11. You may want to make the black less prominent – maybe increase transparency. May need to make the numbers more prominent and obvious.

Policy 2 uses the word ‘encouraged’. I have seen this in a few NPs. How do you see this actually playing out in terms of discussions with an applicant? What do you want the DM officer to do in this regard? I am presuming that you don’t want all development to do these things, but for some it may be appropriate and relevant. Just trying to think how the ‘encouragement’ would work. Of course, by just saying that something is ‘encouraged’ it may not be done by the applicant.

Policy 2 – did you want to identify these areas on a map, like you do the open/green spaces of the previous policy.

Policy 3 1 – I am not sure how rear on plot parking will orientate development onto pedestrian routes. I think you are saying that there will not be driveways interrupting footways, so no potential for any conflict with vehicles emerging from the driveways and pedestrians walking. If that is the case, I am not sure how it is written necessarily gets that message across.

Policy 3 2 – it seems you are introducing a mode of transport hierarchy with walking and cycling at the top. How does this relate to the design advice given by Norfolk County Council as Highways Authority?

Policy 3 3 – any need for cycle parking standards? Any need to have a meanwhile policy on electric vehicle charging points, until a Government standard comes in?

Policy 4 b states ‘front gardens of similar size to existing houses’ – perhaps re-word to ‘front gardens of a similar size to existing gardens’?

Para 9.6 – query the relevance of PPG13 – would it be better to reference the relevant part of the NPPG? Also, is that 1999 structure plan policy saved or not in place anymore?

Policy 5 / 1) should we ask new moorings should not have a detrimental effect on the natural *and built* environment?

Policy 5 bullet 4 – our policy does not require road access specifically. So, sounds like a bit of a departure. This may be ok, but you need to thoroughly justify it in my view. The other thing is, are you therefore saying that a road next to a river – you would only allow residential moorings on the road side and not on the other side? That might need thinking about

11.1 – our policy refers to being adjacent to settlement limits/development boundaries. So, sounds like a bit of a departure.

11.2 – query the relevance of this to the policy

11.4 – from what were residential areas identified as needing protection?

11.4 – a bit over the place. Query what the relevance of the Gypsy and Traveller wording is to this policy and this section?

11.5 – why refer to ‘Local Plan for the Broads (Draft) 2015 to 2036’? The Local Plan was adopted in 2019.

Could the maps on 19, 20 and 21 have street names? Could the individual areas be numbered and identified to aid use by DM Officers?

Policy 6 and the maps – are any of these areas subject to BDC/GNLP/BA local plan policies? If so, you may wish to refer to that. For example, generally, the retail policies may be of relevance if the land use is retail.

Policy 7 – we had something similar in our submission Local Plan, but the Inspector said it was too permissive and required changes. Please check our policy DM44. Also, is it bullet point 1 **and** 2 or 3 need to be met? If so, maybe add the ‘and’ to make it clearer.

Policy 7 – do you want to define what you mean by ‘community uses’ to make it clear for applicants and DM officers?

I am not sure of the relevance of 13.3 and 13.4 to this policy/text.

Policy 8 – do you mean within the curtilage of a scheduled monument, with the curtilage of a non-designated **heritage** asset? Because as written, it is not clear. Also, what about development proposals to listed buildings, scheduled monuments and to non-designated heritage assets? Should it go further and say within the setting (rather than curtilage) of the CA, LBs, SMs, NDAs?

Not sure what you mean by ‘including elements of design to enhance enjoyment of the historic environment’? Do you mean, seating, interpretation, sculpture?

Map on page 26 – please show the Broads.

Pag 29, 30 and 31 – suggest add street names to aid context.

Other areas to consider in the Neighbourhood Plan

- Electric Charging points – Both for boating and cars could be included. If the plan were to result in residential moorings then an electric hook up would be essential. I believe they could do something similar with the homes they want built. Could they not include outdoor charging provision for cars?
- Cycle parking – I didn’t see any mention of cycle parking or cycleways being created.
- Access to water – Enhance existing slipways or create new infrastructure to allow SUPS, Canoes, Kayaks to launch and get out of the water.

Appendix A –Character Statement

- Maybe this should be re-worked to be more about new developments responding appropriately to their local context? There isn’t actually a Design Policy, so perhaps a

Design policy is required that make reference to different character areas and requires new development to respond to their context appropriately? If it still felt necessary to have a Character Statement, perhaps it should outline the different character areas – probably in more detail than this one does, with smaller character areas where appropriate and rather than stating ‘any new development should have’ and a list of features, it should just describe the character of each area.

- Thorpe St Andrew South - the list of key features to be included in new development appears to be based on historic properties on Thorpe Road near River Green. I think the appendix (not policy so how much weight will this have?) needs to allow new development to respond to its more immediate context, as there are actually some distinct character areas within this large area. For example, this area also includes large areas of 1930s bungalows and housing (e.g. the east side of Harvey Lane, Gordon Avenue, the south side of St Williams Way etc). A new building with elaborate chimneys and timber framing would look very out of place in this area!
- Thorpe St Andrew East – not sure you could say St Andrew’s Park was built in 2002. Perhaps St Andrew’s Park was established in 2002 on the site of the historic St Andrew’s Hospital, many of the buildings are listed and were converted to housing. It seems a bit odd that the East area doesn’t have any defining characteristics.

Appendix B

- Should this be titled ‘Heritage Assets’ and include scheduled monuments and a map showing the conservation area boundary?

Great Yarmouth Borough Council

Document: Local Plan Modifications Consultation <https://www.great-yarmouth.gov.uk/LPP2-modifications-consultation>

Due date: 3 September 2021

Status: Modifications Consultation

Proposed level: Planning Committee Endorsed

Notes

The Local Plan Part 2 is currently being examined by an independent Planning Inspector, Gareth Wildgoose BSc (Hons) MSc MRTPI. Following the close of the public hearings the Inspector has written to the Council advising that 'Main Modifications' will be required to the plan in order for it to be found sound. Comments are now being invited on these modifications alongside other potential minor changes to the plan and the policies map. The potential modifications are put forward without prejudice to the Inspector's final conclusions on the Great Yarmouth Local Plan Part 2. Comments will be passed to the Inspector via the Programme Officer following the conclusion of the consultation period.

Proposed response

Summary of response

Some of the comments we made at the Regulation 19 consultation stage have been taken on board, mainly through the production of a [Statement of Common Ground](#) that we produced with GYBC during the examination, but some comments have not been and we raise these again.

Detailed comments

Soundness concerns

The following were raised at the Regulation 19 stage. They were highlighted as areas that we did not agree on in our Statement of Common Ground. Following the hearings, they do not seem to have been discussed and therefore have not been included in the modifications consultation.

We request the following changes for the following reasons.

GY9 - Great Yarmouth North Denes Airfield

- This policy must reference that the site is immediately next to the Broads. As the site is on the boundary of the BA area, development has potential to affect the setting of the Broads. Whilst we recognise that the policy is a *safeguarding policy*, there is wording within the policy that relates to development and change. So, whilst the policy does not promote change, **it allows for change**. It will be the go to policy to assess any proposals for change in this area. It allows certain things to be developed in this area as set out in the 2nd, 3rd and 4th sentences of the policy. Therefore, the necessary considerations that schemes must address must be highlighted in the criteria. Furthermore, to have supporting text is one thing, but supporting text does not have

the same weight as policy wording and if there is supporting text that highlights an issue, it is logical to have reference to that issue in the policy.

- Relevant soundness test: **effective** as the Broads is a key cross boundary strategic matter and consistent with national policy, namely the NPPF at paragraph 176 in particular where national policy now refers to setting.
- We request this change to make the policy sound: 'Any new built development proposals will need to be accompanied with a site-specific Flood Risk Assessment. Any new built development will need to ensure there are no negative impacts on the setting of the Broads and any application for such development needs to be accompanied by a Landscape Visual Impact Assessment'.
- We support the thrust of MM20 which includes some supporting text, as agreed in the Statement of Common Ground, as well as reference to a landscape visual impact assessment. However, the wording as proposed in this representation will make the policy sound.

L1: Holiday accommodation areas

- The policy doesn't fully acknowledge the impacts of additional visitors on the Broads, and sensitive sites, which could result from development of accommodation. Some of the sites are on the edge of the BA area. To be sound, the policy needs to refer to the need for development of these sites to be sensitive to the Broads. Whilst we recognise that the policy is a *safeguarding policy*, there is wording within the policy that relates to development and change. So, whilst the policy does not promote change, **it allows for change**. It will be the go to policy to assess any proposals for change in these areas. It allows certain things to be developed there as set out in bullet points e to m. Therefore, the necessary considerations that schemes must address must be highlighted in the criteria. Furthermore, to have supporting text is one thing, but supporting text does not have the same weight as policy wording and if there is supporting text that highlights an issue, it is logical to have reference to that issue in the policy.
- Relevant soundness test: **effective** as the Broads is a key cross boundary strategic matter and consistent with national policy, namely the NPPF at paragraph 176 in particular where national policy now refers to setting.
- We request this change to make the policy sound: 'In order to achieve those aims, the following tourist uses will be generally encouraged within the Holiday Accommodation Areas, subject to consideration of compatibility with the existing surrounding uses and the potential impacts on the landscape and character of the immediate local area and the setting of the Broads'.
- We support the thrust of MM56, which includes some supporting text, as agreed in the Statement of Common Ground. However, the wording as proposed in this representation will make the policy sound.

Policy I2: Telecommunications

- This policy fails to mention landscape impact, in particular on the Broads and its setting. This could easily be added to criterion a. I note that it says 'character and appearance of the area where it would be sited' but that is not strong enough in our opinion. GYBC have said that there is already a policy that can be used in relation to landscape impacts and impacts on the Broads, but that reasoning could equally be applied to where the policy refers to amenity, highway safety and historic landscapes (criterion a). Those important considerations also have their own related policies, yet are deemed important enough to also feature in the proposed policy I2 as well. We still believe the changes we propose are needed.
- Relevant soundness test: **consistent with national policy**, namely the NPPF at paragraph 176 in particular where national policy now refers to setting.
- We recommend this change: a. The installation and any associated apparatus is sited and designed to minimise any unacceptable impact on visual and residential amenity, highway safety, the historic environment, [protected landscapes](#) and the character and appearance of the area and where it would be sites. [Schemes must not negatively impact the Broads or its setting.](#)

Non-soundness issues – observations, queries and comments

- I see that this Local Plan amends policies in the Core Strategy. Not a soundness issue, but one of usability. We have all experienced how one Government Act alters another and we have all had to follow through the legislation to try to figure this out. Is there merit in maybe changing the Core Strategy that is on line to include the changes with appropriate explanation? Or maybe even copying the entire policy over to this version of the Local Plan and crossing out the Core Strategy? Just thinking from a usability point of view – something to prevent the need for a paper trail.
- Policy UCS4: Amendments to CS4 - Delivering affordable housing, table 7. What about the part of the Borough that is in the AONB? The NPPG says 'In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under [section 157\(1\) of the Housing Act 1985](#), which includes National Parks and Areas of Outstanding Natural Beauty'.
- Para after 3.193 – you write Natura 2000 sites, but that term seems to have been replaced elsewhere with 'National Site Network designated habitat sites'

Heritage Asset Review Group

Notes of the meeting held on 25 June 2021

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Present

Chair (for this meeting) - Harry Blathwayt, Bill Dickson, Tim Jickells and Bruce Keith

In attendance

Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager,
 Cally Smith – Head of Planning and Sara Utting - Governance Officer

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Stephen Bolt and Melanie Vigo di Gallidoro.

2. Declarations of interest and introductions

No further declarations of interest were made in addition to those already registered.

3. Notes of HARG meeting held on 12 March 2021

The notes of the meeting held on 12 March 2021 were received. These had been submitted to the Planning Committee on 23 April 2021.

Minute 6 – any other business – Heritage Alliance

The Historic Environment Managed advised that the Heritage Alliance only comprised organisations representing independent heritage bodies and charities and, therefore, as a government organisation, the Broads Authority was ineligible to join.

4. Historic Environment Team progress report

The Historic Environment Management (HEM) and the Heritage Planning Officer (HPO) presented the report providing an update on progress with key items of work by the Historic Environment Team between March to June 2021.

Conservation Area review

The HEM advised that public consultation had commenced for the Belaugh CA review, with all those affected having received a leaflet and in addition, those who would be affected by the Local Listing or Article 4 Direction had received more detailed information. To date, only a few responses had been received. The Parish Meeting, scheduled for yesterday evening, had been cancelled due to the Covid restrictions and so the consultation period had been extended by one month and staff were hoping to be able to present the results at the rescheduled meeting.

The review of Halvergate and Tunstall CA was moving forward.

The Authority had been consulted by East Suffolk Council on the reappraisal of the Bungay Conservation Area, given that part of the CA was within the BA area, prior to the formal public consultation commencing. Generally, officers were very happy with the document.

In terms of Horning, due to the ongoing Covid restrictions, officers felt that it would be beneficial to postpone this review until 2023-24 as the documents had been prepared over a year ago and postponing would allow for more up to date documents to be prepared prior to a thorough re-appraisal. The Parish Council was particularly keen to hold a public consultation event. In response to a question on the impact of the Government White Paper, particularly in terms of timetabling this work, the HEM confirmed that this would not affect Horning as it already had a Conservation Area designation, which was useful for property/landowners, developments and planning officers to be aware of. It was the re-appraisal work which officers were due to undertake. It was hoped to extend the CA with Crabbetts Marsh and the settlement east of the church to provide additional protection but the majority of the village was already covered by the CA designation. A member questioned if the waterworks would be protected under the reappraisal and the HEM responded that whilst they were not covered

under the current designation, they would be included in the proposed extension of the area. The member added that the parish council had concerns about the staithe land between the waterworks and the former waterworks manager's house and questioned if this could also be included or whether, as marshland, it was not relevant. The HEM advised that it was not usual practice to include open land but on this occasion, the situation with the staithe could mean it could have a slightly different status as it related to a settlement to some extent. It was agreed the HEM would liaise with the member direct, outside of this meeting, to discuss in further detail.

The loss of thatched roof coverings in the Authority's area was becoming increasingly apparent and members noted that unless a building was listed, planning permission was not needed to remove thatch to change to an alternative material. Thatch was a significant vernacular material in the Broads area, and not just for the larger houses but also incidental buildings such as chalets and boathouses. Article 4 Directions could be applied, such as the case in the review of Belaugh Conservation Area, to restrict Permitted Development Rights for the removal of thatch. It was noted that cost, availability of product and availability of thatchers were all factors which contributed to a reduction in the use of thatch. If reed had to be imported from Europe then this made it a far less sustainable material. A member referred to a property in the New Forest which had used imported reed from Norfolk as the owner could not source locally to them and if this raised a potential issue with control of supply. Regarding the short supply of thatchers, he suggested that contact should be made with the colleges to encourage take-up by students. Another member added that he felt the Authority should encourage the growth of thatching material, highlighting the ecological benefits of growing reed, and also thatching as a sustainable trade. He supported the use of measures such as Article 4 Directions to retain thatch in the area. The Head of Planning referred to paludiculture – the practice of crop production on wet soils, predominantly peatlands and how the new initiative "Farming in Protected Landscapes" (FiPL) provided opportunities to encourage landowners. A number of years ago the Heritage Lottery Fund funded a scheme for training millwrights and reed-cutters as there was concern at the loss of these skilled tradesmen. She was aware that there was a waiting list for people requiring the services of a thatcher. In light of the above comments, it was suggested that this was a major issue affecting large swathes of the Broads and which justified discussion at a Planning Committee meeting for example, to highlight public attention. The HEM advised that she had been in discussions with Andrea Kelly, Head of Ecology, and they had been liaising with the various thatching bodies. Unfortunately, planning had very little control over the removal of thatch on a high proportion of the buildings which were currently thatched. The Head of Planning added that as a review of the Local Plan was underway, with topics being presented to Planning Committee every month over the next year, this could provide an opportunity to members to discuss formally. The overall format of how the review would be based was yet to be decided but there could be a particular topic/theme on the use of sustainable materials and the relationship with the Broads, supporting the use of traditional materials.

Listed Buildings

It was noted that, due to the Covid restrictions, work on the Quinquennial survey had to be stopped and, consequently, the Buildings at Risk Register had not been properly reviewed since 2019. However, it was anticipated work would recommence shortly. Other buildings would be added to the list as work with the survey progressed and it was anticipated the majority of these would be mills.

Water Mills and Marshes - update

The HEM reported that she had had several meetings with the team at City College. It was disappointing that students had missed so much time of hands-on tutorials over the last year and so the priority was for them to catch up with missed learning and the necessary assessments before the end of term in July. Regrettably, the examining boards had not given any additional leniency to the students in terms of timescales and so they were under a great deal of pressure, which meant that the Heritage Skills element of the courses was not a priority. No students had been able to work on site in recent months but it was hoped this situation would shortly improve. Opportunities were now being advertised for the summer with the Authority and a carpentry student had been working on site. It was hoped that, by September, more students would be back out on site and the normal situation would resume.

A member referred to FiPL, with mills qualifying for assistance, and the benefits of referring farmers who were in ownership of mills of the available resources.

The HEM was pleased to report that the team had recently received two awards - Six Mile House had won the best in the conservation category and came second in the overall category.

Photographs were shown of Highs Mill which was undergoing repairs to the joinery and brick raceway and it was hoped this work would be completed by the Autumn, following which the team would move onto Muttons Mill. A video was shown which had recently been produced by the Windmills Trust, providing aerial footage of the mill. Here the sails had been removed six weeks ago and this had identified them as being in very good condition and so students would be carrying out minor repairs and redecoration. Other parts of the mill were in a poor state, such as the raceway and arch beneath the mill, cap and petticoat and only minor repairs were needed to internal floors and beams. Fortunately, the windows and doors were in a good condition. As the mill was surrounded by marshland, access continued to be an issue. Due to the costs of the works for underpinning the mill, officers had to go out to tender. However, only one response was received and the costs quoted were much more than anticipated and exceeded the budget for the whole project. Therefore, a second opinion had been obtained as to what works were required to stabilise the mill and a local structural engineer had advised that currently no underpinning or piling works were actually needed and the mill could be stabilised in another way. At the rate of the mill's movement, it would be a long time before its stability became critical.

The HEM reported that no tenders had been received for millwrighting services connected to the project which was very disappointing. However, a local millwright had been appointed on

a consultancy basis to advise on the elements of the works relating to mill machinery and to work with students on occasions.

It had become apparent that the original plan for the Land of the Windmills project, to repair 12 mills in five years, was over ambitious, both in terms of time and costs and this had been exacerbated by the Covid pandemic. Discussions had taken place with the National Lottery Heritage Fund and they had been very understanding and were happy with the way the project was proceeding. Management Team had also been kept informed and they were also supportive of the progress made despite the challenges faced.

Enforcement update

The Heritage Planning Officer reported that Oby Manor had now been purchased and the new owners were keen to prioritise the replacement of the windows.

In terms of Martham Mill, which had been reported at the previous meeting, a Listed Building application had been submitted, retrospectively, and this had received support from the Society for the Protection of Ancient Buildings. Works had been allowed to continue during this time as the cap was in a precarious condition and should be completed by mid-July. The application was likely to be approved under delegated powers.

Matters for information – St Peter’s House, Beccles

The HPO advised that an application had been determined under delegated powers for a number of repairs to St Peter’s House in Beccles, which was considered to be of interest to the group. She provided a detailed presentation, including photographs of the exterior and interior of the property.

The property, a Grade I Listed Building, was two and half storeys with a red brick main façade facing the street and a contrasting stucco rendered façade facing the river. It was on the site of the former St Peter’s Church, thought to be completely demolished in the mid-16th century with some of the materials re-used. However, it had since been discovered that there were more remains than originally thought and parts of the flint walls had been reused in the house. The roof was covered with black glazed pantiles on the street elevation and predominantly red to the rear. There were elements from the Georgian period and Gothic revival featuring “Strawberry Hill” design. The site was located amongst other listed buildings and was therefore in a sensitive location.

The works were all aimed at the eradication of water ingress and included: the repair of historic timbers in the roof structure; the relining of the roof with a breathable membrane and replacement of the roof tiles (with existing and reclaimed); the realignment of the existing valley gutters and repairs to the lead lining; replacement upvc guttering and downpipes with cast iron; patch repairs to the external render and brickwork. The proposals also included the installation of a rooflight on an enclosed roof valley (possibly a reinstatement) and the replacement of the black roof tiles with red (as would have been on the original building).

The wider proposal sought to repair an existing roof structure and guttering which had become defective. The property had been extended over time and an overall strategy for the

shedding of rainwater had not been considered but thought about in a piecemeal fashion. As a result, the natural deterioration of the roof and defective guttering were causing damp issues within the property which was damaging historic fabric below. The principle of fixing the roof, altering the gutter to ensure a more effective method of water shedding and patch repairing render and brickwork, was therefore welcomed and the application had been recommended for approval. A monitoring visit was planned to see the rafters in situ to check on progress.

5. Any other business

St Benets

A member commented that on a recent visit to St Benets Abbey, he was concerned at the degradation which had been caused by visitors to the site through either climbing on the walls or removing stones from the walls and piling them near the cross, as a cairn. He was disturbed by the effect this was having and considered it should be discussed at a future meeting of this group to investigate further. The cross was potentially an unsafe structure due to subsidence caused by water but acknowledged it might be controversial to suggest its removal, having been donated by HM The Queen who had commissioned its manufacture. At the time of its placement when the cross wall had been erected, it had been blessed by the Abbott and become part of the history of St Benets Abbey and therefore worthy of retention as it had become part of the history of the Abbey. The Archaeological Trust were probably more interested in what lay beneath the ground and not necessarily what had been erected in the 1970's which meant the importance of the edifice was not being recognised. The HEM advised that she needed to speak to the Norfolk Archaeological Trust as there had been a change in personnel and suggested that she could raise this issue then, possibly on site, and report back to HARG. The member added that the Lord Bishop of Norwich still visited the site as it was consecrated ground and should be included in the discussions. He also queried whether the use of the adjoining land for grazing was adding to the degradation and the HEM responded that both she and the Head of Planning had met with the former head of the Trust last January/February when the issue of the cattle had been raised but these were permitted by the lease and therefore they could not secure their removal.

Bruce Keith

The Chair reported that this was Bruce's last meeting with the Authority and praised him for his service, particularly his common-sense which was often a rare commodity. He would be sad to lose Bruce but thanked him for all his services and wished him the very best for the future. Bruce responded that he had enjoyed the range and diversity of topics discussed at HARG meetings which he found fascinating and also the interesting people and commended the staff for their commitment.

6. Date of next meeting

The next HARG meeting would be held on **Friday 17 September 2021**.

The meeting ended at 11.02am

Signed by

Chairman

Planning Committee

13 August 2021

Agenda item number 15

Circular 28/83: Publication by local authorities of information about the handling of planning applications – 1 April to 30 June 2021

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending

Recommendation

To note the report.

1. Development control statistics

1.1. The development control statistics for the quarter ending are summarised in the tables below.

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	45
Number of delegated decisions	38
Numbers granted	43
Number refused	2
Number of Enforcement Notices	0
Consultations received from Neighbouring Authorities	29

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	26	57.8
8-13 weeks	1	2.2
13-16 weeks	0	0
16-26 weeks	0	0
26-52 weeks	0	0
Over 52 weeks	0	0
Agreed Extension	18	40.0

Table 3

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

National target	Actual
60% of Major applications ¹ in 13 weeks (or within agreed extension of time)	100
65% of Minor applications ² in 8 weeks (or within agreed extension of time)	100
80% of other applications ³ in 8 weeks (or within agreed extension of time)	96.2

Author: Thomas Carter

Date of report: 29 July 2021

Appendix 1 – PS1 returns

Appendix 2 – PS2 returns

¹ Majors refers to any application for development where the site area is over 1000m²

² Minor refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use etc.)

³ Other refers to all other applications types

Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	42
1.2	Received during quarter	52
1.3	Withdrawn, called in or turned away during quarter	0
1.4	On hand at end of quarter	49
2.	Number of planning applications determined during quarter	45
3.	Number of delegated decisions	38
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	0
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2 – PS2 returns

Table 1

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	1	0	1	0	0	0	0	0	0	1
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	0	0	0	0	0	0	0	0	0	0
Total major applications	1	0	1	0	0	0	0	0	0	1

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	6	6	0	2	0	0	0	0	0	4
Offices/Light Industry	1	1	0	0	0	0	0	0	0	1
General Industry/Storage/Warehousing	1	1	0	1	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	10	10	0	5	0	0	0	0	0	5
Minor applications total	18	18	0	8	0	0	0	0	0	10

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	0	0	0	0	0	0	0	0	0	0
Householder Developments	21	21	0	13	1	0	0	0	7	7
Advertisements	1	0	1	1	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	4	4	0	4	0	0	0	0	0	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	0	0	0	0	0	0	0	0	0	0
Notifications	1	1	0	1	0	0	0	0	0	0
Other applications total	27	26	1	19	1	0	0	0	7	7

⁴ Applications for Lawful Development Certificates are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	1	0	1	0	0	0	0	0	0	1
Minor applications total	18	18	0	8	0	0	0	0	0	10
Other applications total	26	25	1	18	1	0	0	0	0	7
TOTAL	45	43	2	26	1	0	0	0	0	18
Percentage (%)		95.6	4.4	57.8	2.2	0.0	0.0	0.0	0.0	40.0

Planning Committee

13 August 2021

Agenda item number 16

Appeals to the Secretary of State update- August 2021

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609 BA/2017/0024/UNAUP2	Mr L Rooney	Appeal received by BA on 26 January 2020 Start date 17 August 2020	Blackgate Farm, High Mill Road, Cobholm Great Yarmouth	Appeal against Enforcement Notice	Committee decision 8 November 2019 Hearing held 20 July 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/21/3267755 BA/2020/0138/FUL	Mr Keith Wheeler	Appeal received by BA on 27 January 2021 Start date 23 April 2021	39 Riverside Estate Brundall Norwich NR13 5PU	Appeal against conditions imposed on planning permission.	Delegated Decision 14 August 2020 Questionnaire submitted 30 April 2021 LPA statement submitted 28 May 2021
APP/E9505/C/21/3269284 BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by BA on 18 February 2021 Start date 26 April 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021 LPA Statement submitted 7 June 2021
APP/E9505/C/21/ 3276150 BA/2020/0453/FUL	Mr & Mrs Thompson	Appeal received by BA on 31 May 2021 Awaiting Start Date	Ye Olde Saddlery The Street Neatishead	Appeal against refusal of planning permission: Change of use of outbuilding to cafe (Class E(b)) & pizza takeaway (Sui Generis)	Delegated Decision 8 February 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/Z/21/3276574 BA/2021/0118/ADV	Morrisons Supermarket	Appeal received by BA on 7 June 2021 Awaiting start date	Morrisons Superstore, George Westwood Way, Beccles	Appeal against refusal of advertisement consent for a solar powered totem sign.	Delegated Decision 4 June 2021

Author: Cheryl Peel

Date of report: 03 August 2021

Background papers: BA appeal and application files

Planning Committee

13 August 2021

Agenda item number 17

Decisions made by officers under delegated powers – August 2021

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 05 July 2021 to 30 July 2021 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Decisions made by officers under delegated powers

Parish	Application	Site	Applicant	Proposal	Decision
Barsham And Shipmeadow Parish Council	BA/2021/0172/HOUSEH	The View Low Road Shipmeadow NR34 8HP	Mr Mark Hardingham	Extension and alterations to dwelling and erection of a boundary fence	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Barsham and Shipmeadow Parish Council	BA/2021/0218/HOUSEH	Manor Farm Low Road Shipmeadow NR34 8HP	Mrs Rose And Mr David Adcroft	Extension of horse manege	Approve Subject to Conditions
Barton Turf And Irstead Parish Council	BA/2021/0153/HOUSEH	Wyndale Hall Road Barton Turf Norfolk NR12 8AR	Mr John Seeley	Rear extension with 1st floor mezzanine in vaulted ceiling	Approve Subject to Conditions
Blundeston and Flixton Parish Council	BA/2021/0191/FUL	The Nebb Flixton Marsh Lane Blundeston NR32 5PH	Jude And Paul Rylott	Installation of a solar panel array	Approve Subject to Conditions
Coltishall Parish Council	BA/2021/0183/FUL	Anchor Moorings 20 Anchor Street Coltishall Norwich NR12 7AQ	Mrs F Howard	Install timber deck walkway	Approve Subject to Conditions
Ditchingham Parish Council	BA/2021/0195/FUL	8 Alma Cottages Pirnow Street Ditchingham NR35 2RT	Mr Paul Forder	Change of use of 159 sq m of land from recreational to form part of the residential curtilage, two storey side extension and single storey rear extension and a new vehicular access.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Halvergate Parish Council	BA/2021/0199/APPCON	Highs Mill Stone Road Halvergate Norwich Norfolk	Water Mills & Marshes LPA Scheme	Details of Conditions 3: bat check, 4: barn owl boxes, 5: ecology check, 6: bat enhancements, 7: barn owl enhancements, 8: post work monitoring visits of permission BA/2020/0231/FUL	Approve
Horning Parish Council	BA/2021/0197/HOUSEH	Daydreams Horning Reach Horning NR12 8JR	Mrs Caroline Cunningham	Replace existing sewage macerator tank with new domestic sewage treatment plant	Approve Subject to Conditions
Hoveton Parish Council	BA/2021/0189/HOUSEH	Blackhorse Lodge Horning Road Hoveton Norfolk NR12 8JW	Mr Alan Bunn	Proposed kitchen extension and cart shed	Approve Subject to Conditions
Martham Parish Council	BA/2021/0161/FUL	Riverside Cess Road Martham Great Yarmouth NR29 4RG	Mr Ian Curtis	Steel piling to replace wood	Approve Subject to Conditions
Martham Parish Council	BA/2021/0174/HOUSEH	Sukie 21 Riverside Martham NR29 5JZ	Mr & Mrs Pursaill	Single storey conservatory to side of property.	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
Oulton Broad Parish Council	BA/2021/0094/HOUSEH	Broad View Broadview Road Lowestoft NR32 3PL	Mr John Bidwell	Replace timber quayhead and jetties with composite steel & wood & floating pontoons. Replace garden room.	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2021/0162/HOUSEH	Broad View Broadview Road Lowestoft Suffolk NR32 3PL	Mr J Bidwell	Erection of front kitchen & entrance hall extension, & rear garden pergola. Replace conservatory with rear extension, and boundary fence with a brick wall.	Approve Subject to Conditions
Repps With Bastwick Parish Council	BA/2021/0171/HOUSEH	Caprice 72 Riverside Repps With Bastwick Norfolk NR29 5JX	Mrs Sarah Wilson	Small extension to existing bungalow, new roof covering and windows/doors. Garden shed, extend decking, raise quay heading.	Approve Subject to Conditions
Wroxham Parish Council	BA/2021/0170/FUL	Coot Wood Beech Road Wroxham Norwich NR12 8TP	Mr Graham Hacon	Erection of garage	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 30 July 2021