

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

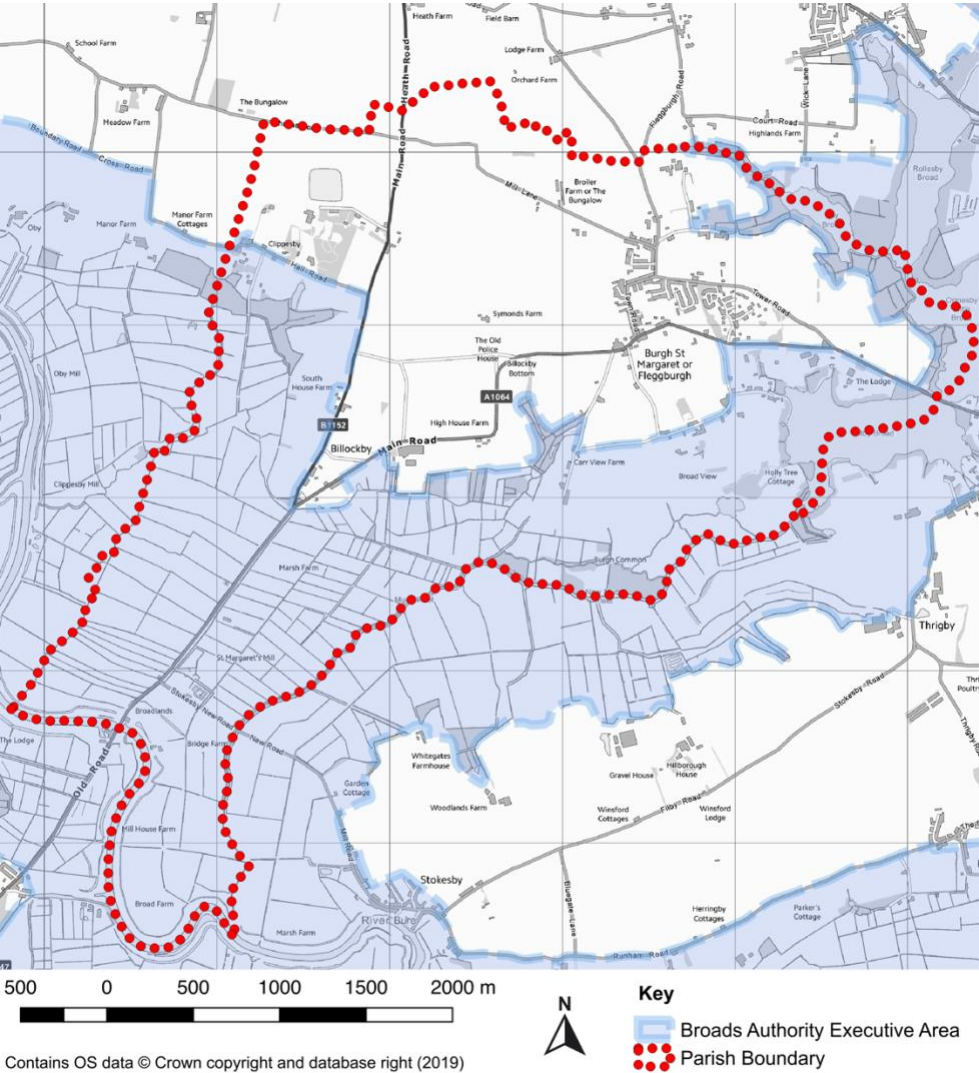
housing growth within the parish. There are separate policies in national and local plans allowing for exception schemes, whereby new homes can be provided for local communities for rent or sale under market values, affordable housing. The Flegg Community Land Trust exists to assist parishes or community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

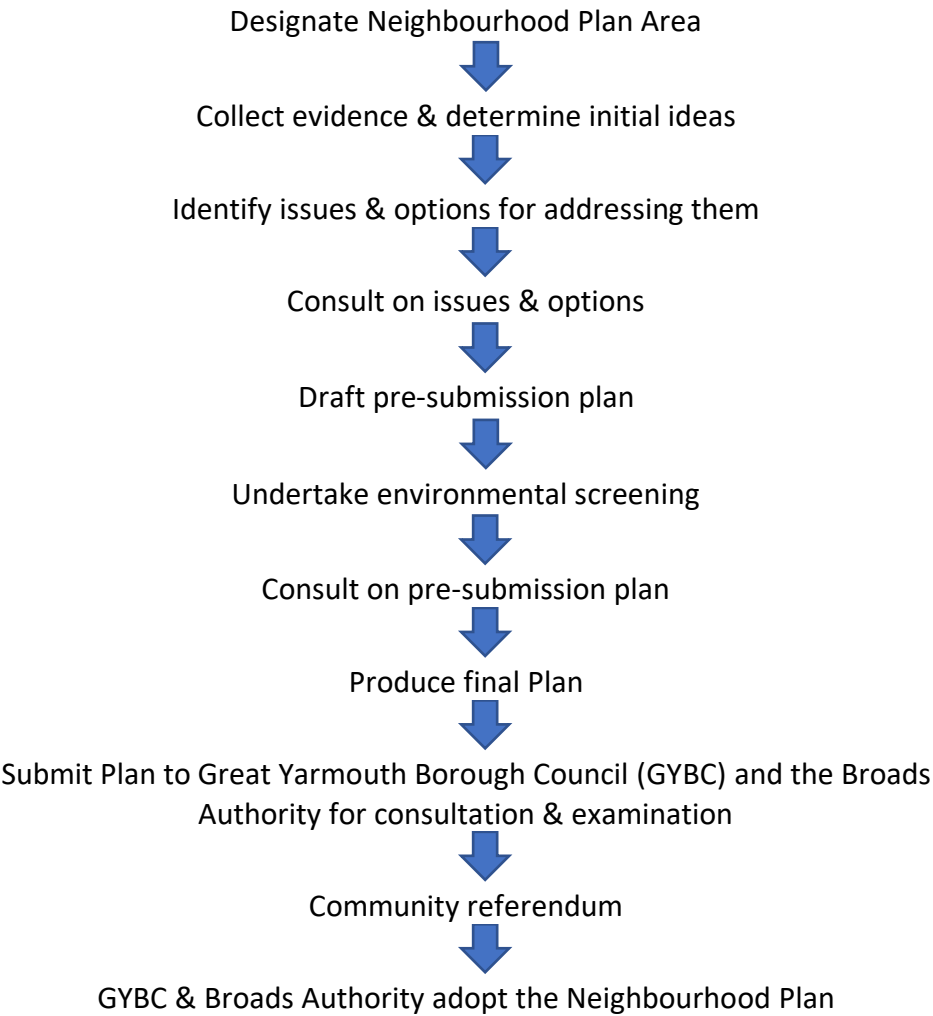
13. The parish area shown in **Figure 1** was designated as a Neighbourhood Area in April 2019.
14. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes evidence from the Census 2011, housing data, a review of environmental designations and 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

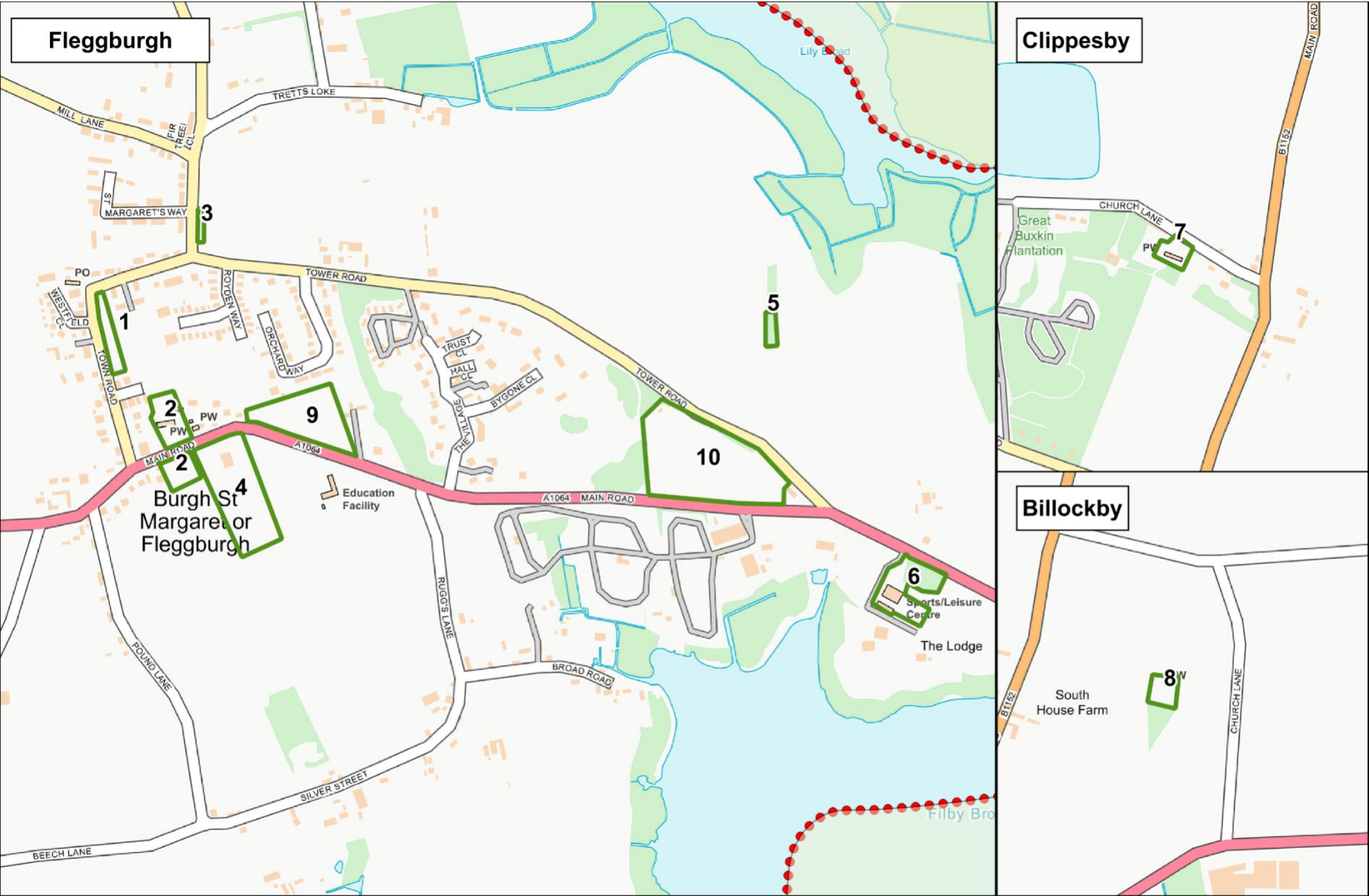
50. Local Green Spaces differ from green belt areas in one key respect; size. Local Green Spaces cannot be extensive tracts of land, whereas green belt covers thousands of square miles. There are fourteen green belt areas in the UK covering 16,716 km². Green Belt policy does not protect land immediately 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

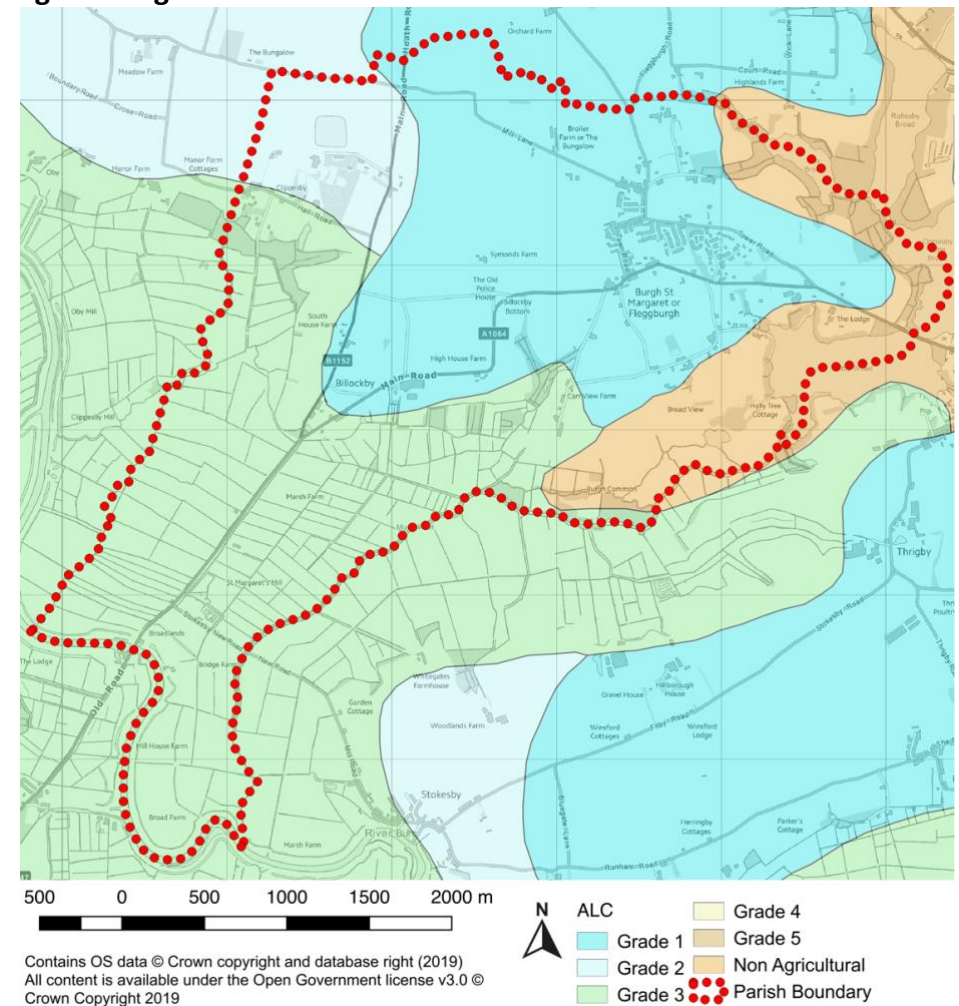


Landscape Setting

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



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

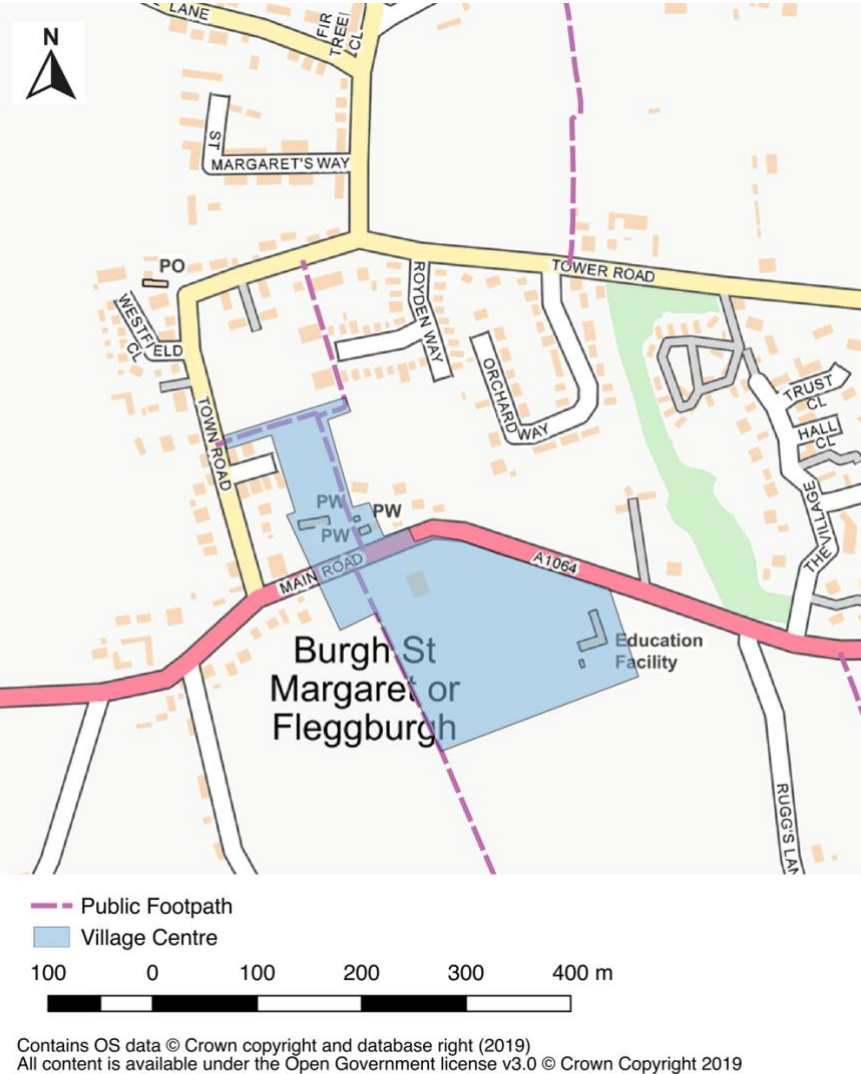
All development in Fleggburgh should demonstrate safe and suitable access, using sustainable transport modes, to key local services within the village centre.

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.

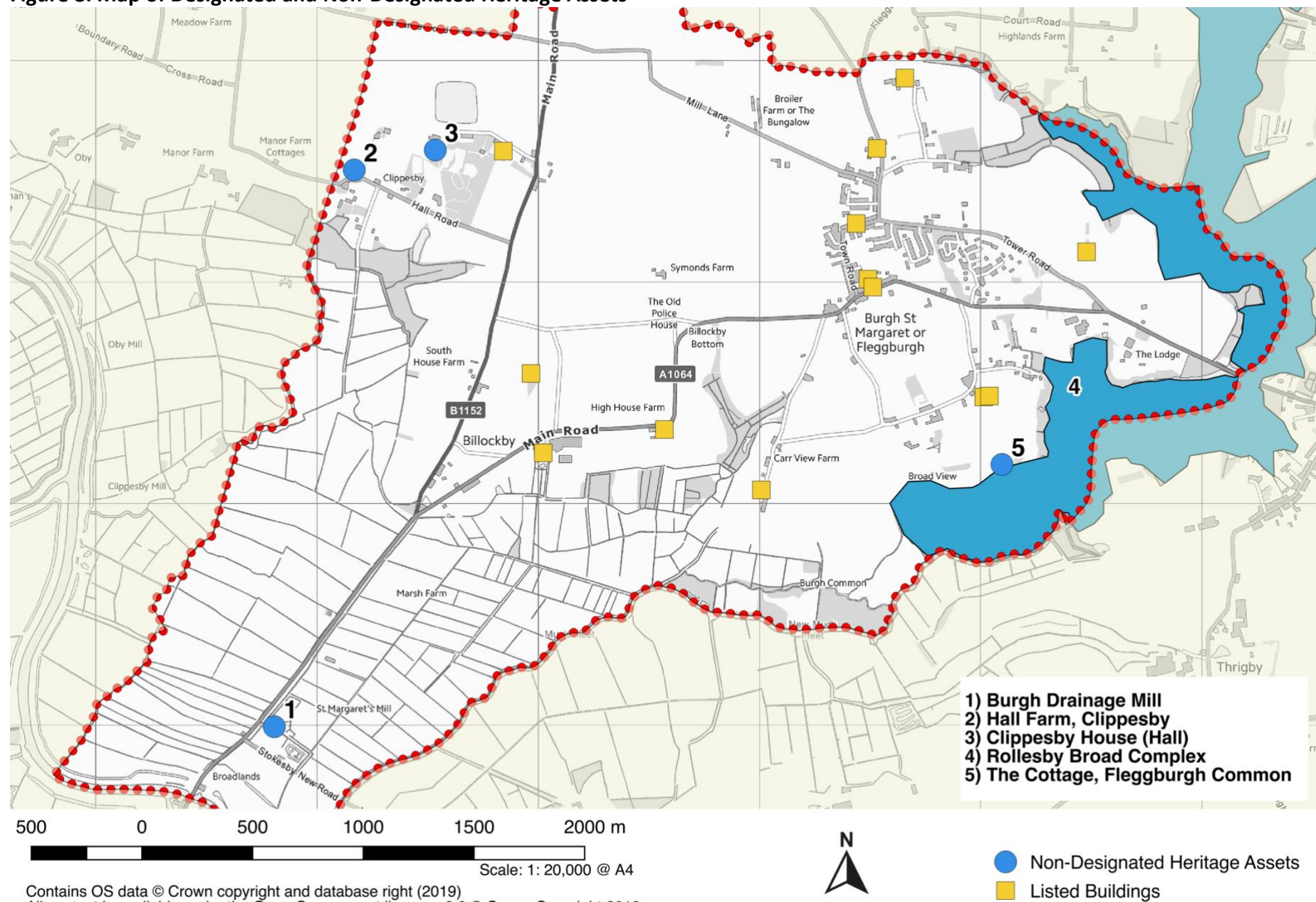
Community Action 2: Restoration of St Mary's Church

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.



Church of St Peter, Clippesby

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

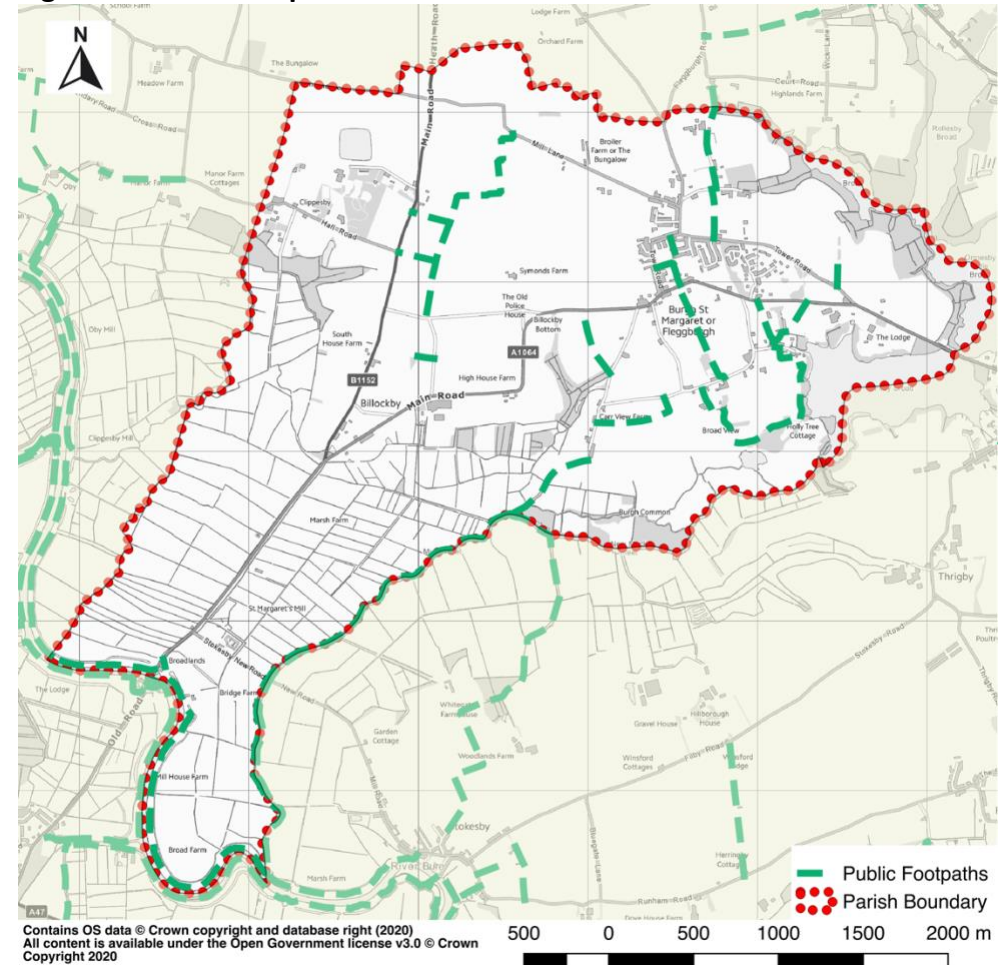
The parish will work with local landowners and Norfolk County Council to improve footpath connections to the services and facilities in Fleggburgh, especially the village centre and medical practice, and the village shop in Filby.

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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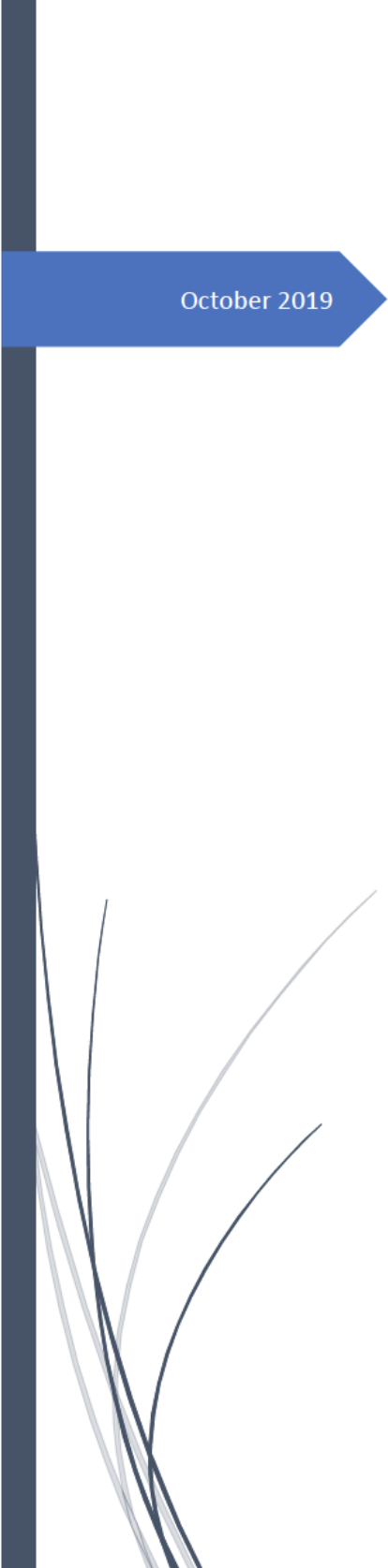
	<p>informal discussions regarding the potential for any Historic England engagement on its restoration. His email address is Domenico.D'Alessandro@HistoricEngland.org.uk.</p> <p>The impact of high levels of traffic is often one of the things villages suffer most from, and can detract from the historic 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	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 There are mixed views from the community about whether further housing development is a good thing within Burgh St Margaret Importance of protecting Fleggburgh's rural character and feel Consideration of the three villages, not just a single parish 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 Burgh St Margaret Importance of protecting wildlife habitats
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

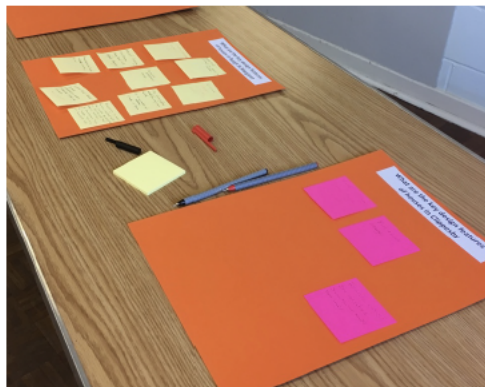
- Support for additional permissive footpaths, including one that links Ruggs Lane, Pound Lane and the School and village centre
- Positive discussion about having a village gateway. Suggestion that this could start along Tower Road
- Suggestion that the speed limit should be 30mph throughout the built-up 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

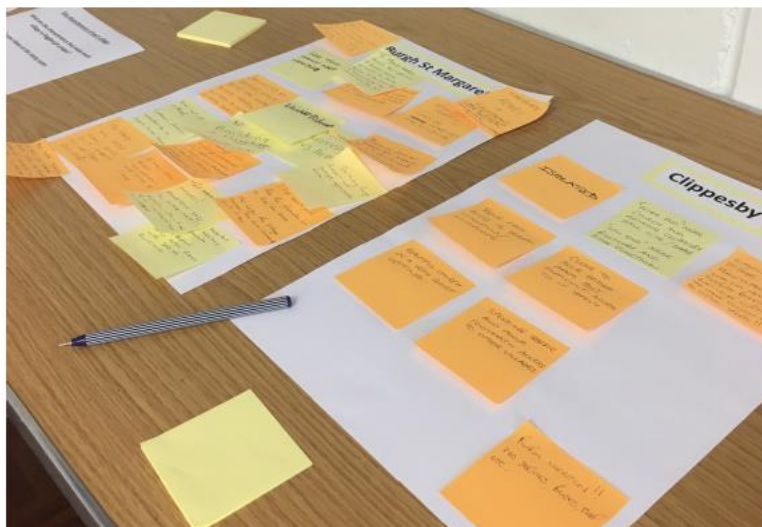
- Far too many new houses
- No structure in place for new development
- Too many large houses and not enough 2 bedroom properties
- Speeding traffic
- Loss of wildlife habitat
- Dominated by the road which splits the village
- Difficulty in crossing the road at peak times
- Planning appears to take each 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

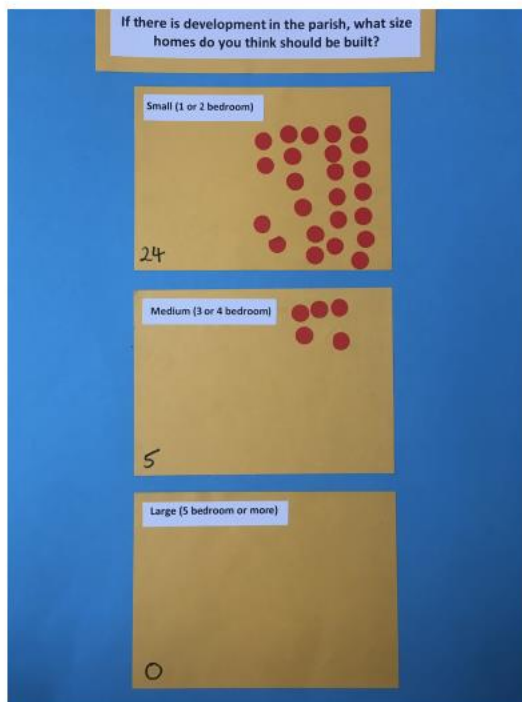
- The village is becoming a residential roundabout
- Speeding traffic is a problem
- The speed limit is not enforced

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

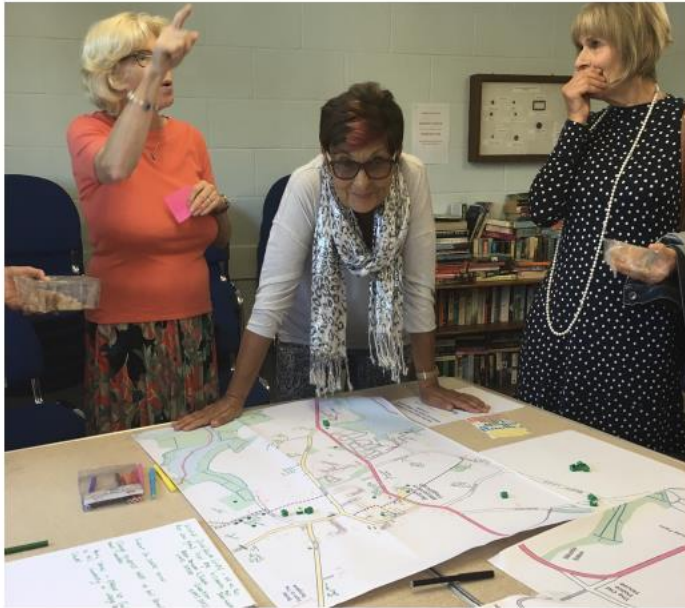
Comments on sticky notes were also made about there being a need for smaller, affordable homes. Some people said they felt there shouldn't be further development until current building work is completed and the effects of these new homes have been realised.

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.

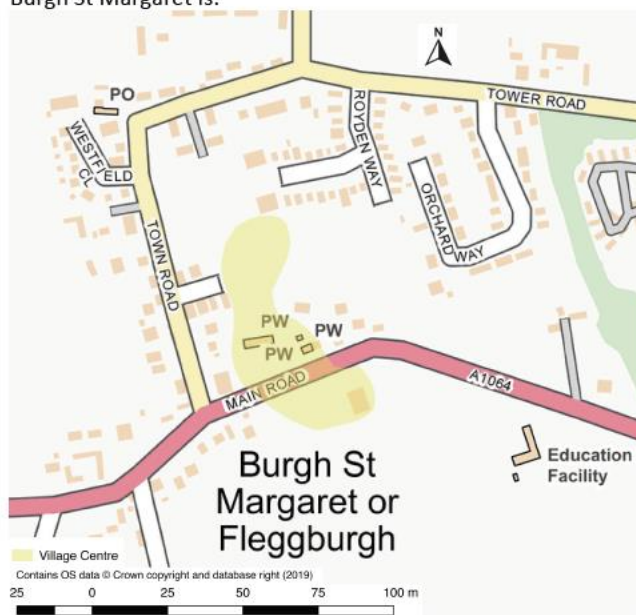
Suggestions of important local green spaces within the parish included:

- 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



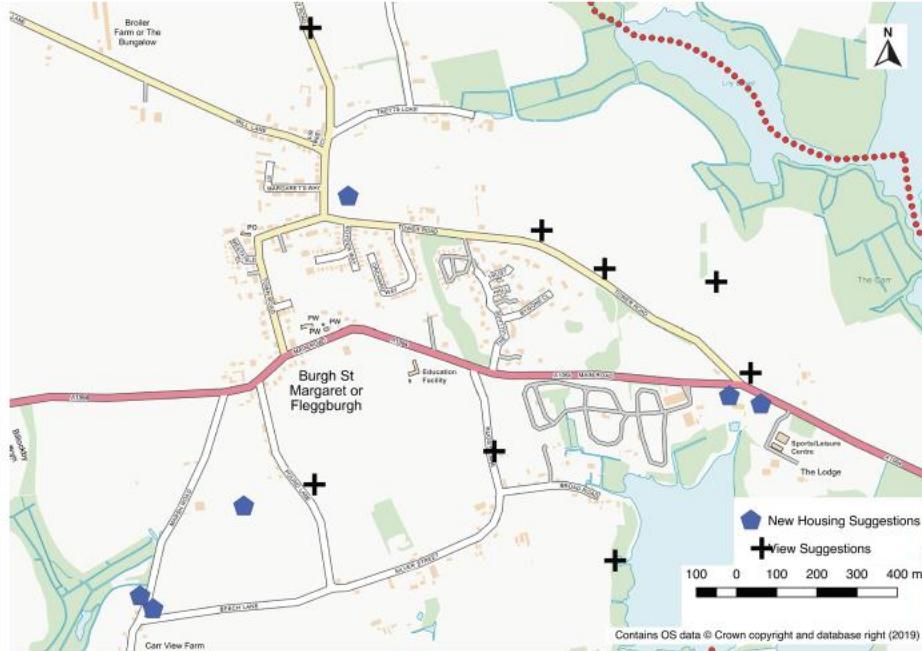
2.6. Village Centre

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

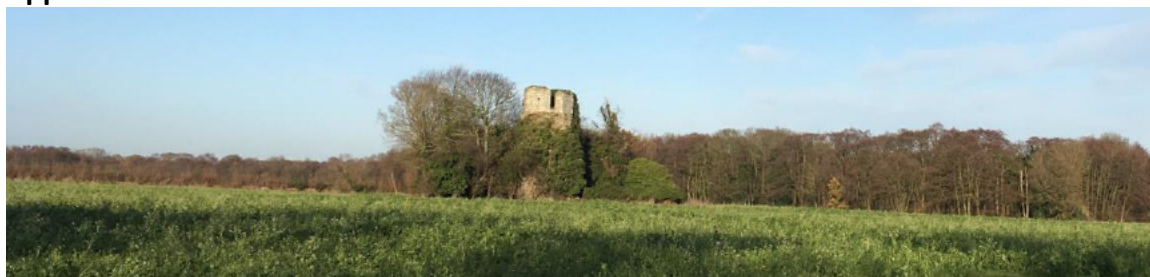
A number of suggestions were made about where new housing growth could be located within Burgh St Margaret. Views were mixed about whether further housing development was a good thing. This is captured in 2.1. No suggestions were made for Clippesby or Billockby.



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



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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Travel to work	13
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Flooding	18
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%).

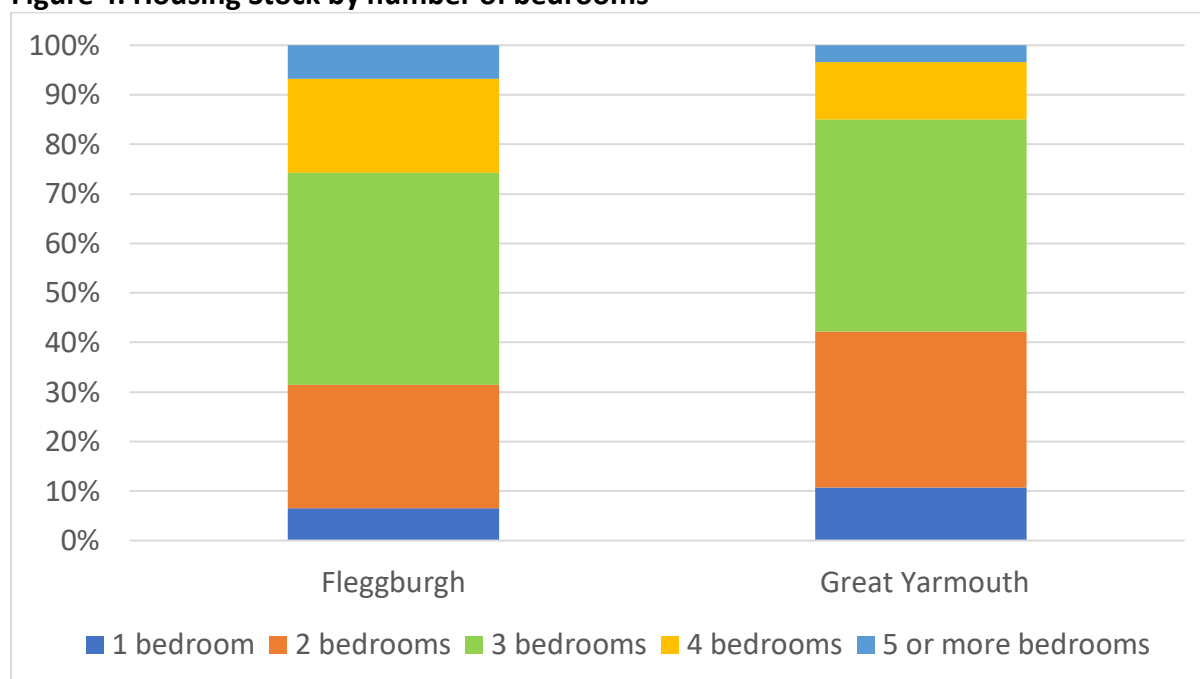
Figure 3: Dwelling Size

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

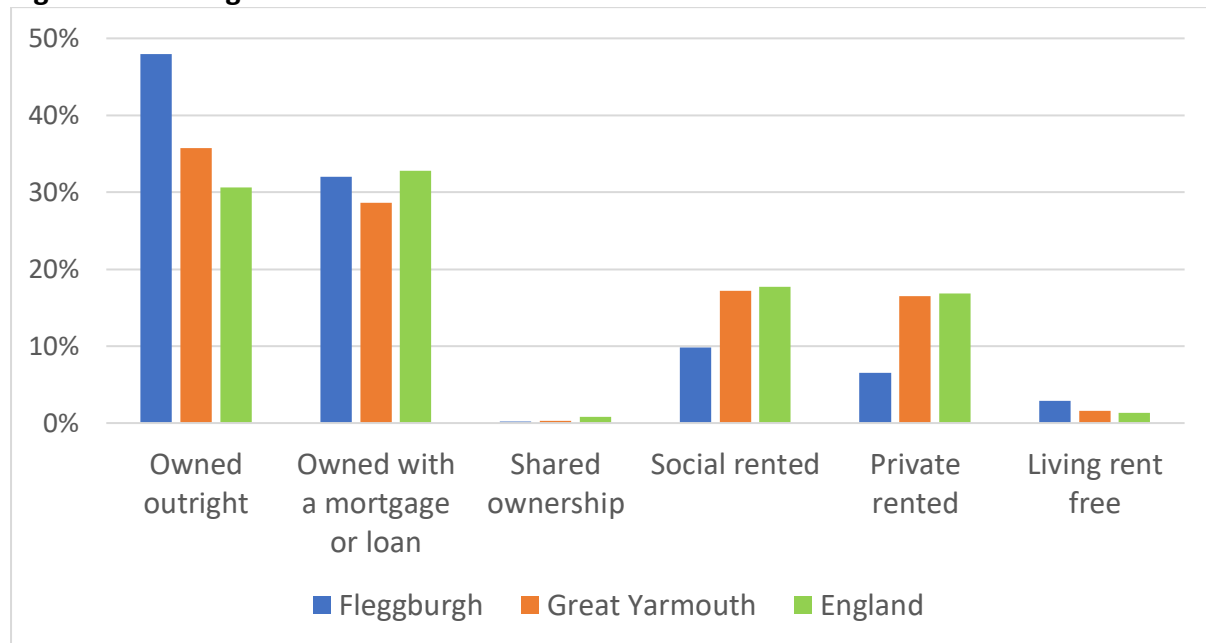


Source: Census 2011

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

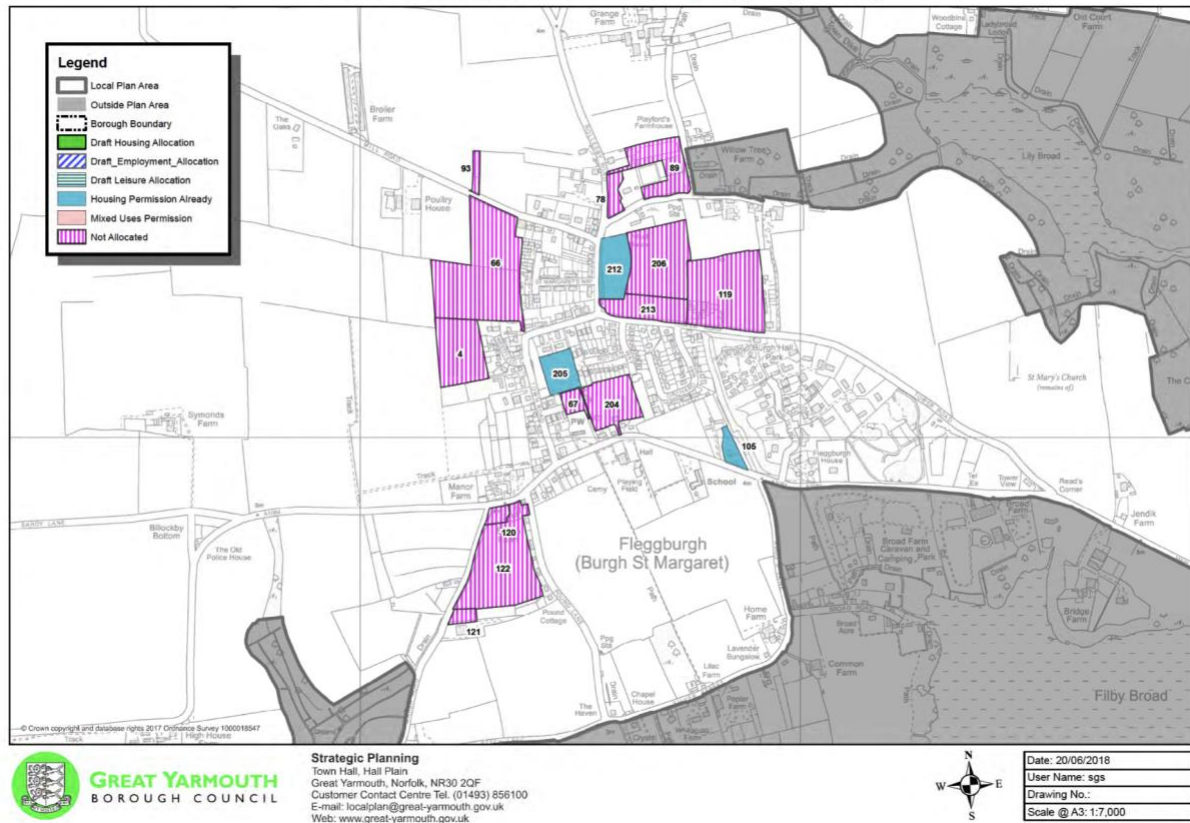
In terms of likely future development within the parish, the Policies Map in the Regulation 18 Great Yarmouth Local Plan 2 (**figure 7**) highlights the sites submitted and considered for allocation going forward. Overall 16 sites were submitted during a recent call for sites, none of which have been 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.**

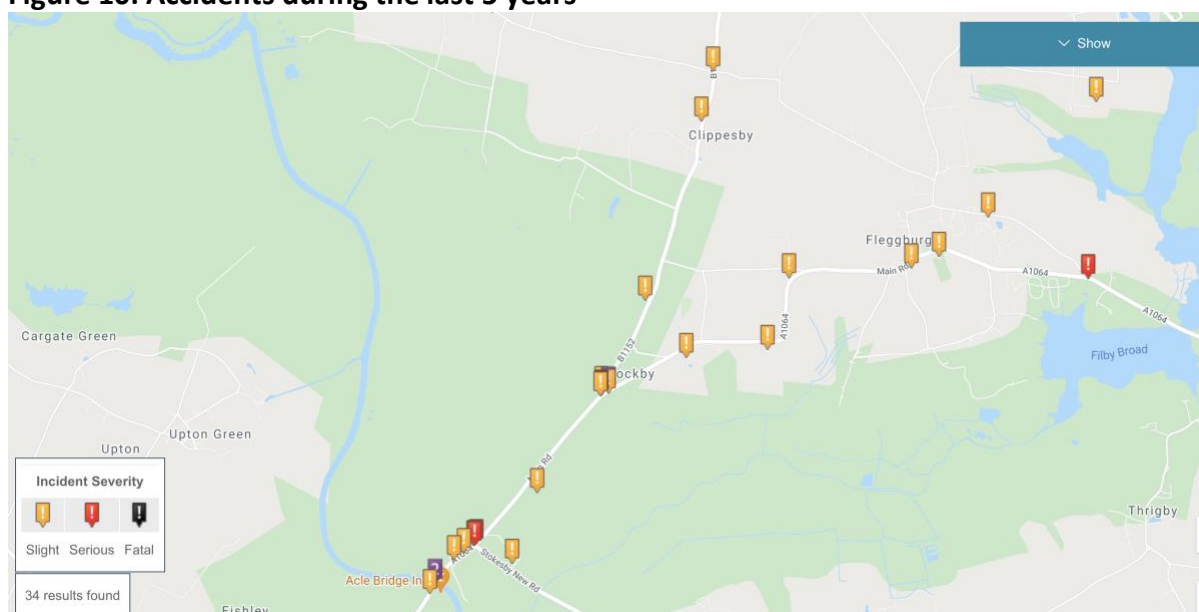
6. Transport Infrastructure and Connectivity

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

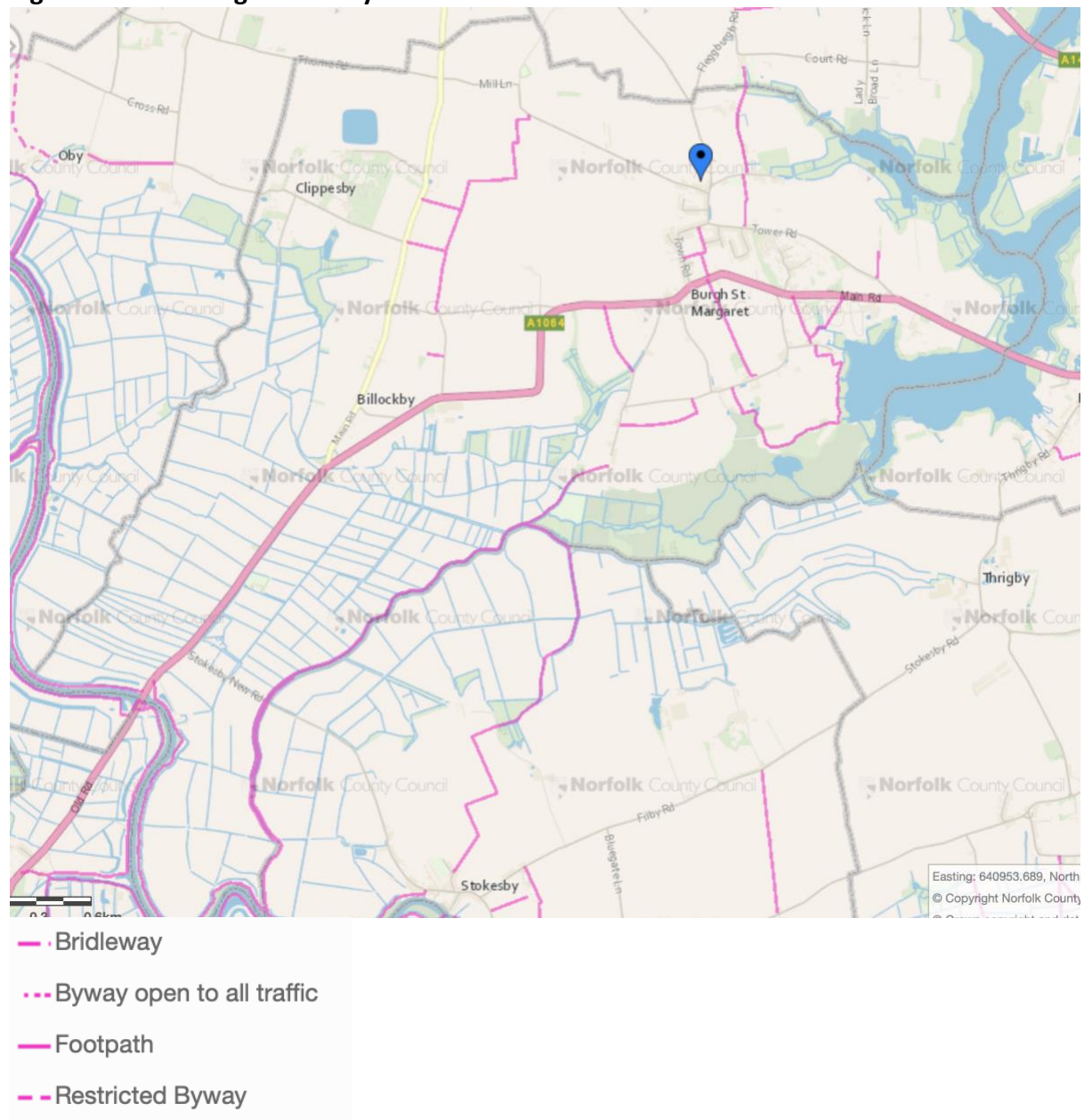


Source: *Crashmap.com July 2021*

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:

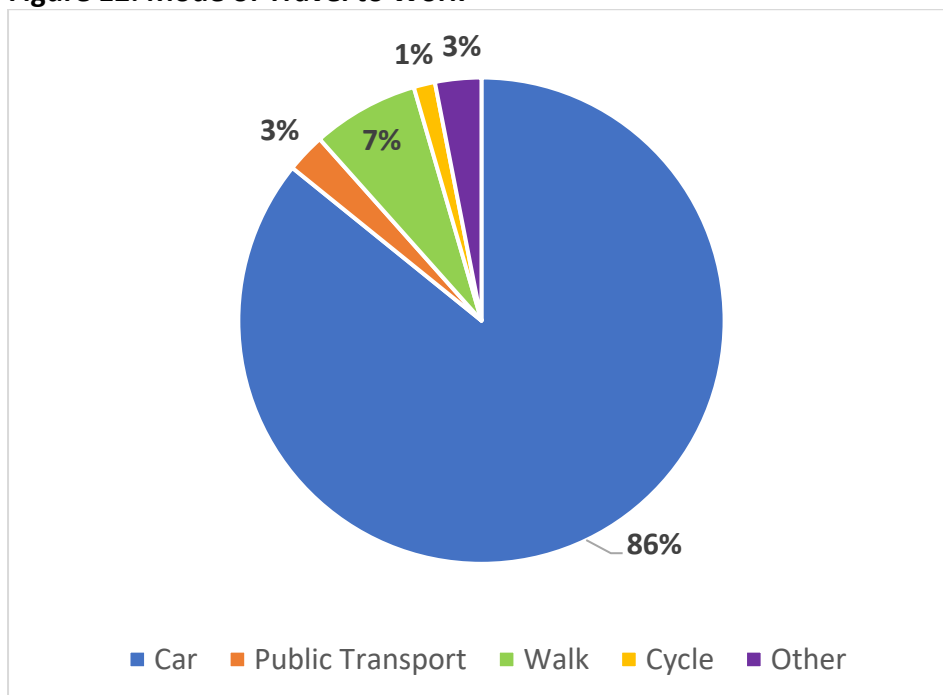
- There is good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC.
- The parish is served by a regular daily bus service to Acle where it is possible to connect for journeys 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

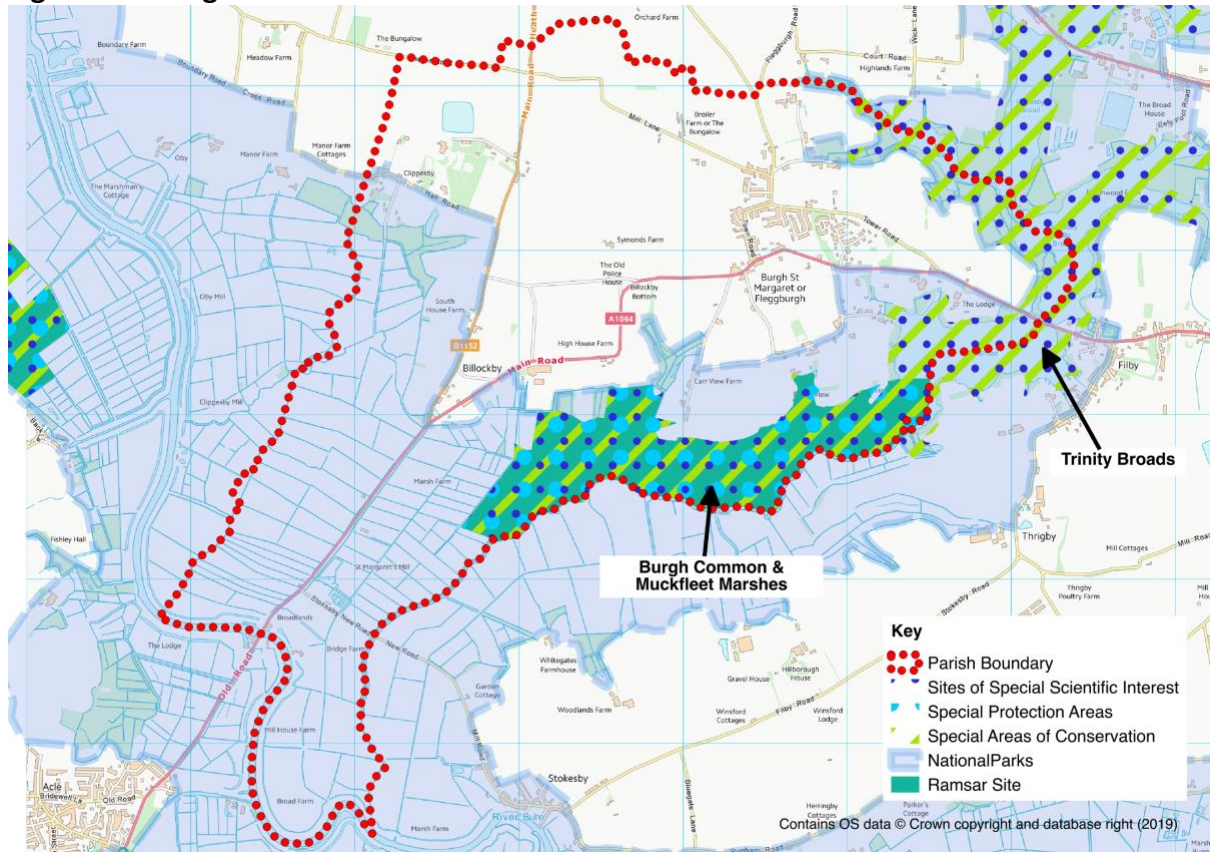
Issues

- 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.

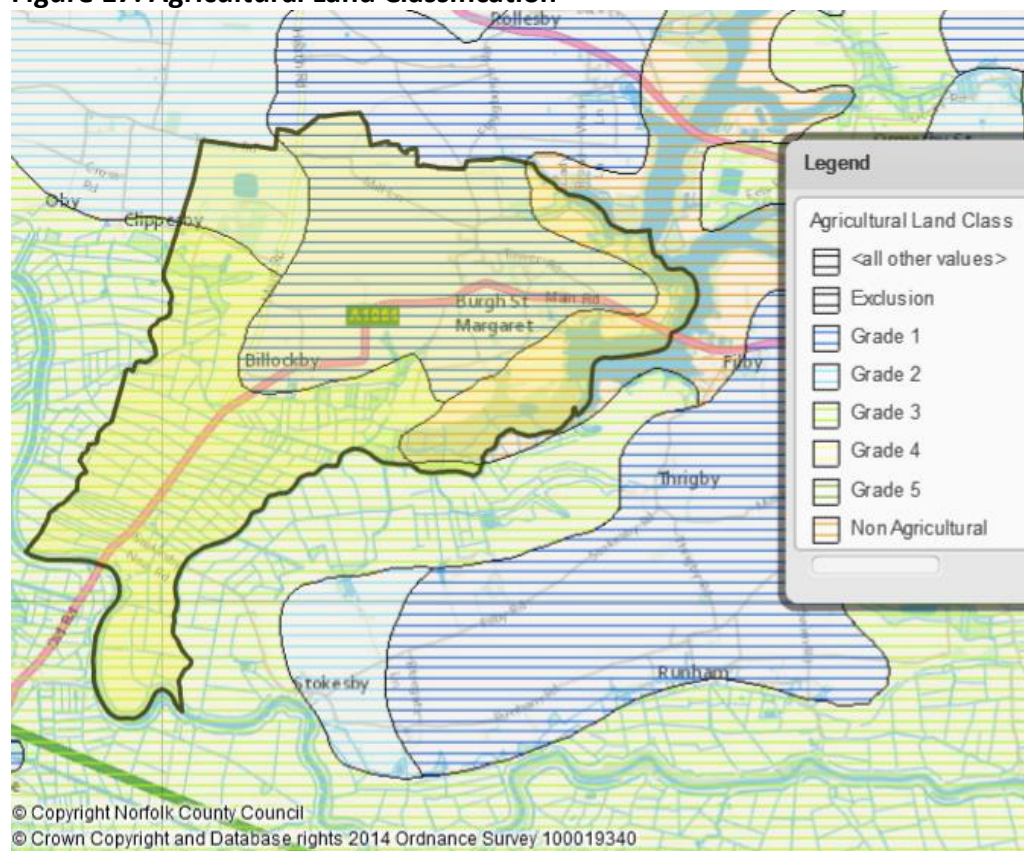
Burgh Common and Muckfleet Marshes is a 121ha site of biological importance. The Muck Fleet, a tributary of the River Bure runs through the wetland site, which is traditionally managed by grazing and mowing. Habitats include tall fen, fen meadows and drainage dykes. There are rare plants and invertebrates, 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:

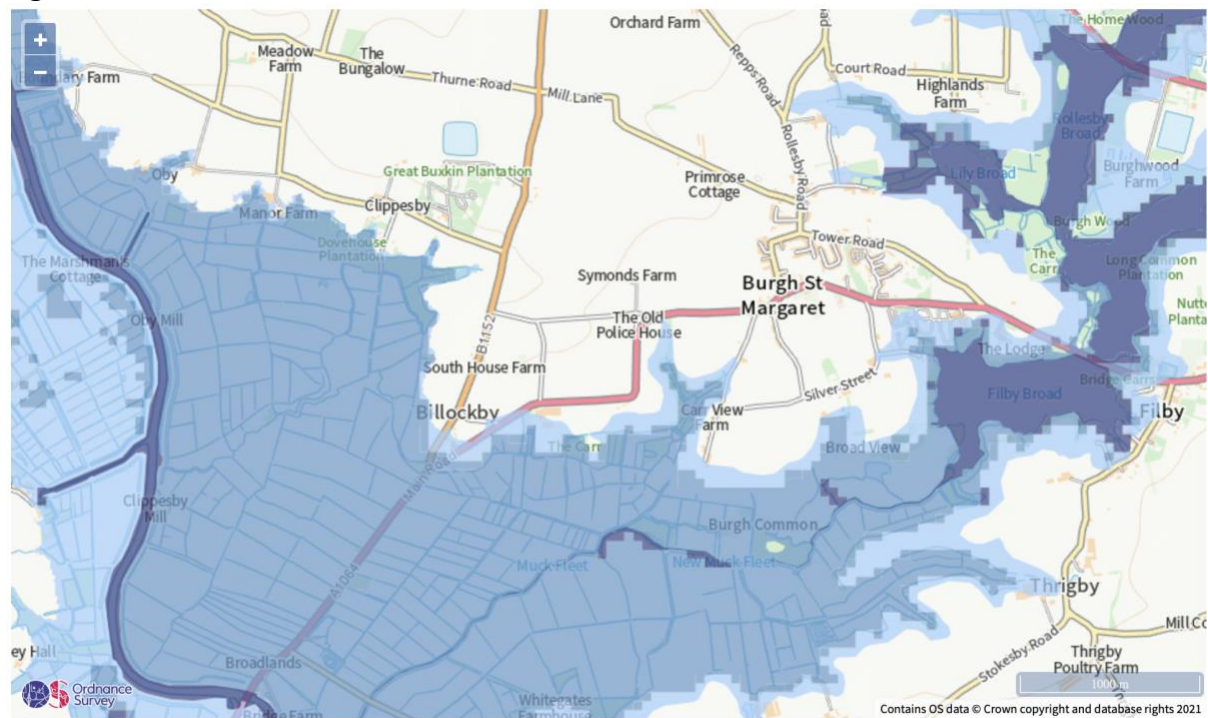
- **An area of the Broads (which has equivalent status of a National Park) Trinity Broads SSSI, Broads SAC and Burgh Common and Muckfleet Marshes Ramsar/SSSI falls within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.**
- **The landscape setting 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.

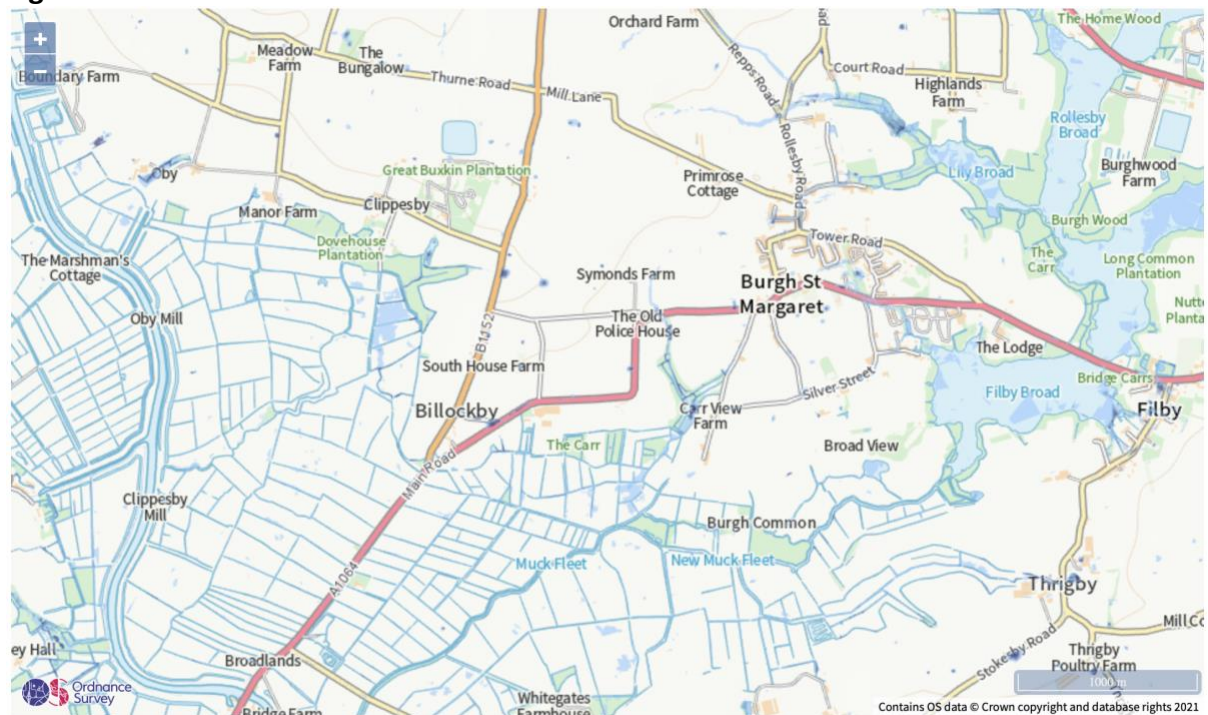
There is risk from surface water flooding throughout Burgh St Margaret, predominantly west of the settlement adjacent the former Bygone Village, see **Figure 19**. Flooding from reservoirs, **Figure 20**, is also an issue in the west of the parish and built up areas of Billockby and Clippesby.

Figure 18: Flood Risk from Rivers or the Sea



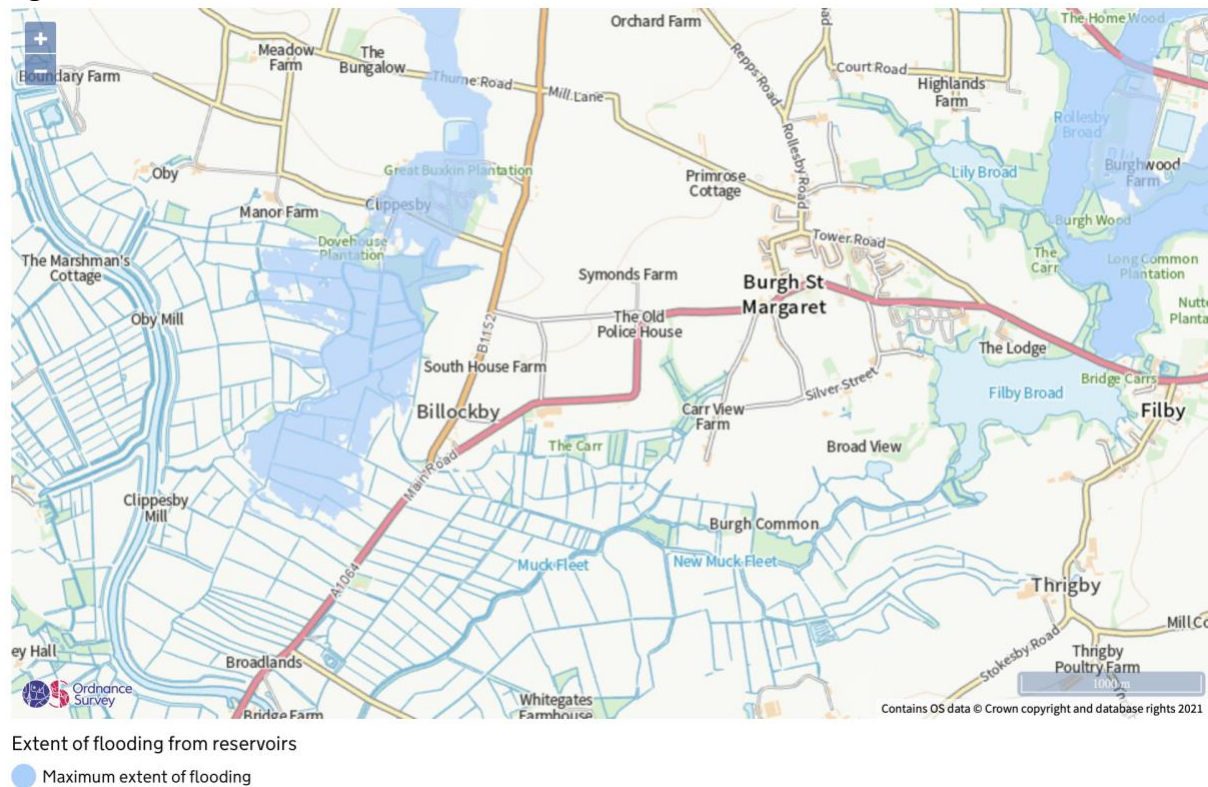
Source: flood.warning-information.service.gov.uk, accessed 1 July 2021

Figure 19: Flood Risk from Surface Water



Source: flood.warning-information.service.gov.uk, accessed 1 July 2021

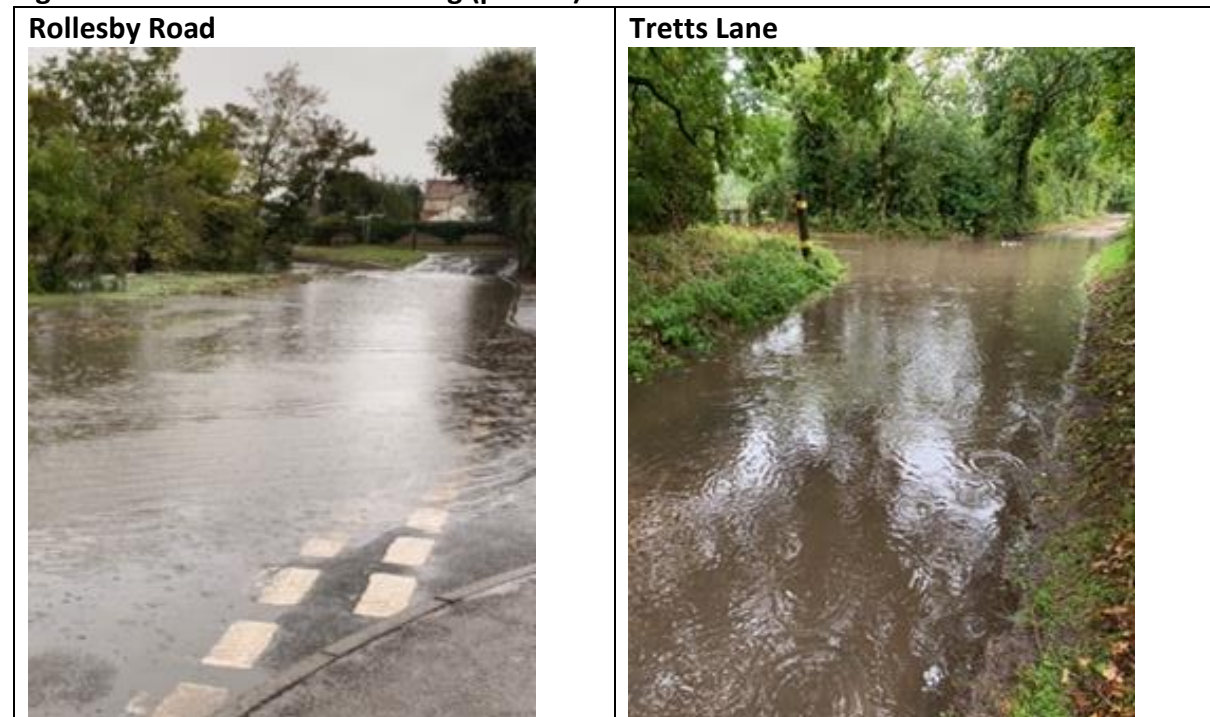
Figure 20: Flood Risk from Reservoirs



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

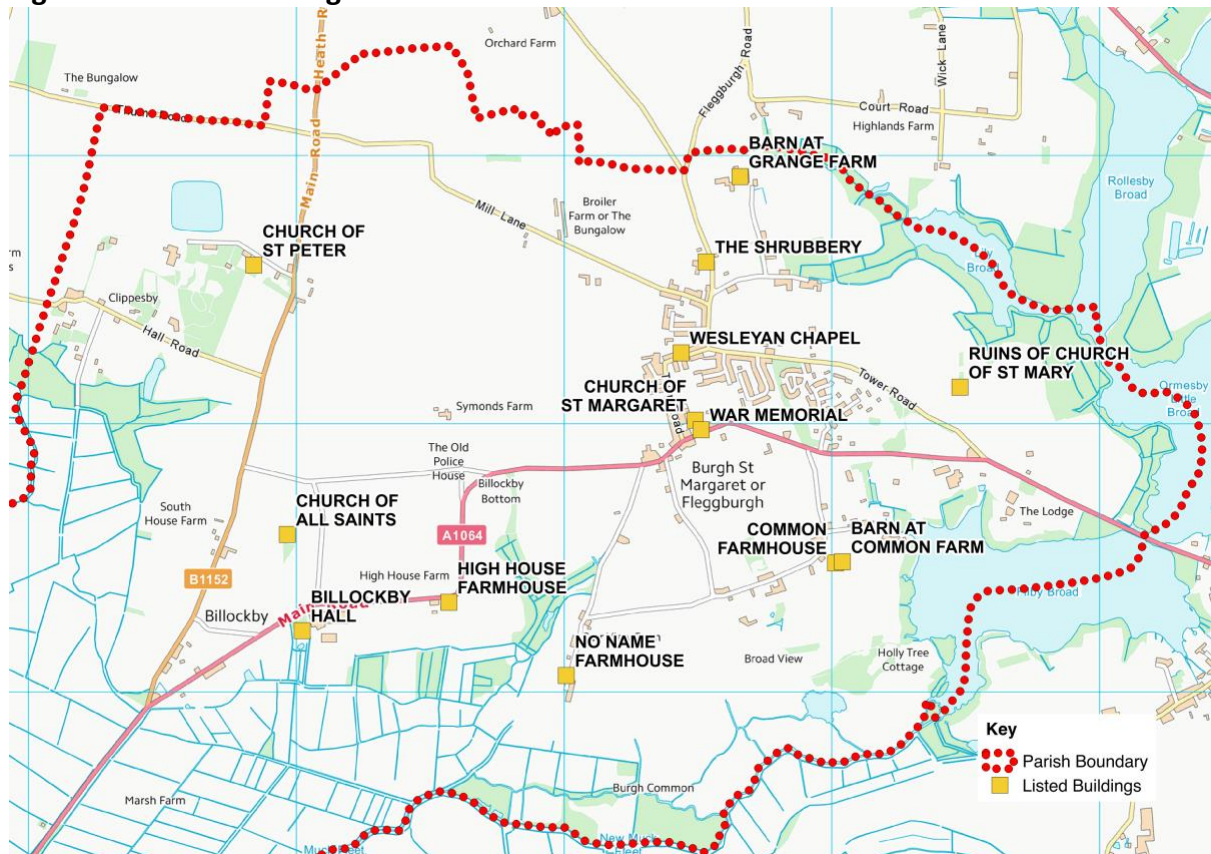
- Closeness to the Broads means there is risk from flooding, particularly on the peripheries of the settlement to the north-east and north-west. This also contributes towards the area's environmental importance.
- Fluvial flood risk areas will be a constraint on the location of new development
- Surface 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.

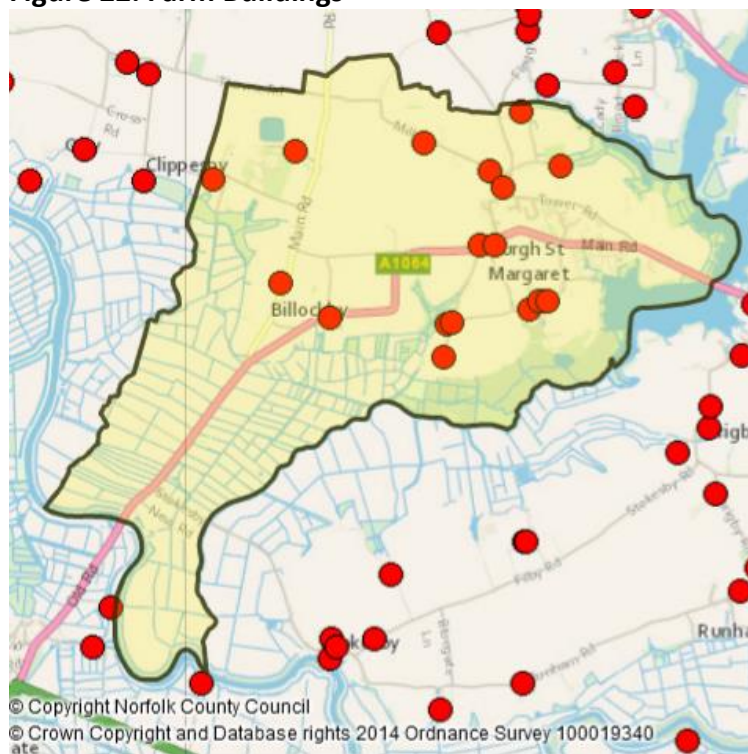
Fleggburgh has 13 Listed Buildings all of which are Grade II, see **Figure 21**. In addition, Norfolk Heritage Explorer identifies there to be 72 sites or finds of heritage importance within the parish. There are no Ancient Monuments and no Borough Council designated Conservation Areas.

Figure 21: Listed Buildings



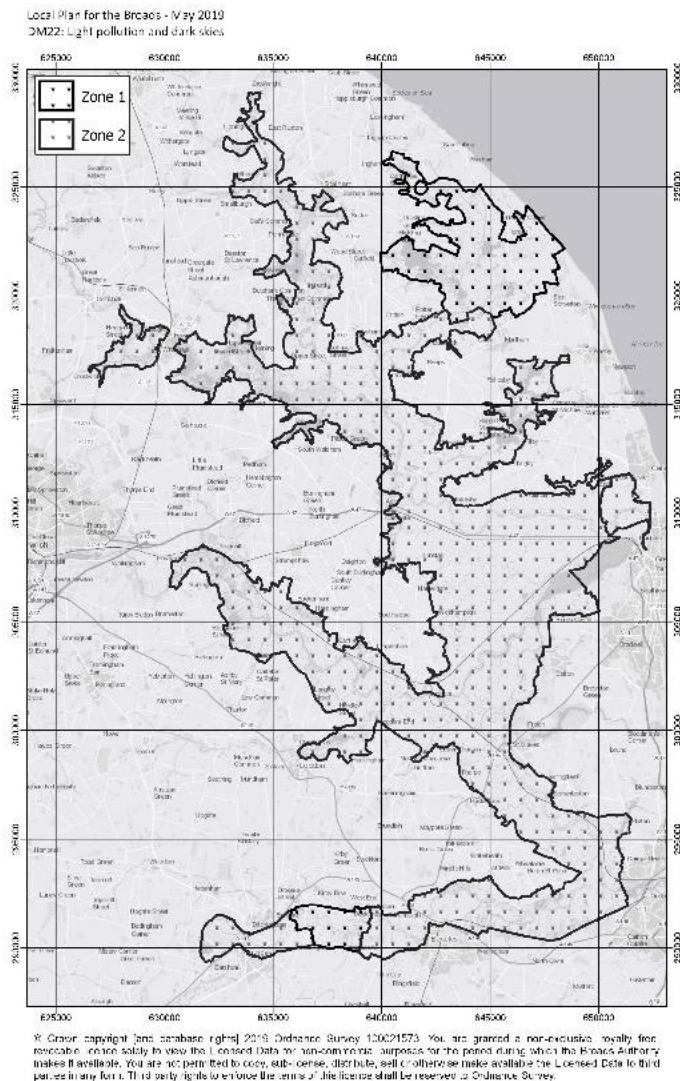
The main settlements are surrounded by arable farmland and the importance of farming in this area is demonstrated by the number of farm buildings, see **figure 22**.

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**

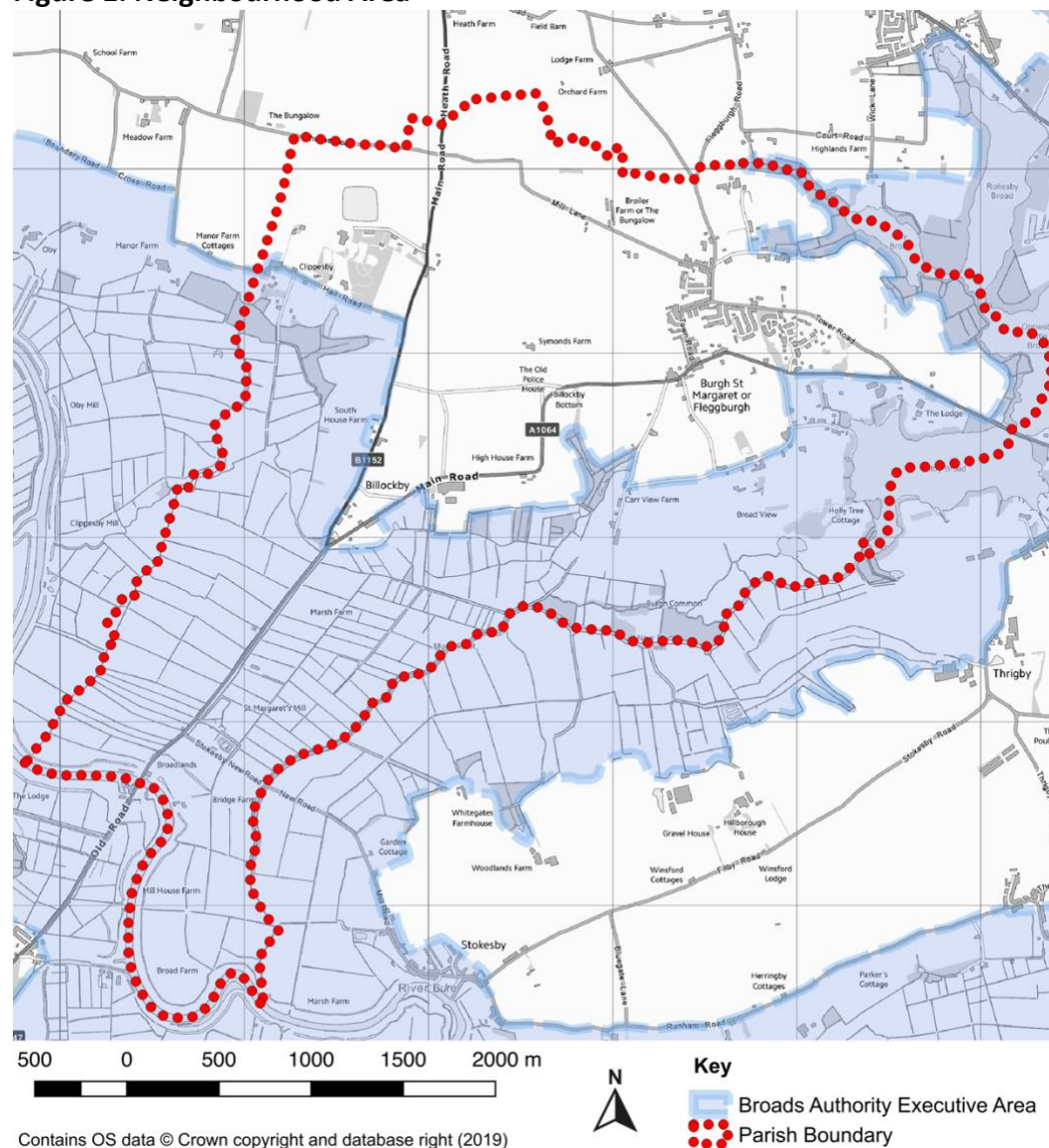
Section 1: Introduction

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

PREPARED BY COLLECTIVE COMMUNITY PLANNING ON BEHALF
OF FLEGGBURGH PARISH COUNCIL

1. Introduction

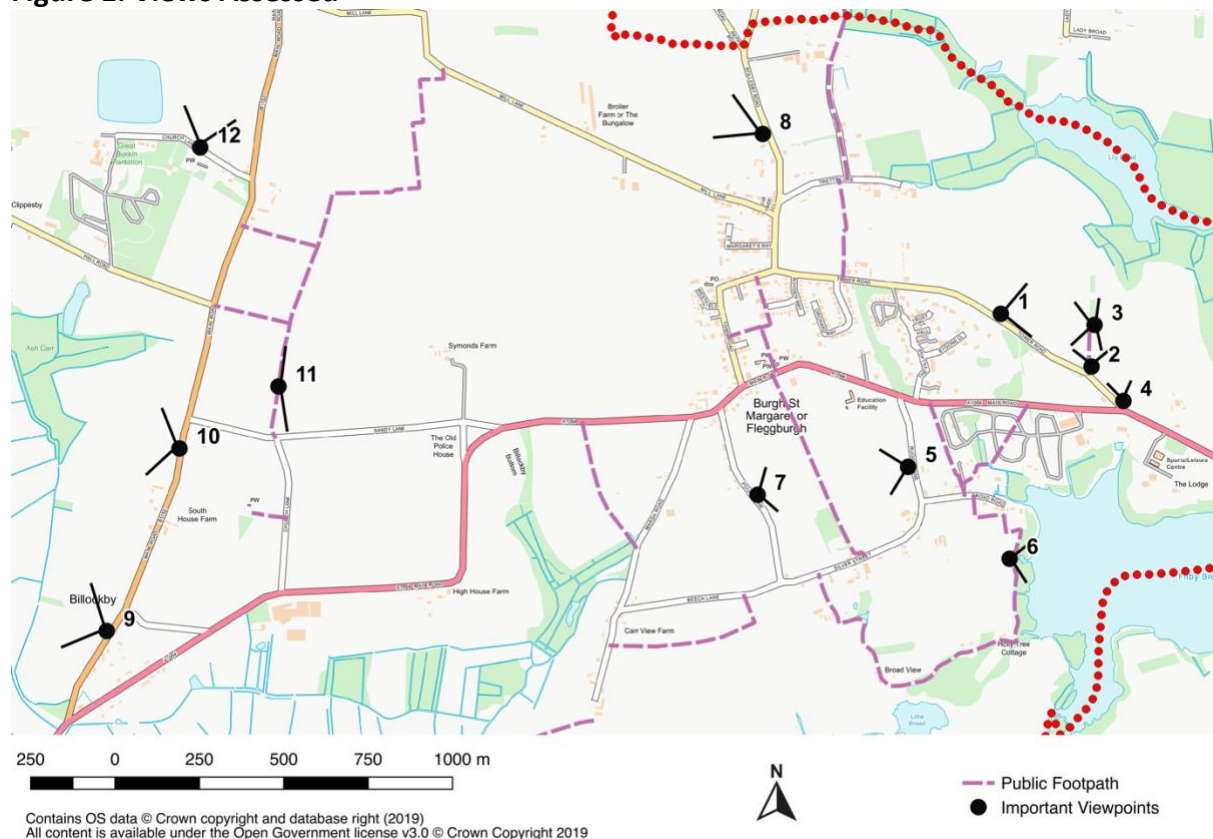
Fleggburgh sits within a remarkably beautiful landscape, surrounded by arable fields and the Broads, which has equivalent status of a National Park. Whilst the majority of the parish enjoys beautiful views over fields, including long views into surrounding countryside, it is proposed that a few of these 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

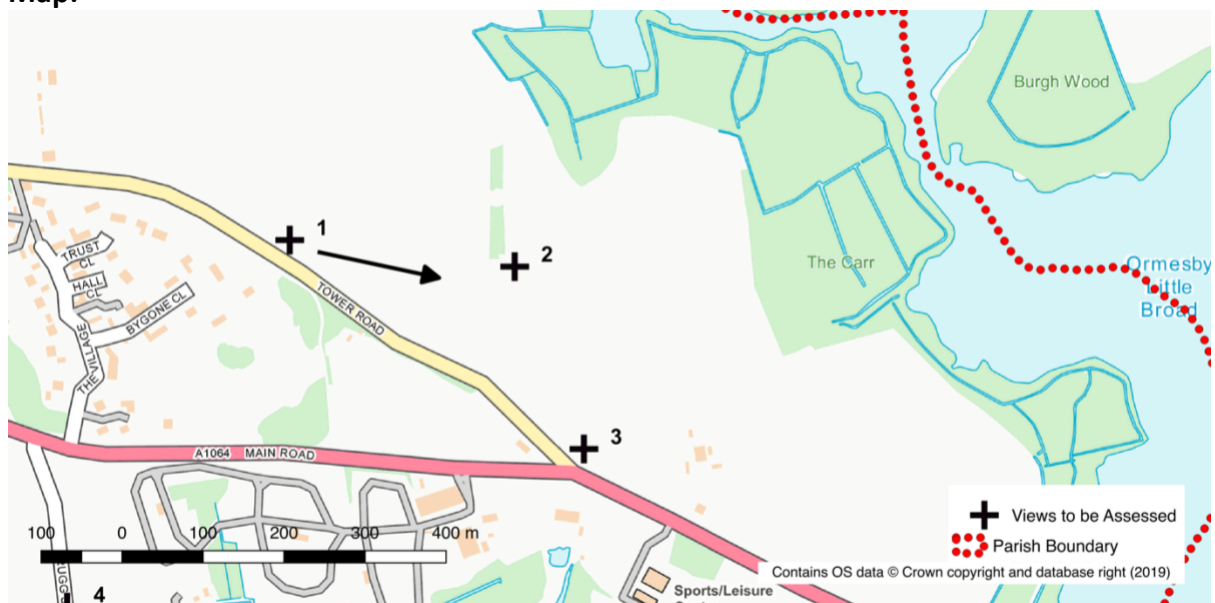
View 1: Broadland views across arable farmland, Tower Road, Fleggburgh

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.

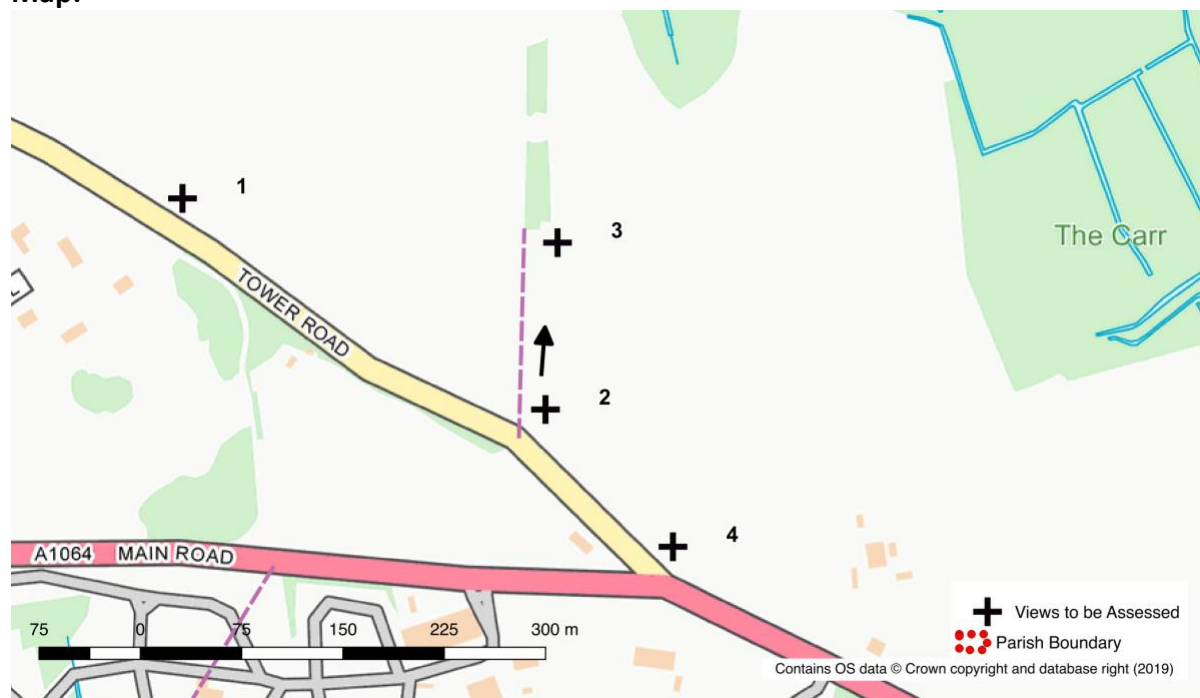
View 2: View of the ruins of St Mary's Church, Tower Road, Fleggburgh

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



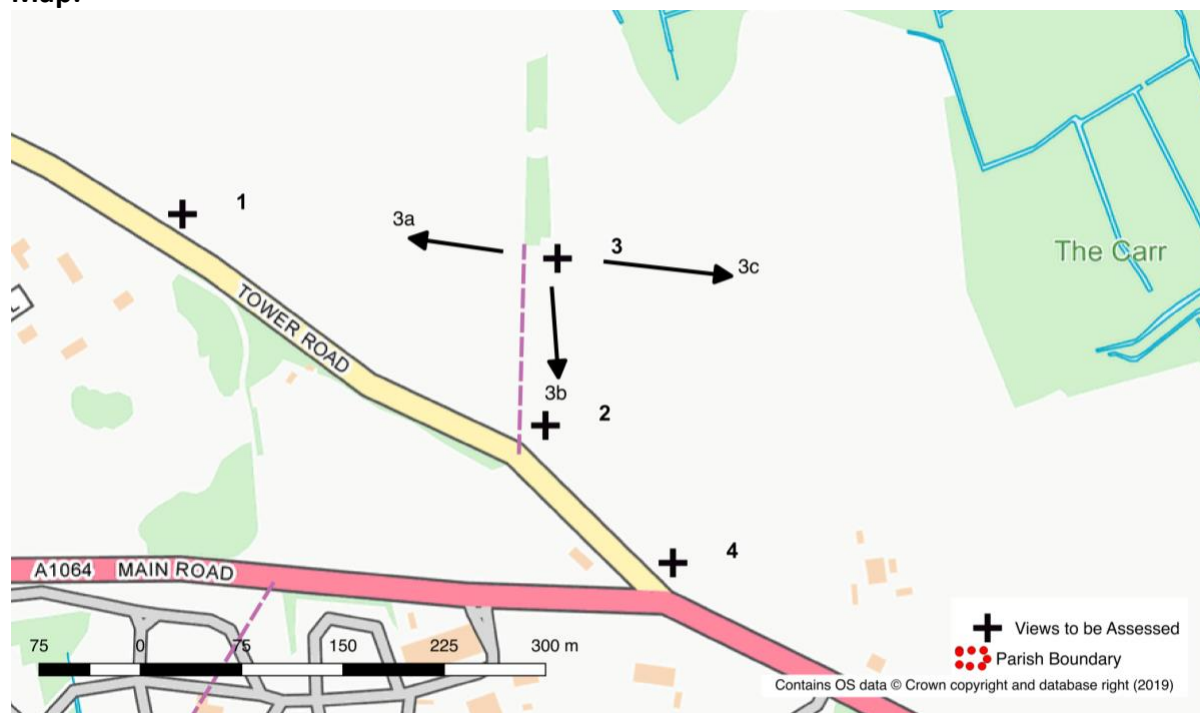
3b



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.

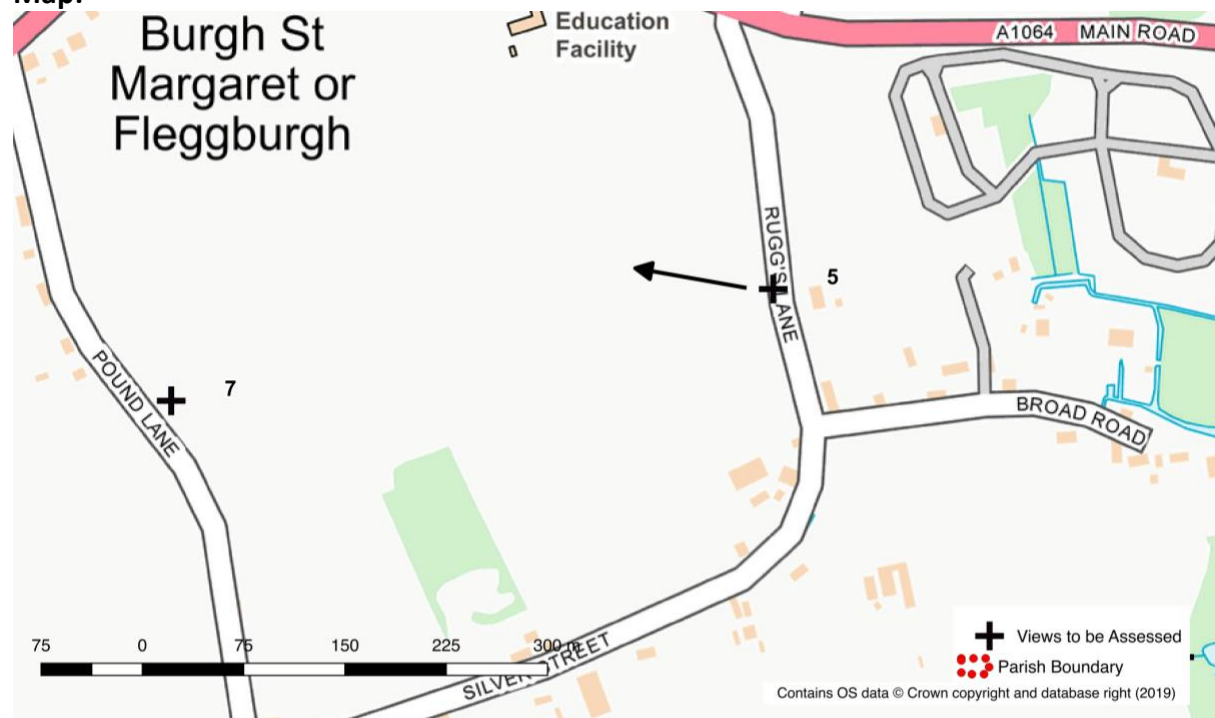
View 5: View across fields from Rugg Lane, Fleggburgh

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.

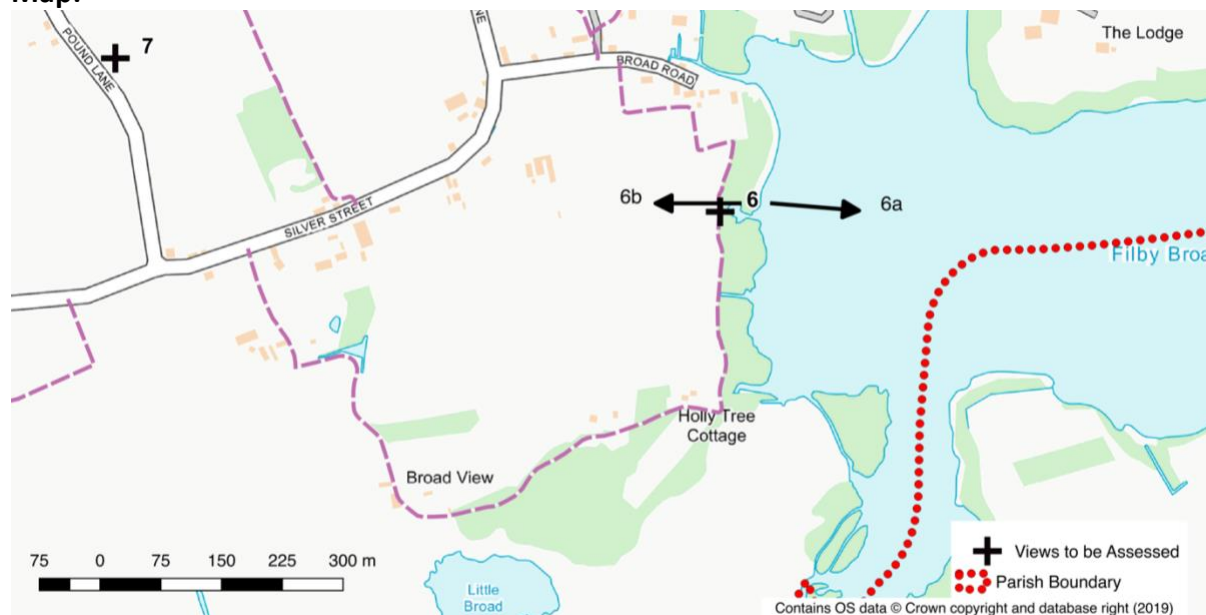
Recommendation:

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.

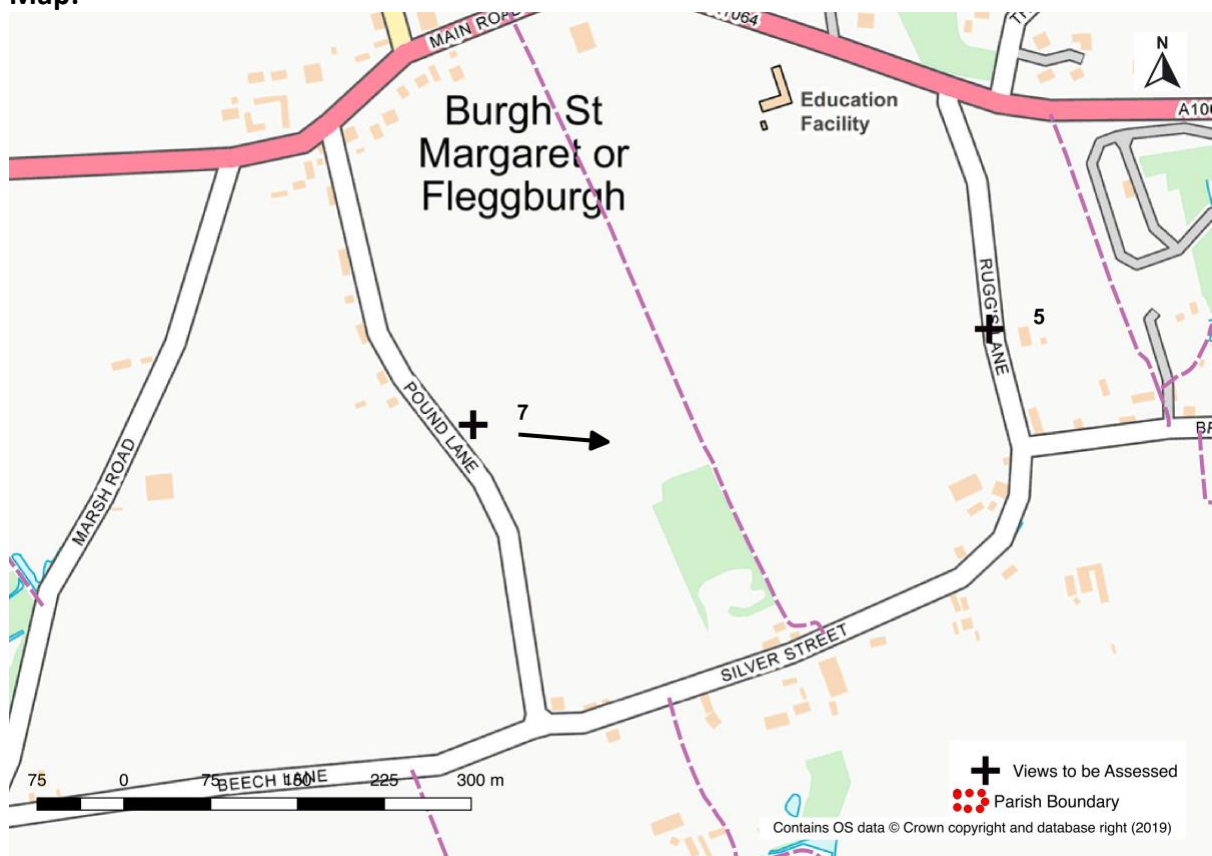
View 7: View across arable fields from Pound Lane, Fleggburgh

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.

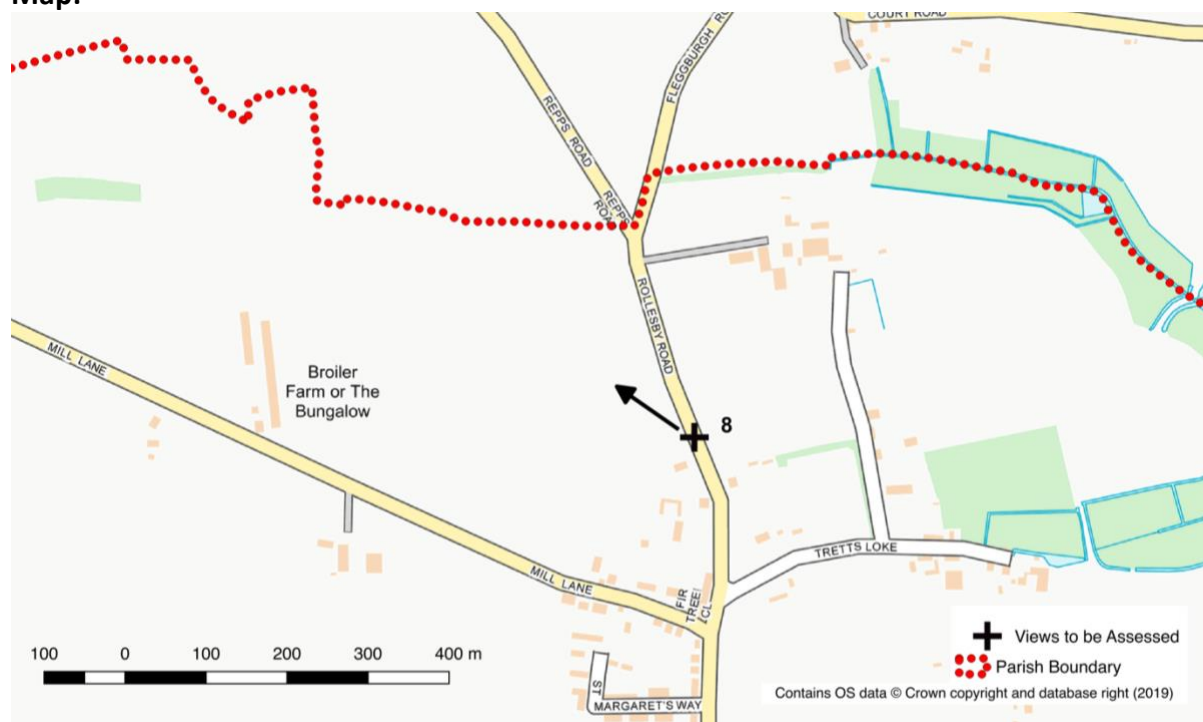
View 8: Views up the rise from Rollesby Road, Fleggburgh

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

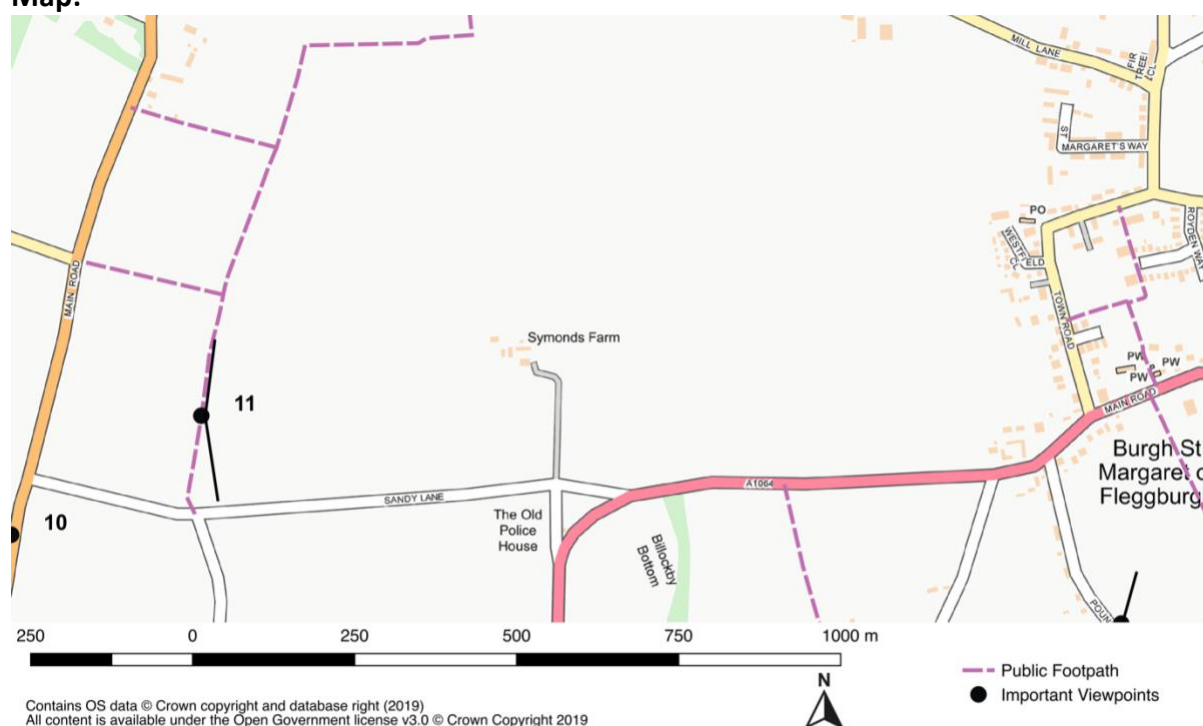
Description: Expansive views across open fields from the lane and public footpath just north of the Church of All Saints. Views towards the main village of Fleggburgh.

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.

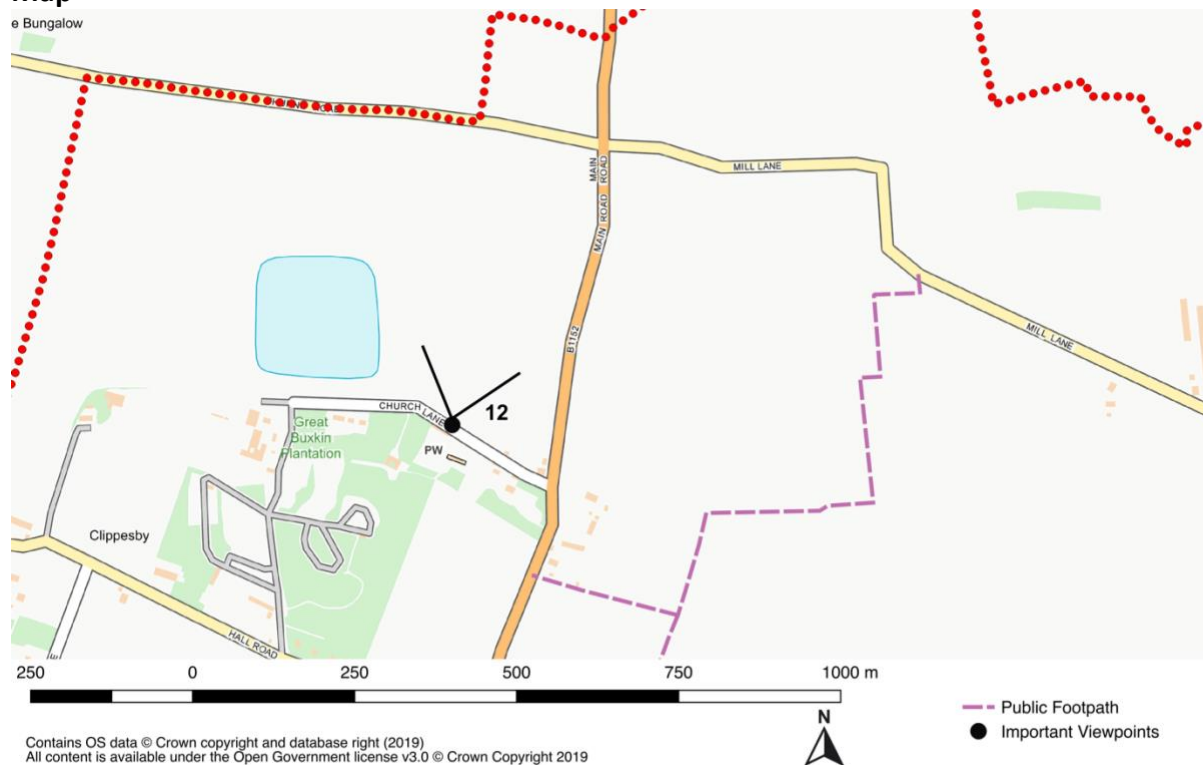
View 12: Views from St Peters Church, Clippesby

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

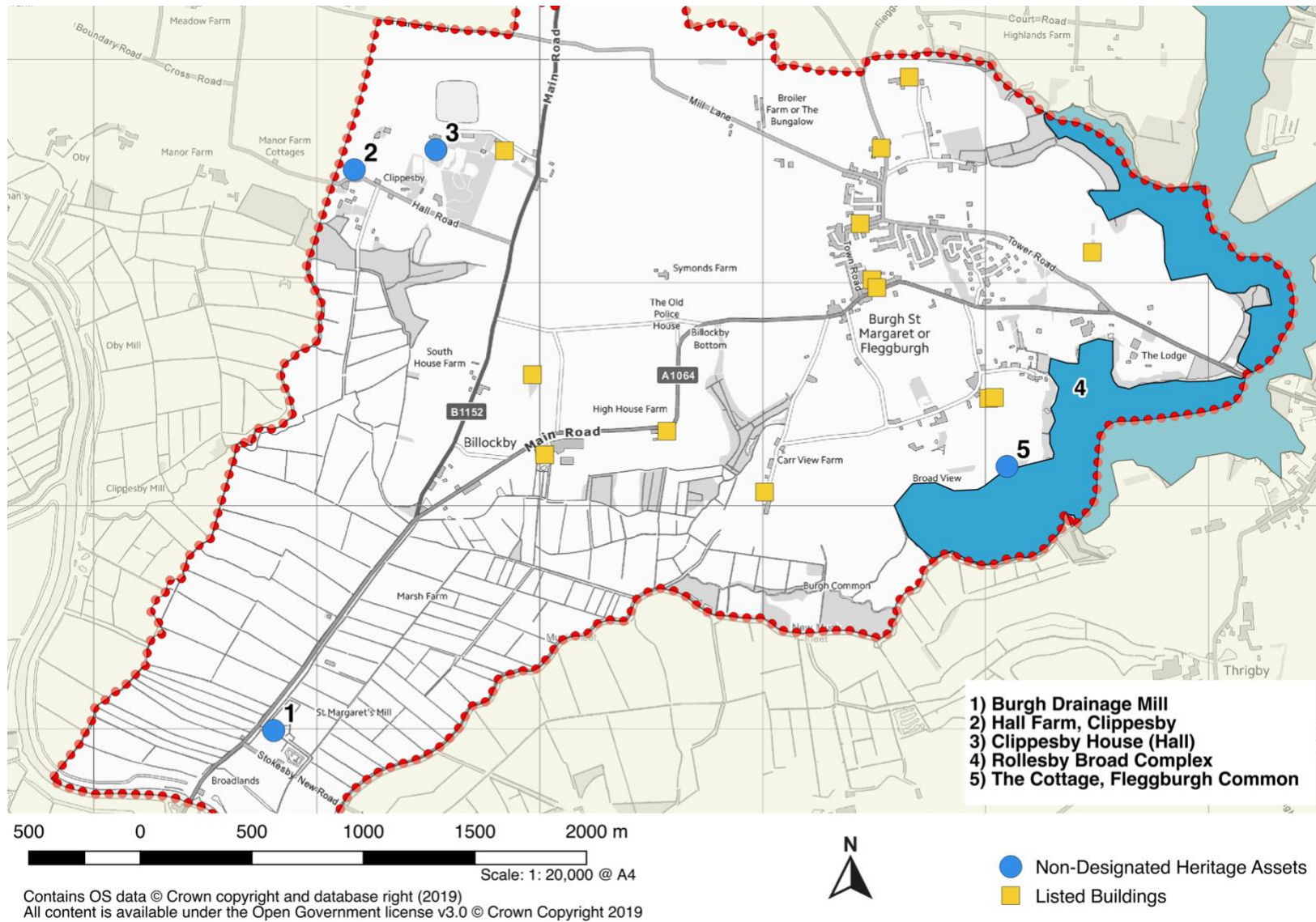
Assessment:

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 Common

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

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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,



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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

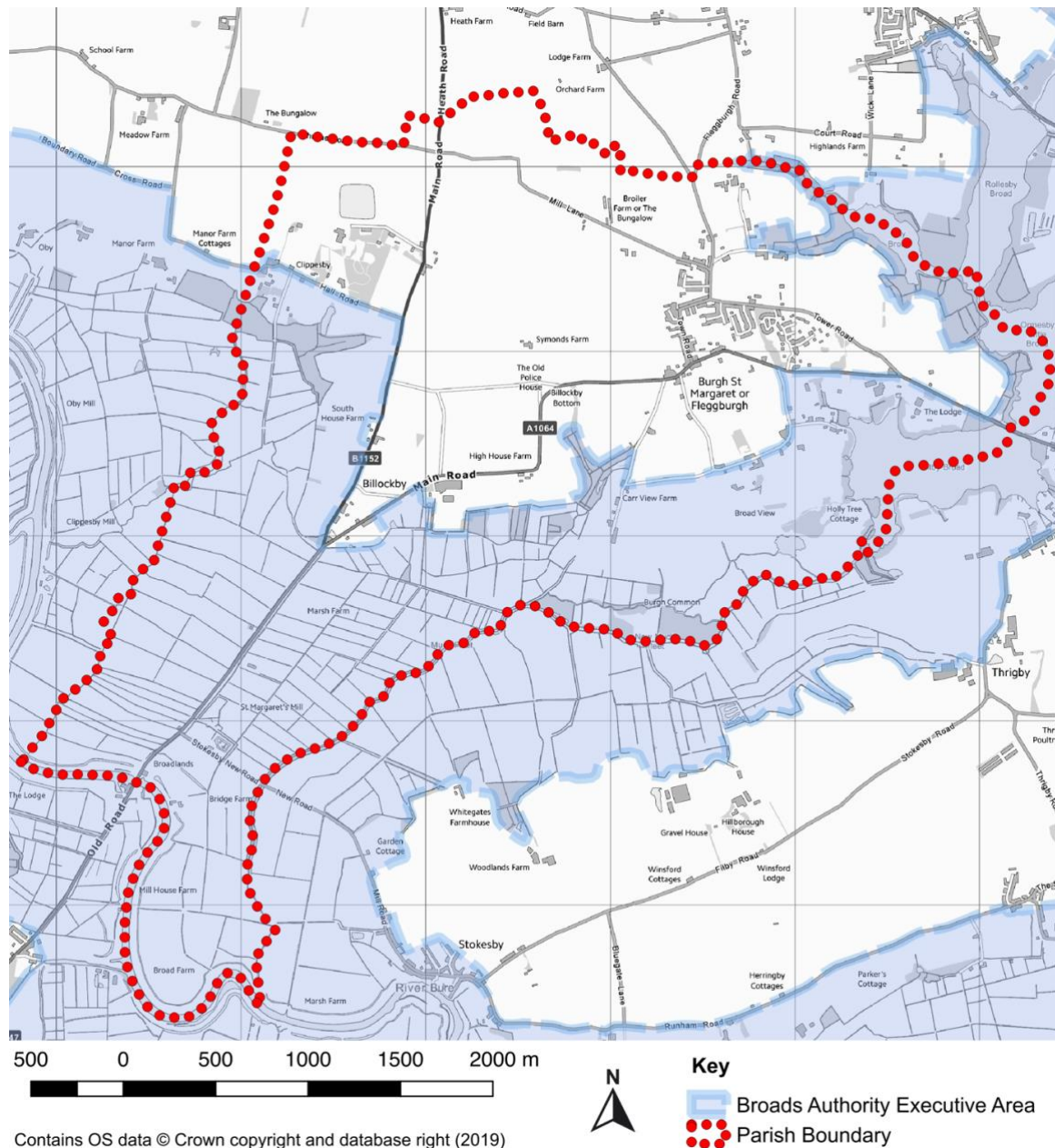
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1. Introduction

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.

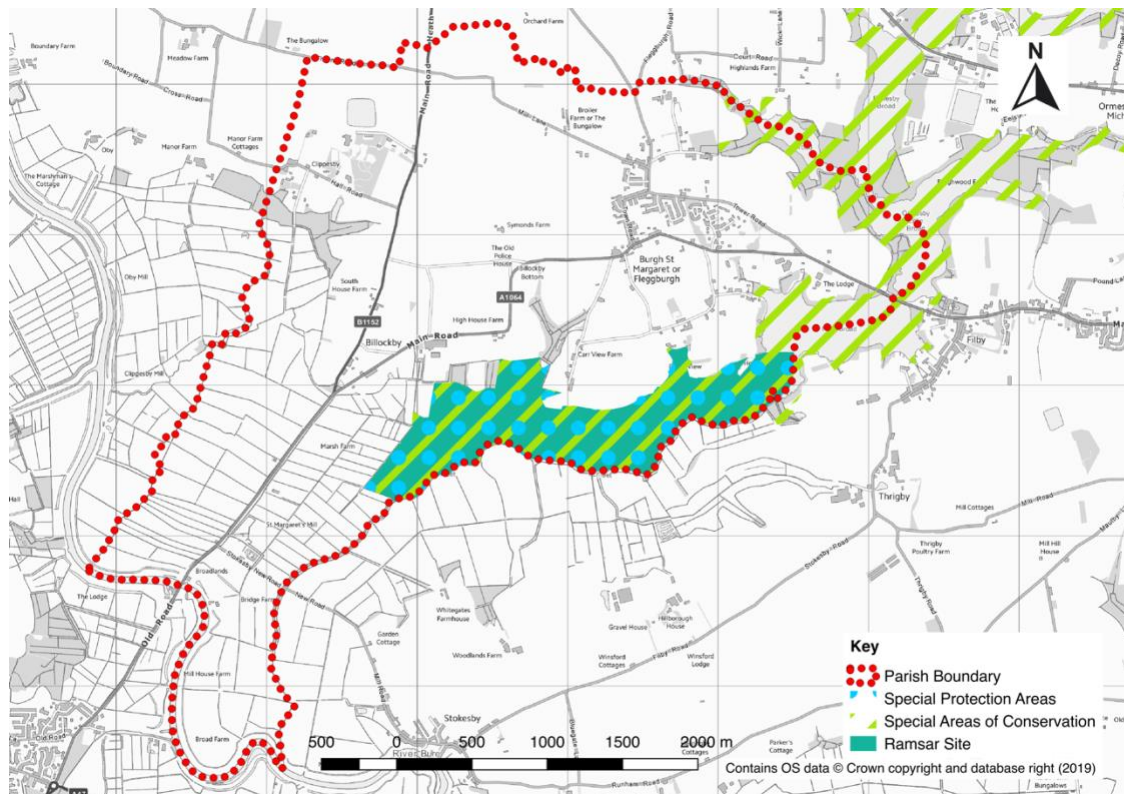
4.2. Habitats Regulations Assessment

- 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.