

Fleggburgh

Design Guidance and Codes

Final report

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Quality information

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Revision History

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A photograph of a residential street scene. On the left, there is a brick house with a chimney and solar panels on the roof. The street is paved and lined with trees and hedges. A large green circular overlay is centered on the image, containing the text "Introduction" and "01".

Introduction

01

1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Support Programme led by Locality, AECOM was commissioned to provide design support to Fleggburgh Parish Council.

As the National Planning Policy Framework (NPPF, 2024) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (see [page 8](#)).

Following an analysis of the Neighbourhood Area (NA), a set of architectural and design qualities will be identified. This set of qualities, combined with good design practice, will form the design guidelines that development within Fleggburgh **should** follow in order to comply with this parish-wide design guidance and codes document.

1.1 Purpose of this document

This document sets out design guidance and codes based on the existing features of Fleggburgh. The document is intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the parish and as a guide for the Fleggburgh Parish Council, The Broads Authority and Great Yarmouth Borough Council when considering applications.

1.1.1 What is Guidance versus Codes?

Design guidance and codes outline how development **should** be carried out in line with good design practice. Design codes set specific, detailed requirements for development (what '**must**' be done), while design guidance provides recommendations (what '**should**' or '**should**' be done). Proposals for development within the parish **should** demonstrate how the guidance and codes have informed the design and how the development complies with them. If a proposal cannot meet a particular guidance or code, a clear justification is required.



Figure 01: Burgh St Margaret memorial from 1977 near the Village Hall.



Figure 02: Grade II* Listed Church of St. Margaret originating in the 12th century, restored in 1876 and 1900.

1.2 Area of study

The Fleggburgh Neighbourhood Plan Area covers the entirety of Fleggburgh Parish, located near Great Yarmouth, approximately six miles from Caister-on-Sea. The parish is situated in the heart of the historic Flegg region - an area of higher ground between the rivers Bure and Thurne. It comprises three historically distinct settlements: Burgh St Margaret, Billockby, and Clippesby.

Burgh St Margaret is the largest village in the parish while Clippesby and Billockby are small rural hamlets to the west and south. The Great Yarmouth Local Plan Part 2 designates Fleggburgh as a 'service village,' providing key amenities such as a primary school, village hall, church, GP surgery, sports club (supported by Local Plan Policy FLE1), pub, and restaurant. In contrast, Clippesby and Billockby are classified as 'tertiary villages,' with limited facilities and a dispersed settlement pattern.

The main transport link is the A1064 which runs through the NA. The road has raised safety concerns among residents, especially at the junction with the B1152 and in the central part of Burgh St Margaret where it intersects with the local school and

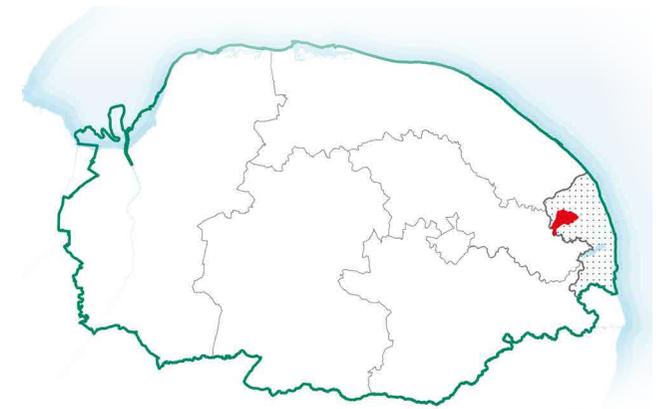
other community facilities. There are public transport links leading to Acle and Great Yarmouth train stations which connect with larger cities in England.

The parish benefits from its close connection to the Broads, an internationally significant Conservation Area with protected wetlands and diverse wildlife. The parish lies on the edge of the Broads, with a status equivalent to a National Park, which is the Local Planning Authority responsible for large parts of the parish (see [Figure 4](#)). Burgh St Margaret itself is positioned near and overlooking the three Broads of Rollesby, Filby and Ormesby Broads (also known as the Trinity Broads).

The Broads plays a defining role in shaping Fleggburgh's landscape, ecology, and economy. They provide an attractive natural environment that enhances the NA's rural character while also influencing planning and development decisions. Protecting this relationship is key to ensuring that Fleggburgh continues to benefit from the Broads' unique qualities while maintaining its own identity as a thriving rural community.

1203ha
STUDY AREA

1,088
RESIDENTS
2021 CENSUS



KEY

-  Norfolk County
-  Great Yarmouth District
-  Fleggburgh Parish

Figure 03: Fleggburgh in a regional context (source: ArcGIS).



KEY

- Parish boundary
- The Broads Authority Area
- Built-up area
- Road network
- Water bodies
- Railway

0 0.5km 1km 2km

N

Figure 04: Satellite imagery of the parish within context (Data source: Esri OS data, ArcGIS)



Locality currently advises that design guidance and code documents adopt a nested approach, linking each theme to relevant national and local policies and guidance. A symbol is used to indicate where specific guidance is available and which documents **should** be referred to.

1.3 Planning policy context

The NPPF 2024, paragraph 132 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide key principles regarding how sites **should** be developed.

This report's main objective is to develop design guidance and codes to inform proposals within Fleggburgh, alongside the Neighbourhood Plan (NP), and ensure that they remain sympathetic to local character.

Other research, undertaken on behalf of the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

Therefore, this document seeks to harness an understanding of how quality design can sensitively incorporate the best aspects of Fleggburgh's overall character into any future development.

Additionally, the following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

1. Available at: <https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/>

National level

National Planning Policy & Guidance (NPPF) (revised December 2024)

MHCLG

National planning policies and framework for sustainable development through Local Plans.

2007 - Manual for Streets

Department for Transport

Guidance on how to design, construct, adopt and maintain new and existing residential streets.

2019 - National Design Guide

MHCLG

This document illustrates how beautiful, enduring and successful places can be achieved in practice.

2020 - Building for a Healthy Life

Homes England

The Government-endorsed industry standard for well-designed homes and neighbourhoods.

Future Homes Standard (2025)

MHCLG

To be introduced in 2025.

Local level

2015 - Core Strategy (also Local Plan Part 1)

Great Yarmouth Borough Council

This document outlines the borough's vision and objectives for the years 2013-2030, detailing policies for sustainable development and economic growth.

2021 - Local Plan Part 2

Great Yarmouth Borough Council

Part 2 of the Local Plan complements the 2015 Core Strategy by providing detailed policies and site allocations to guide sustainable development and land use.

Emerging - Great Yarmouth Local Plan
Great Yarmouth Borough Council

The new Local Plan will replace the Core Strategy and the Local Plan Part 2.

2023 - Great Yarmouth Design Code

Great Yarmouth Borough Council

The Design Code establishes principles and standards for development design across the borough, aiming to create visually appealing neighbourhoods, and foster a sense of place. It signposts users to other sources of regulation, guidance, assessment tools, and best practices.

2019 - Local Plan for The Broads

The Broads Authority

At the time of writing, the Local Plan is under review. It sets out policies to guide development within The Broads Authority area, aiming to balance the protection of its landscape, and cultural heritage with the need for sustainable growth.

2025 - The Broads Design Codes SPD

The Broads Authority

The document provides guidance on achieving high-quality design across the Broads Authority Area, expanding on Policy DM43: Design of the Local Plan for the Broads, and the aims of the NPPF by:

- Promoting development that integrates with its local setting;
- Reinforce the distinct identity of the Broads, respecting its landscape, and building traditions and heritage;
- Encourage design innovation.

Other planning documents:

- **Norfolk Local Transport Plan 4**
- **Great Yarmouth Open Space SPD**

Neighbourhood level

Emerging - Fleggburgh Neighbourhood Plan

Fleggburgh Parish Council

The emerging Fleggburgh Neighbourhood Plan will replace the previous one adopted in July 2022, outlining the community's vision and policies for sustainable development, housing, and environmental conservation within the parish. This design guidance and codes document will be appended to the new Neighbourhood Plan.

1.4 Process and engagement

A one-day site visit took place on 7th January 2025 commencing with an in-person meeting between AECOM and representatives of the Fleggburgh Neighbourhood Plan Steering Group (NPSG) to explore the group's key aims and objectives.

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice, as well the overall context for which the evidence-base of the Neighbourhood Plan (NP) will reflect.

This document has resulted from a collaborative effort between the Fleggburgh NPSG and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps:



Figure 05: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.5 How to use this document

This document will be used differently by different people in the planning and development process.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design guidance and codes can then set out how to adequately respond to these issues in future development. Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

What follows is a list of actors and how they will use the design guidelines:

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authorities	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre application discussions.
Fleggburgh Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Table 01: A list of potential users of this document and how they will apply the design guidance and codes.

A rural landscape featuring a gravel road in the foreground, a wooden fence on the right, and a house and trees in the background under a clear blue sky. A large green circular graphic is overlaid on the center of the image.

**Area type analysis
and guidance**

02

2. Area type analysis and guidance and codes

Achieving quality development starts with a comprehensive understanding of place, in terms of their physical form, their activities and their meaning to people.

Based on the size of the parish, it is proposed to divide the parish into 'area types' which are each analysed and subject to a set of specific design guidance and codes where appropriate. Area Type 4 - Surrounding Countryside does not contain much development, hence this analysis will focus on the settlements of Burgh St Margaret (Area Types 1 and 2) and Billockby and Clippesby (Area Type 3).

This analysis is not a replacement for a development's own comprehensive analysis of place, which **must** be undertaken to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

2.1 Fleggburgh's area types

Defining 'area types' and establishing what the key features or distinctive attributes are in each area helps to determine the appropriate design guidance and to support future development. The categorising of places into separate area types is not about separating places, but to get a fuller picture of the individual built character.

Each area type is analysed with examples of good design, followed by a set of design guidance and codes. The themes of the design guidance and codes reflect some of the themes contained in the following chapter, which are applicable to the entire NA. Proposals **must** adhere to all guidance and codes detailed in [Chapters 2 and 3](#).

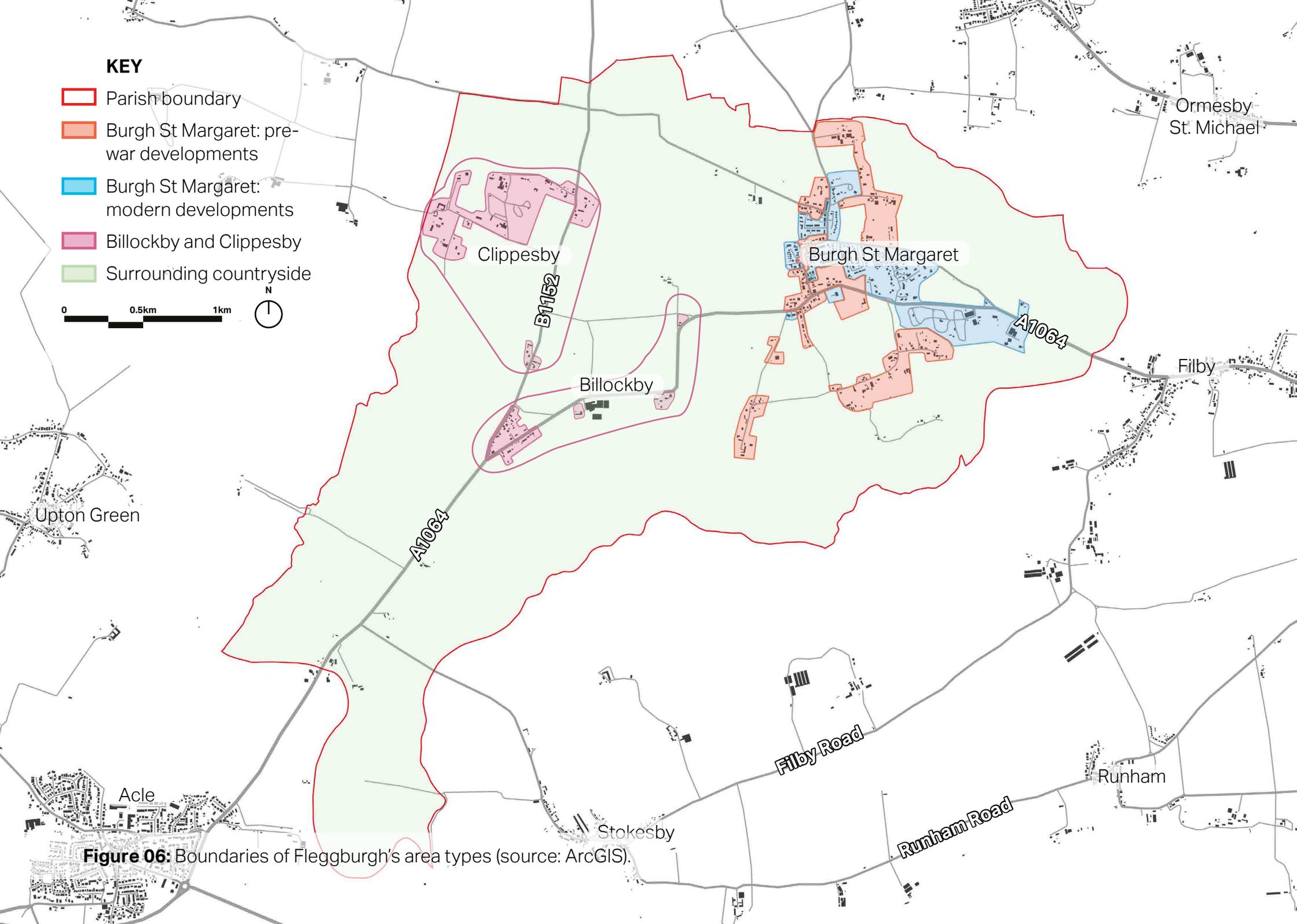
Fleggburgh area types:

AT1 Burgh St Margaret:
pre-war developments

AT2 Burgh St Margaret:
modern developments

AT3 Billockby and Clippesby

AT4 Surrounding countryside



KEY

- Parish boundary
- Burgh St Margaret: pre-war developments
- Burgh St Margaret: modern developments
- Billockby and Clippesby
- Surrounding countryside



Figure 06: Boundaries of Fleggburgh's area types (source: ArcGIS).

33Area Types

AT1:

Burgh St Margaret: pre-war developments

Burgh St Margaret is the largest settlement in the parish, combining historic rural homes with modern suburban-style developments. The historic properties reflect the village's agricultural past, built from local materials such as brick and flint. With a mix of traditional architectural styles and access to the Broads and open countryside, Burgh St Margaret balances rural charm with nature and a strong sense of community.

AT2:

Burgh St Margaret: modern developments

Much of the settlement extensions developed over the post-war period. Newer housing areas in Burgh St Margaret like Pipistrelle Close have introduced green spaces and improved walkability. These developments aim to meet modern housing needs while integrating with the existing landscape and maintaining connections to the village's historic identity.

AT3:

Billockby and Clippesby

Billockby and Clippesby are smaller rural settlements with strong connections to the surrounding countryside and numerous heritage assets. Billockby follows a traditional one-plot-deep layout, while Clippesby is more dispersed, centered around St Peter's Church and Clippesby Hall's camping site. Their traditional architecture surrounded by open fields, abundant vegetation, and open views to the Broads create a scenic, tranquil setting.

AT4:

Surrounding countryside

Gently undulating landscape, with topography ranging from 10-20m, featuring a mix of minor farms and industries, reflecting historical Parliamentary Enclosure patterns. Panoramic views are common, influenced by subtle landform changes and woods. The wet woodlands of the Broads provide a distinctive backdrop, enhancing the area's ecological significance. For more details see [Great Yarmouth Landscape Character Assessment \(2008\)](#) and [Landscape Character Assessment for the Broads \(2016\)](#).

AT1: Burgh St Margaret: pre-war developments

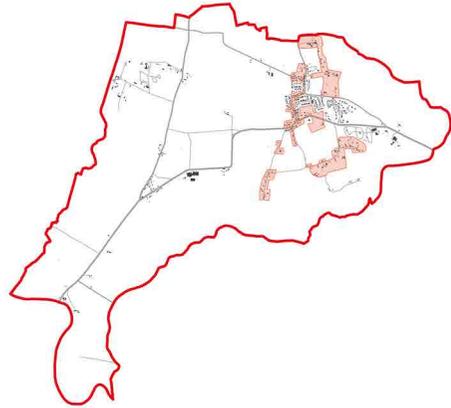
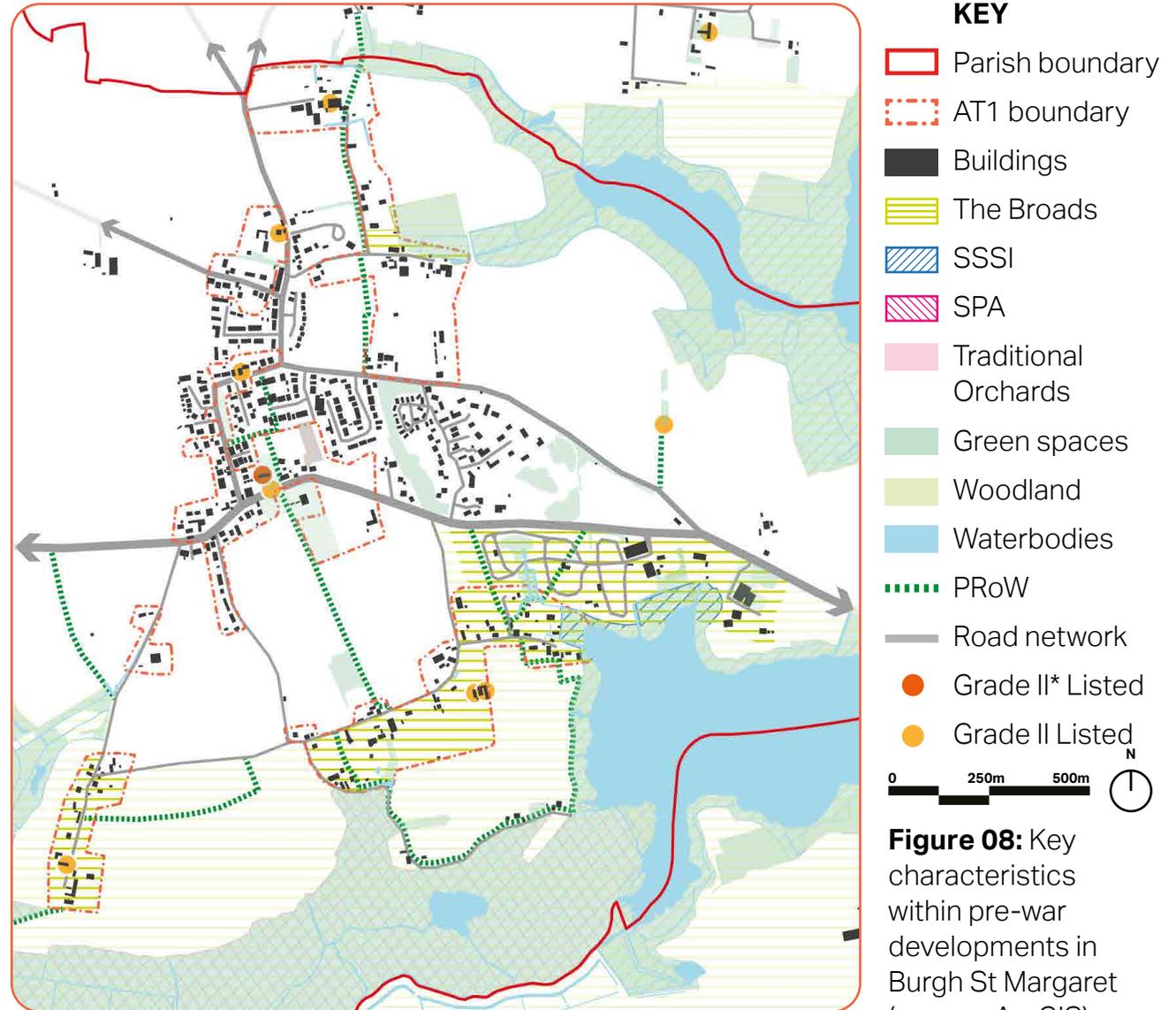


Figure 07: Location of AT1 within the context of the parish (source: ArcGIS).



- KEY**
- Parish boundary
 - AT1 boundary
 - Buildings
 - The Broads
 - SSSI
 - SPA
 - Traditional Orchards
 - Green spaces
 - Woodland
 - Waterbodies
 - PRoW
 - Road network
 - Grade II* Listed
 - Grade II Listed
- 0 250m 500m N
⊕

Figure 08: Key characteristics within pre-war developments in Burgh St Margaret (source: ArcGIS).

AT1: Burgh St Margaret: pre-war development

Connection	Movement networks	Most roads are country roads that are laid organically with irregular paths. The busy A1064 forms the main spine, which presents challenges related to traffic speed and safety. A small number of Public Rights of Way (PROW) connect the area to surrounding countryside. Because pavements are either narrow or lacking along many roads, pedestrians are often required to walk on carriageways.
Built form	Urban form and density	Buildings are displayed in a loose linear form, with properties arranged one-plot deep along roads. The arrangement is spacious, with non-contiguous clusters of developed areas interspersed with unbuilt gaps of various sizes. Building arrangements are more compact north of Main Road and looser along Silver Street and Rugg's Lane.
	Block and plot sizes	There are wide variations in plot shapes and sizes, reflecting the organic layout of the area. Plots in the village centre tend to be smaller due to the more compact layout and subdivisions of larger fields for development. South of Main Road, where arrangements are looser, plots are larger due to the less built-up character.
	Building lines and setbacks	There are wide variations in setbacks, ranging from generous front gardens to an absence of setbacks in the case of a minority of buildings that directly abut the side of the road or pavement. The variations contribute to the area's informal rural character instead of forming a uniform street wall.
	Building scale and type	Buildings are predominantly detached and semi-detached with a minority of short terraces. Although buildings are typically one and two-storeys in height, there are gentle variations in scale and height, creating an informal roofline.
Nature	Landscape	The area's rolling landscape, open fields and views across the Broads provide a strong natural setting.
	Open spaces and biodiversity	Open spaces in the area include the Fleggburgh Common playing field, bowls green, allotments, and area surrounding the Church of St. Margaret. Other key spaces include the Plantation, Penny Loaves, and the Ruins of St Mary's Church, which are important for wildlife and heritage appreciation.
Activity	Uses and community	The area hosts a range of amenities, including a primary school, village hall, GP surgery, pub, and sports facilities.

Table 02: Summary of the distinctive qualities and features that supplement the character of pre-war developments in Burgh St Margaret.

2.1.1 What does 'good' look like in this area?



Figure 09: Traditional detached property with generous front garden and planting, featuring sensitively designed extension.



Figure 10: Low-density housing set back from a rural lane with low-rise boundaries overlooking green open space.



Figure 11: Historic building conversion that respects the original structure and materials.



Figure 12: Dense hedgerows defining property boundaries within a private cul-de-sac for privacy.



Figure 13: Historic building maintaining original material and colour palette with feature wooden porches.



Figure 14: Traditional red brick house with low-brick wall as front boundary and permeable driveway surface.

2.1.2 Area-specific design guidance and codes

Theme	Rationale	Design guidance and codes
Built Form (BF) Building typologies	These areas of Burgh St Margaret (AT1) feature a mix of historic and traditional architecture. New development should respect this diversity through sensitive layout and design.	<ul style="list-style-type: none"> New housing should reflect the existing variety of detached, semi-detached, and terraced homes, ensuring a balanced mix for different needs. Developments within these areas are likely to be infill, which should be designed sensitively. Infill development should retain gaps between buildings, especially if adjoining a historic asset. In this case, hedgerows and tree planting should be incorporated. Building conversions should retain original features and use materials that respect historic structures. Modern interventions should be subtle, through appropriate materials, rooflines, and proportions, and enhance the long-term viability of older buildings. Red brick and flint façades are unique for Burgh St Margaret and could be incorporated into the exteriors and boundary treatments.
	Roof heights are consistent but roofscapes not prominent, being interspersed with development gaps and tree planting	<ul style="list-style-type: none"> Roofs should be gabled, resembling the roof pitch and height found within AT1 and within the immediate context of the development. Any dormer windows or skylights should be modest, proportionate to the roof and synchronised with the pattern of the windows below.
Built Form (BF) Massing and scale	The area has a varied scale. Buildings are often clustered together or set within large (undivided) plots along the settlement edge.	<ul style="list-style-type: none"> Buildings should be 1-2 storeys, depending on the individual context. This could involve incorporating larger setbacks and/or green buffering. Housing near the churchyard, village hall, listed buildings, open fields, green pockets, and the countryside should be lower in scale to blend naturally. New homes should not project above the tree canopy of mature trees to maintain visual harmony and avoid abrupt contrasts in scale. New trees of appropriate predicted heights should be planted at the start of the construction.

Table 03: Specific design guidance and rationale based on AT1 analysis.

Theme	Rationale	Design guidance and codes
<p>Built Form (BF)</p> <p>Site layout</p>	<p>Variety of layouts following historic linear forms and meandering lanes, create unique pedestrian experiences within these areas of Burgh St Margaret. Future layouts should integrate with existing routes, maintain green pockets, and provide pedestrian links for connectivity.</p> <p>Individual streets maintain similar level of enclosure resulting in coherent streetscape.</p>	<ul style="list-style-type: none"> Layouts should follow the village's organic development pattern, with homes arranged in small clusters or street-facing plots where appropriate. Cul-de-sacs should be of short form to support pedestrian movement and should continue as footpaths to connect to the open countryside and the PRoW network, where possible. Rural lanes adjoining open countryside should use linear development pattern with gently varied building setback to avoid sub-urban rigidity and to allow outward views. Parking must be well-integrated. Well-screened driveways or discrete backland parking bays should be used to avoid car-dominated frontages. Individual streets should maintain a coherent level of enclosure, which is generally defined by boundaries and building frontages. Development within the settlement core, especially around the church, should maintain higher sense of enclosure. Areas adjoining open countryside, should retain a low sense of enclosure due to large building setback, however streets tend to be enclosed with hedgerows. Higher-density housing, such as terraces, should fit within existing street patterns, and in the central areas of Burgh St Margaret, while detached homes should allow for larger spacing between the buildings and green buffering.

Table 04: Specific design guidance and rationale based on AT1 analysis continued.

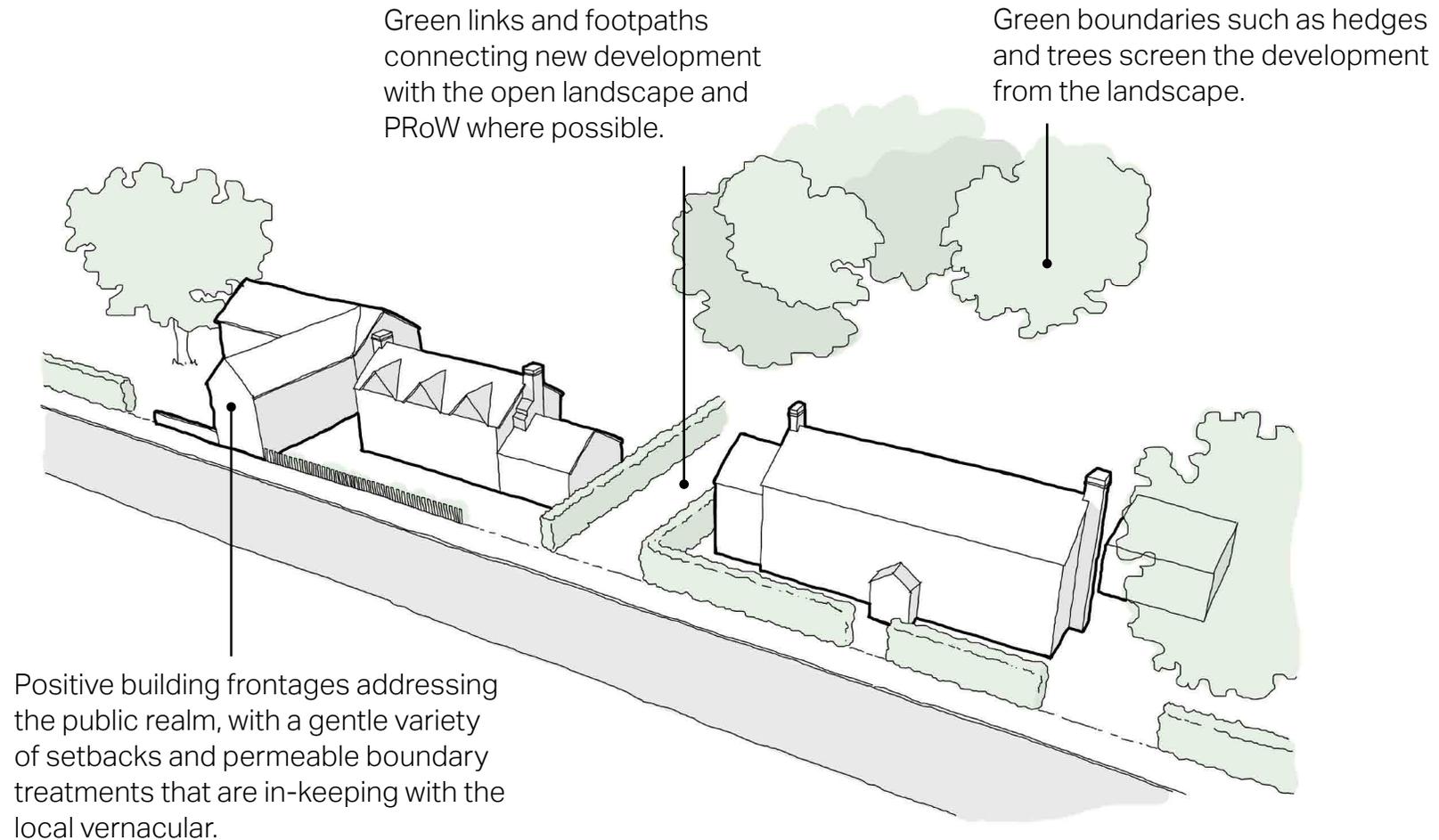


Figure 15: An annotated 3D diagram highlighting design recommendations for AT1. Please note: this diagram is used for illustrative purposes only.

AT2: Burgh St Margaret: modern developments

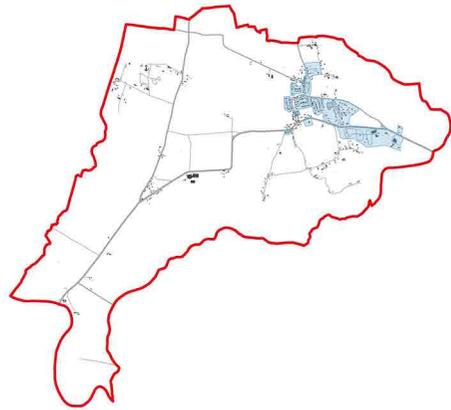
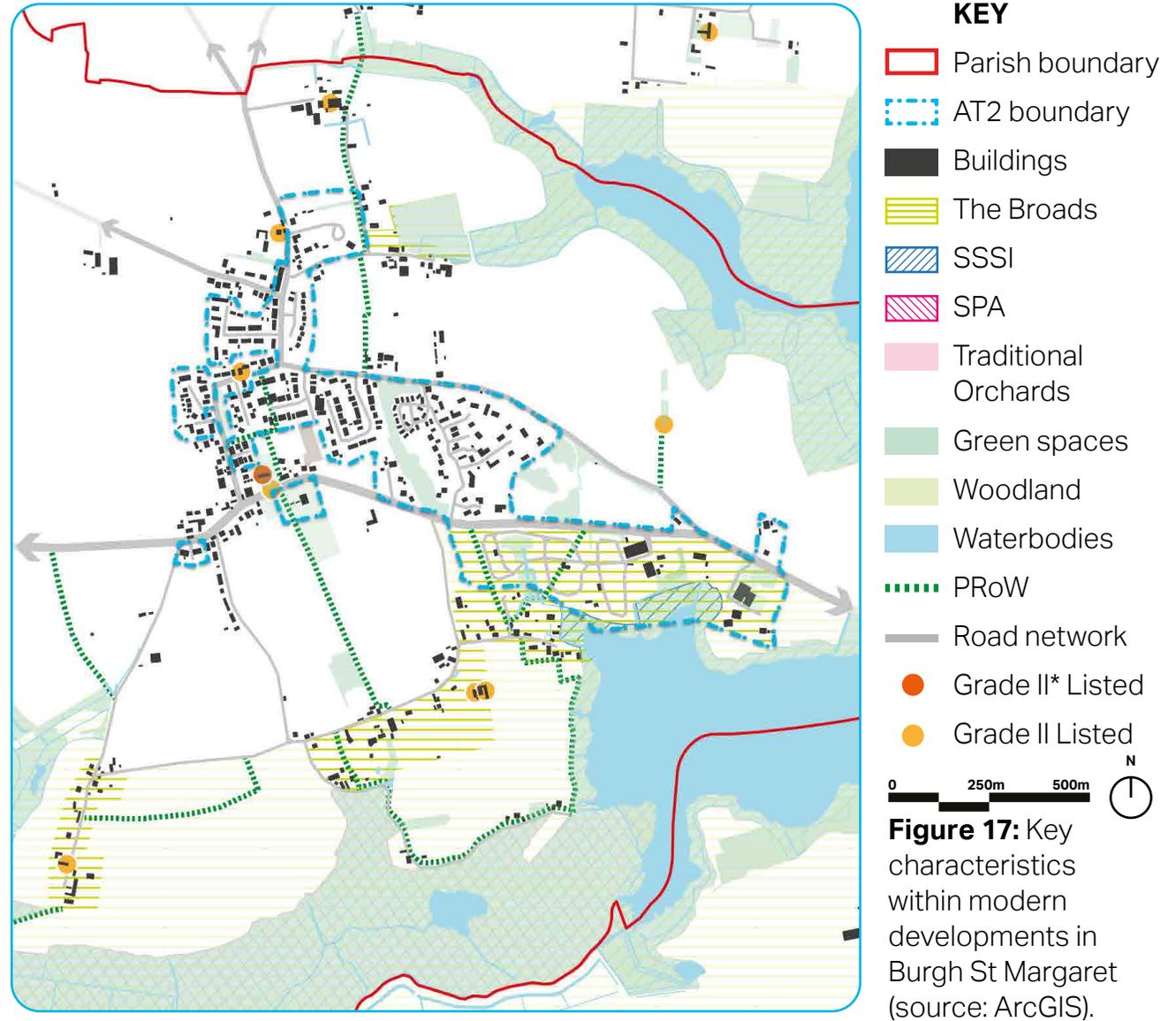


Figure 16: Location of AT2 within the context of the parish (source: ArcGIS).



- KEY**
- Parish boundary
 - AT2 boundary
 - Buildings
 - The Broads
 - SSSI
 - SPA
 - Traditional Orchards
 - Green spaces
 - Woodland
 - Waterbodies
 - PRoW
 - Road network
 - Grade II* Listed
 - Grade II Listed
- 0 250m 500m N
⊕

Figure 17: Key characteristics within modern developments in Burgh St Margaret (source: ArcGIS).

AT2: Burgh St Margaret: modern developments

Connection	Movement networks	Most roads built in the post-war period are short cul-de-sacs with gentle bends that branch into the older road network. Although they are more likely than older roads to have pavements, most of these are not interconnected at the end of cul-de-sacs, which prevents onward walking journeys.
Built form	Urban form and density	Development is typically characterised by suburban layouts in which properties are clustered along cul-de-sacs. More recent 21st century developments have varied arrangements, including recessed linear layouts (Pipistrelle Close) and small cul-de-sacs with an end loop (Autumn Close). Densities vary from relatively tight clusters of small bungalows (Royden Way) to loose arrangements of large properties (The Village).
	Block and plot sizes	Developments tend to have larger detached properties on clearly defined plots, often arranged in cul-de-sacs. Pipistrelle Close features a more balanced building to plot ratio, while Rye Gardens features large properties on relatively smaller plots.
	Building lines and setbacks	Postwar developments have more systematic setbacks, which appear suburban, with detached properties typically set back from the road. Pipistrelle Close exhibits more variations in setbacks reminiscent of those seen in some of the older parts of the village.
	Building scale and type	There is a mix of detached and semi-detached buildings of both one and two storeys. Some recent developments feature large, detached homes. Autumn Close's bungalow-style homes provide a positive example of low-impact design. The housing profile remains dominated by detached homes (50%), with a high proportion of four-bedroom houses, though affordable homes are beginning to emerge.
Nature	Landscape	The rolling landscape, open fields and views across the Broads provide a strong natural setting. Many developments at the village edge are screened from incoming views by mature trees.
	Open spaces and biodiversity	Most developments do not have open space but benefit from the proximity of green spaces or the countryside. Others incorporate small areas of open spaces, native tree planting, bat and bird boxes and hedgehog-friendly fencing. Pipistrelle Close has an open space that incorporates sustainable drainage.
Activity	Uses and community	Developments are mostly residential, and most facilities are located in older parts of the village.

Table 05: Summary of the distinctive qualities and features that supplement the character of modern developments in Burgh St Margaret.

2.1.3 What does 'good' look like in this area?



Figure 18: Permeable fencing and hedges reduce the visual impact of the development while allowing wildlife movement.



Figure 19: Large building set-back from the street and mature trees, which screen the development.



Figure 20: Property featuring traditional materials and colours, with detailing above windows and gabled dormers.



Figure 21: Use of permeable paving bricks for driveways and pavements, and tactile paving for crossing.



Figure 22: New development featuring a variety of architectural forms, roof types and materials creates visual interest.



Figure 23: Streets lined with swales, which manage surface water runoff while contributing to the streetscape.

2.1.4 Area-specific design guidance and codes

Theme	Rationale	Design guidance and codes
Built Form (BF) Building typologies	Developments within this area feature a mix of 20th and 21st Century housing, half of which is detached. This should be respected, however modern needs for affordable housing should also be considered.	<ul style="list-style-type: none"> New housing should reflect the local variety of detached, semi-detached, and terraced homes, ensuring a balanced mix for different needs. Developments should include a mix of home sizes, ensuring options for first-time buyers and downsizers to create a diverse and inclusive community.
	The design of modern developments should be varied and create positive visual experiences.	<ul style="list-style-type: none"> New developments should introduce variety of materials and building sizes to ensure interesting variety of frontages, while respecting the historic and natural heritage of Fleggburgh. For this reason, 'copy and paste' effects must be avoided. Pastiche replications of historic architecture must also be avoided. Instead, modern developments should be inspired by historic materials and forms, while using modern technologies to meet current living expectations.
Built Form (BF) Massing and scale	Building heights in this area are consistent, with more visible roofline throughout. This is due to higher building density and smaller gaps between buildings, which should be respected and not increased further.	<ul style="list-style-type: none"> Modern developments should primarily consist of 1 or 2-storey buildings, offering a variety of house sizes to ensure affordability and diverse housing options. Larger homes should be set on proportionally larger plots and thoughtfully designed with appropriate setbacks or green buffers to integrate smoothly into the streetscape. New homes should be designed to align with the height of mature trees, ensuring visual harmony and a gradual reduction in scale from the built-up area towards the open countryside. Roof designs should blend with the traditional cottage roof pitches, while modern technologies reduce the need for chimneys. Garages should be sized for contemporary needs, including provisions for EV charging.

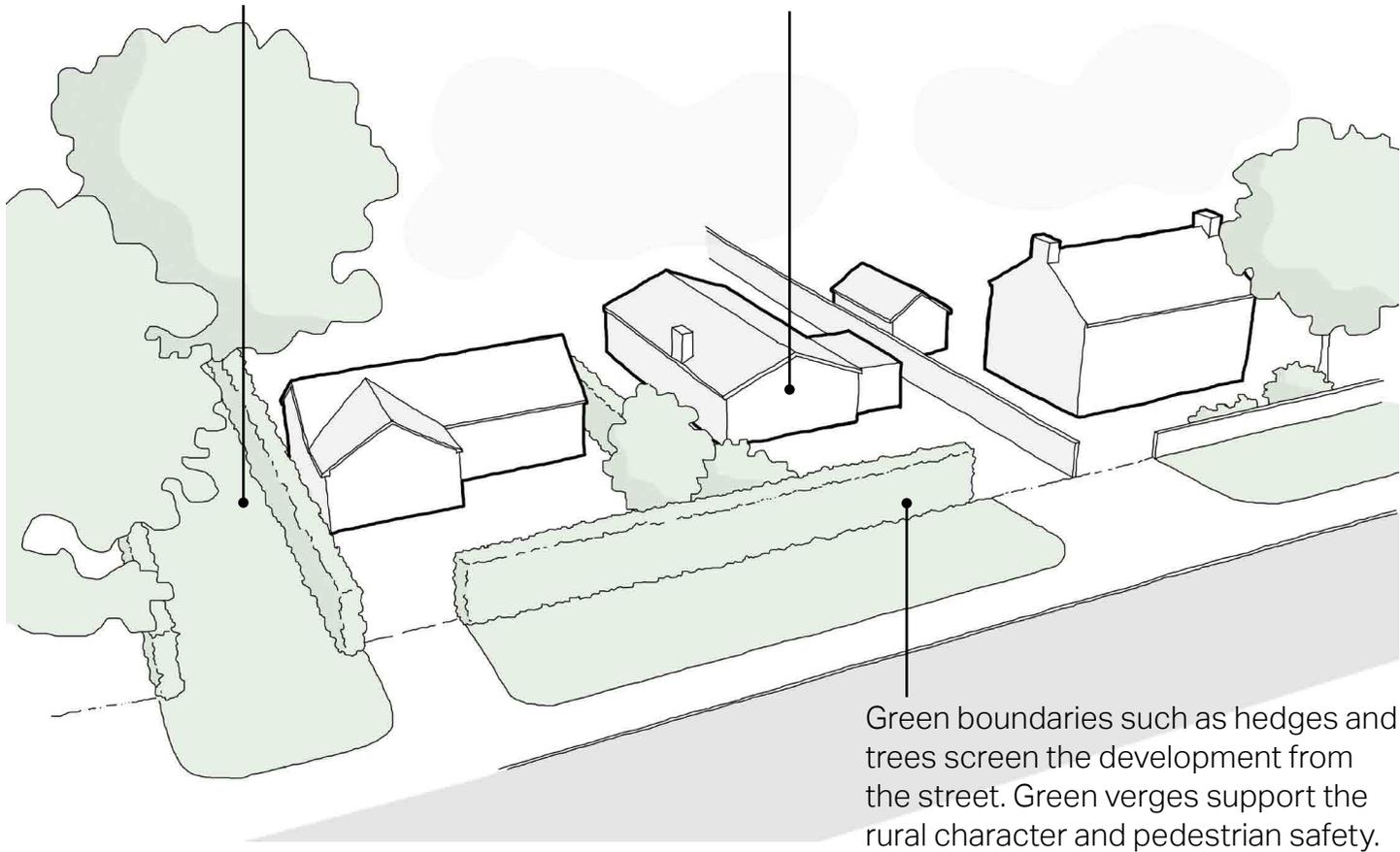
Table 06: Specific design guidance and rationale based on AT2 analysis.

Theme	Rationale	Design guidance and codes
Built Form (BF) Site layout	While some of the modern layouts have a more sub-urban character, new development should support the natural and rural character of Fleggburgh.	<ul style="list-style-type: none"> New developments should be laid out along short and meandering cul-de-sacs, with slightly varied building orientation or setback, to support the rural character. New developments should take inspiration from the recent layouts (Pipistrelle Close, Autumn Close and others). New developments should incorporate larger plots with generous back gardens, where possible. Appropriate planting, like hedges and local tree species, and surfacing, such as gravel, permeable bricks and tiles, should be applied. New developments should consider incorporating green open spaces that are overlooked by properties to ensure public safety. These spaces should use sustainable drainage features and tree planting to support climate resilience.
	Street enclosure within the modern developments is lower, creating more openness.	<ul style="list-style-type: none"> The street enclosure should generally be low, with a ratio of approximately 1:4 (building height to street width), ensuring a spacious and open character. This should be achieved via larger building setbacks and lower building heights. Hedgerows and planting should also help define street enclosure; however, these should be designed sensitively not to obstruct views onto the open countryside.
Built Form (BF) Design of public realm	These areas feature green open spaces, street verges and new footpaths connecting with the older parts of Burgh St Margaret that should be retained and enhanced.	<ul style="list-style-type: none"> Hard landscaping should use natural or locally inspired materials, avoiding excessive tarmac or overly urban treatments. Formal paving should be identified along key access lanes, where more in-formal pavements should run along short cul-de-sacs and green open spaces. New cul-de-sacs should provide continuous pedestrian movement through and past the street end to allow connections to the open countryside and the existing movement network. New pavements, crossings and signage should be made of natural and traditional materials to support the rural character.

Table 07: Specific design guidance and rationale based on AT2 analysis continued.

Green links and footpaths connecting new development with other neighbourhoods.

Variety of house typologies and ownerships improves affordability and brings new families to Fleggburgh.



Green boundaries such as hedges and trees screen the development from the street. Green verges support the rural character and pedestrian safety.

Figure 24: An annotated 3D diagram highlighting design recommendations for AT2. Please note: this diagram is used for illustrative purposes only.

AT3: Billockby and Clippesby

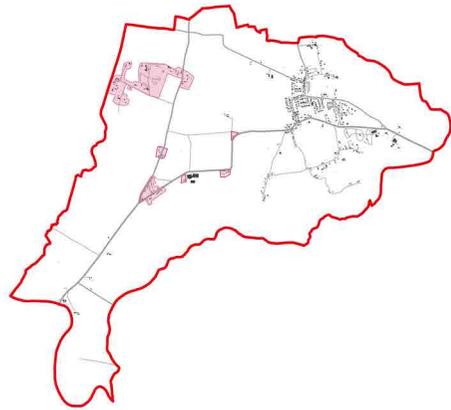
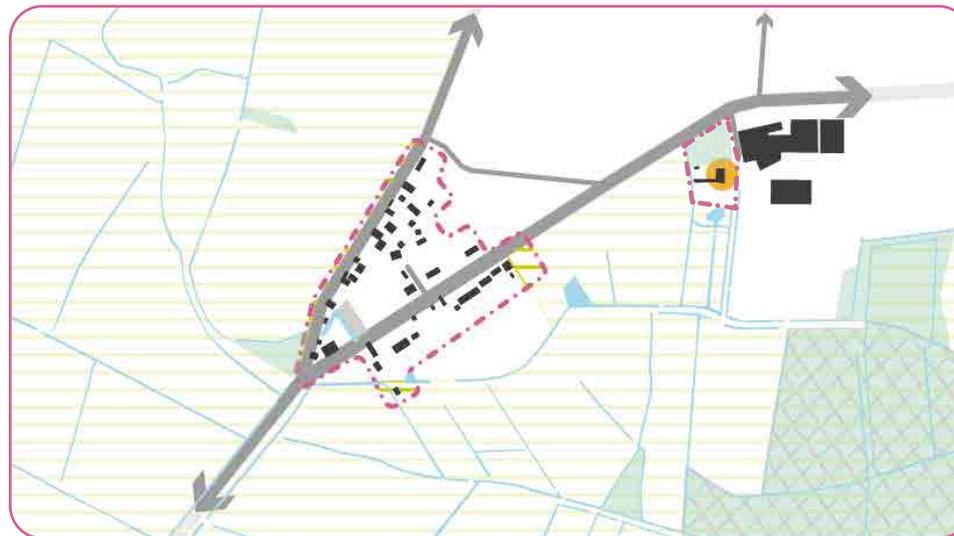


Figure 25: Location of Billockby and Clippesby within the context of the parish (source: ArcGIS).



KEY

- Parish boundary
- AT3 boundary
- Buildings
- The Broads
- SPA
- Traditional Orchards
- Green spaces
- Woodland
- Waterbodies
- PRoW
- Road network
- Grade II* Listed
- Grade II Listed

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Figure 26: Zoom in of Billockby and Clippesby highlighting key characteristics (source: ArcGIS).

AT3: Billockby and Clippesby

Connection	Movement networks	These settlements are connected by rural lanes, with no significant pedestrian infrastructure. Public footpaths provide some links to the countryside, but there is a desire for improved connectivity between villages. The A1064 and B1152 junction defining the layout of Billockby is a known safety concern.
Built form	Urban form and density	Billockby has a more compact layout, with properties following a one-plot-deep pattern along A1064 and B1152 roads. Clippesby is more dispersed, with a looser settlement pattern and significant open space. Development in both settlements remains very rural in character, with no major suburban-style estates.
	Block and plot sizes	Both settlements retain a traditional rural character with larger plot sizes and open land between properties. Clippesby Hall's camping grounds occupy a large area, contrasting with the scattered residential plots
	Building lines and setbacks	Properties generally follow the road but with varied setbacks, contributing to an organic, historic character. Clippesby Hall and St Peter's Church provide focal points within Clippesby's looser settlement pattern. Boundaries are typically formed by hedgerows and trees, reinforcing the rural setting. No major changes to boundary treatments are noted in recent developments.
	Building scale and type	Buildings are generally modest in scale, with a mix of historic cottages and agricultural structures. Clippesby Hall features a traditional barn-style business space with modern efficiency measures.
Nature	Landscape	Clippesby and Billockby are adjacent to the Broads Authority area, contributing to their strong ecological value. Expansive views, wooded skylines, and surviving drainage mills are key landscape features, contributing to a strong rural and verdant character.
	Open spaces and biodiversity	Clippesby Hall's woodland setting and camping grounds provide significant open space. St Peter's Church and its churchyard contribute to the settlement's character. The open farmland around Billockby and Clippesby helps maintain their rural feel.
Activity	Uses and community	These settlements are designated as 'tertiary villages' with limited services, which feature agricultural developments, such as farms and plantations. Clippesby Hall provides some commercial activity (holiday accommodation). Residents rely on Burgh St Margaret for amenities and would benefit from better footpath connections.

Table 08: Summary of the distinctive qualities and features that supplement the character of Billockby and Clippesby.

2.1.5 What does 'good' look like in this area?



Figure 27: Sensitive building conversion, screened with vegetation.



Figure 28: Traditional buildings along rural lanes, with front gables that overlook the open landscape across the road.



Figure 29: Low-impact soft surfaced driveways and planting appropriate for rural development.



Figure 30: New barn-style unit that incorporates modern technologies with traditional materials and colours.



Figure 31: Historic farmsteads with low-rise housing that is in-keeping with the surrounding built form and style.



Figure 32: Properties adjoining wooded areas designed sensitively and not causing harm to the nearby trees.

2.1.6 Area-specific design guidance and codes

Theme	Rationale	Design guidance
Built Form (BF) Building typologies	Billockby's structured, one-plot-deep layout along key roads defines its character, while Clippesby's informal, dispersed pattern blends with the rural landscape. New development should reflect these existing typologies to maintain local identity.	<ul style="list-style-type: none"> New development should take inspiration from existing and traditional building typologies, ensuring a cohesive and contextually sensitive approach. Existing materials and styles should be used as an inspiration for new developments. For example, dark weatherboarding should be used for detailing new development to reference the existing agricultural buildings and conversions in the area. Conversions of agricultural or historic buildings should retain original features and materials, ensuring a sensitive adaptation to modern use. New-build holiday accommodations should be low-impact, screened by trees and vegetation, and use natural locally used styles to avoid overly urban design. Opportunities for creating sustainable and eco-friendly designs should be maximised.
Built Form (BF) Massing and scale	Billockby's compact form suits modest homes that respect existing plot sizes, while Clippesby's open countryside and heritage assets require lower, unobtrusive buildings that blend into the landscape.	<ul style="list-style-type: none"> Building scale should be sensitive to the immediate context and mindful of long-distance views available from the key roads onto the settlements. This means that roofline should remain consistent, without obtrusive forms and heights. Massing should be coherent with the predominant built form in the settlement, while larger industrial units should ensure greater setback and green screening from the residential development. Development in Billockby should be modest in scale, generally 1-2 storeys, respecting the compact nature of plots and defined boundaries along the road. Development in Clippesby should be low-rise and unobtrusive, avoiding abrupt massing changes contrasting with the existing properties. Development near the Grade II* listed Manor Farmhouse and Clippesby Hall should be particularly sensitive, maintaining a respectful distance and avoiding dominant visual impact.

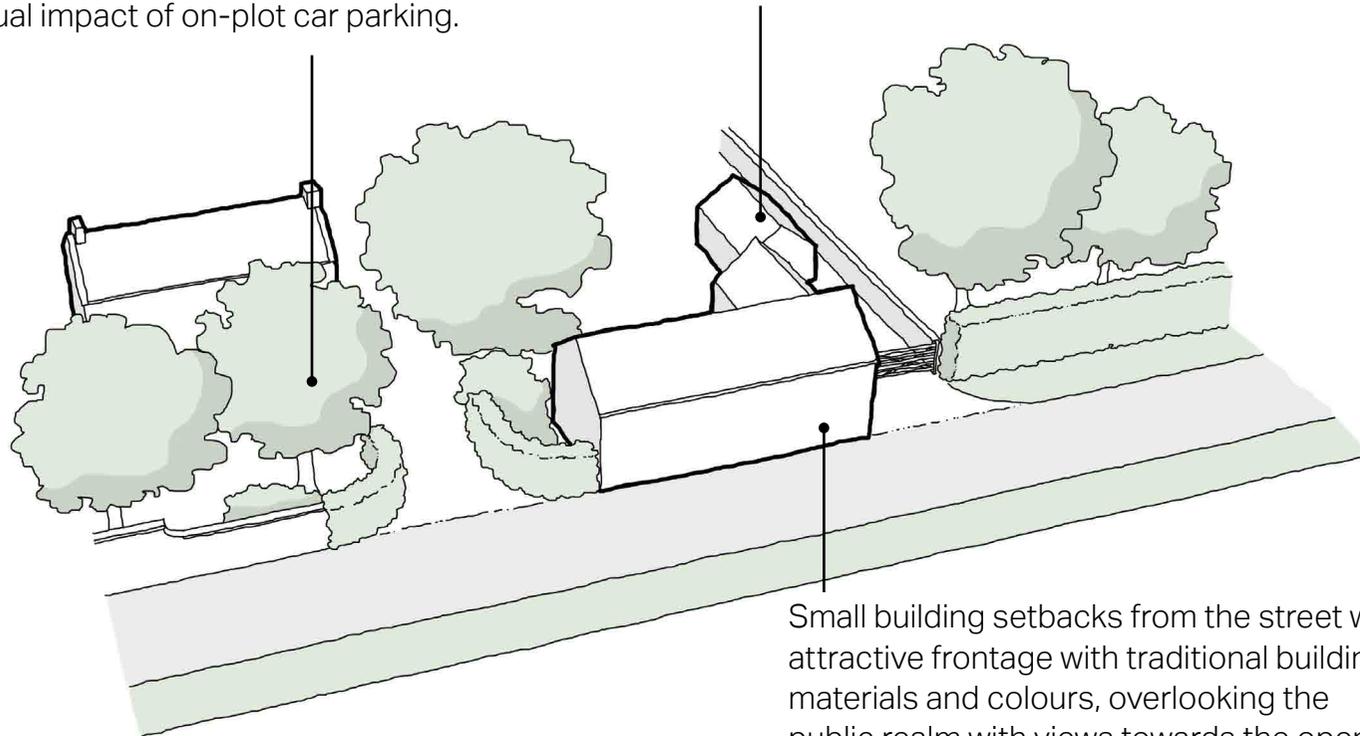
Table 09: Specific design guidance and rationale based on AT3 analysis.

Theme	Rationale	Design guidance
Built Form (BF) Site layout	Billockby's defined edges and smaller plots call for structured layouts with clear boundaries, while Clippesby's looser form benefits from organic layouts that preserve open views, trees, and green spaces.	<ul style="list-style-type: none"> In Billockby, buildings should follow the traditional one-plot-deep layout along linear roads and lanes, with a mix of detached and semi-detached homes that respect the established rhythm and defined boundaries of the settlement. In Clippesby, development should remain sparse and informal, with a looser, more dispersed pattern that integrates with the rural landscape and wooded areas, maintains open views, and respects the setting of heritage assets. In both settlements, development should avoid creating rigid suburban layouts, instead responding to the organic pattern, landscape features and green buffers.
Built Form (BF) Design of public realm	Billockby's public realm should reinforce its defined streetscape with hedgerows and verges, while Clippesby's rural setting should retain soft-surfaced roads, natural edges, and minimal street furniture.	<ul style="list-style-type: none"> In Billockby, footpaths and lanes should be well-integrated along key roads to improve connectivity while retaining the rural character. In Clippesby, public spaces should remain natural and informal, with soft surfacing for paths, minimal lighting to preserve dark skies, and farm-style fencing rather than rigid boundaries. Native tree and hedge planting should be encouraged to reinforce local character, support biodiversity, and maintain the verdant feel of Clippesby. Any new infrastructure, such as signage or street furniture, should use traditional materials and simple designs that blend with the rural setting. Opportunities for pedestrian connections to Burgh St Margaret and the PROW network should be maximised.

Table 10: Specific design guidance and rationale based on AT3 analysis continued.

Buildings with large setbacks and front gardens screened with trees and hedgerows that are sympathetic to the local verdant character and help reduce the visual impact of on-plot car parking.

Extensions and out-buildings designed to blend in and positioned discreetly to the back of the property to have low visual impact on the rest of the rural settlement.



Small building setbacks from the street with attractive frontage with traditional building materials and colours, overlooking the public realm with views towards the open countryside or woodlands.

Figure 33: An annotated 3D diagram highlighting design recommendations for AT3. Please note: this diagram is used for illustrative purposes only.



**Area-wide guidance
and codes**

03

3. Area-wide guidance and codes

This chapter outlines guidance and codes on physical, historic and contextual aspects of the Fleggburgh Parish to inform how these features should be factored into new development or the retrofit of existing buildings.

This chapter supports developers and other applicants when producing or reviewing planning applications located anywhere in the NA. The following guidance and codes **should** be read alongside the area type analysis in [Chapter 2](#) that informs area-specific features.

This is to ensure that the guidance and codes are responsive to Fleggburgh’s specific development pressures over the course of the Neighbourhood Plan period.

3.1 Guidance and code themes

Guidance and codes are arranged under the following overarching headings:



Rural character (RC)

- RC1. Local vernacular
- RC2. Landscape and green spaces
- RC3. Wildlife protection
- RC4. Dark skies protection



Built form (BF)

- BF1. Building typologies and car parking
- BF2. Massing and scale
- BF3. Site layout
- BF4. Design of public realm



Sustainability (SU)

- SU1. Water and drainage
- SU2. Eco-homes

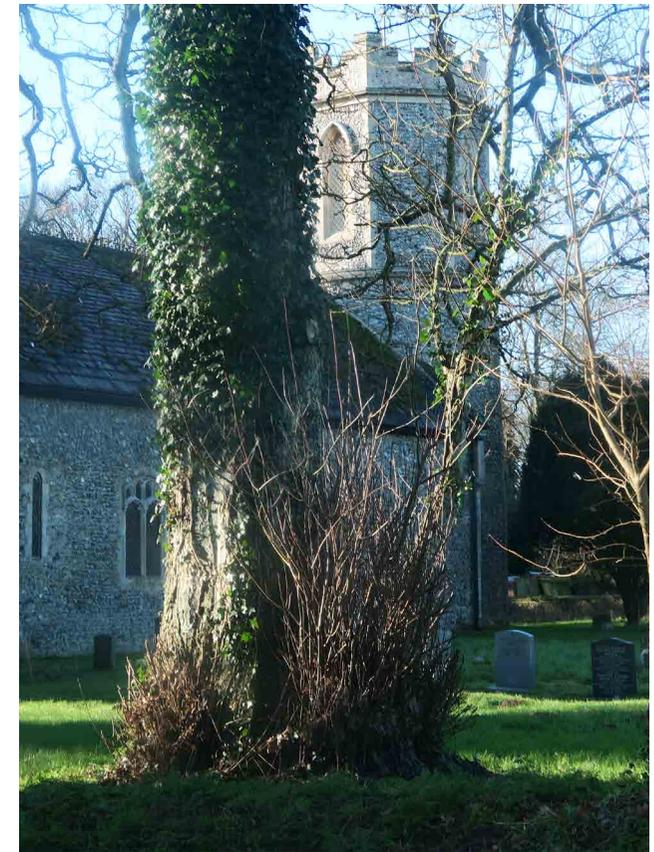


Figure 34: View of the Grade II* Listed Church of St Peter in Clippesby with 12th century origins, which hosts monthly community events.

3.2 Rural character (RC)

The rural character of the parish is strongly defined by its traditional architectural styles and locally sourced materials, which are consistently reflected across residential, community, and retail/hospitality buildings. This cohesive aesthetic reinforces the area's heritage and sense of place. Further from the main settlements, clusters of agricultural buildings maintain this character, with functional yet vernacular farm buildings blending into the wider rural landscape.

Development patterns vary across the NA, responding to natural features and historic context. Areas adjoining dense woodlands tend to be more built-up, integrating homes and structures within the treed landscape. In contrast, Burgh St Margaret retains a distinctly low-density, rural feel. Historic buildings, including the church and boundary walls, integrate seamlessly with their natural surroundings, reinforcing the rural character of the area.

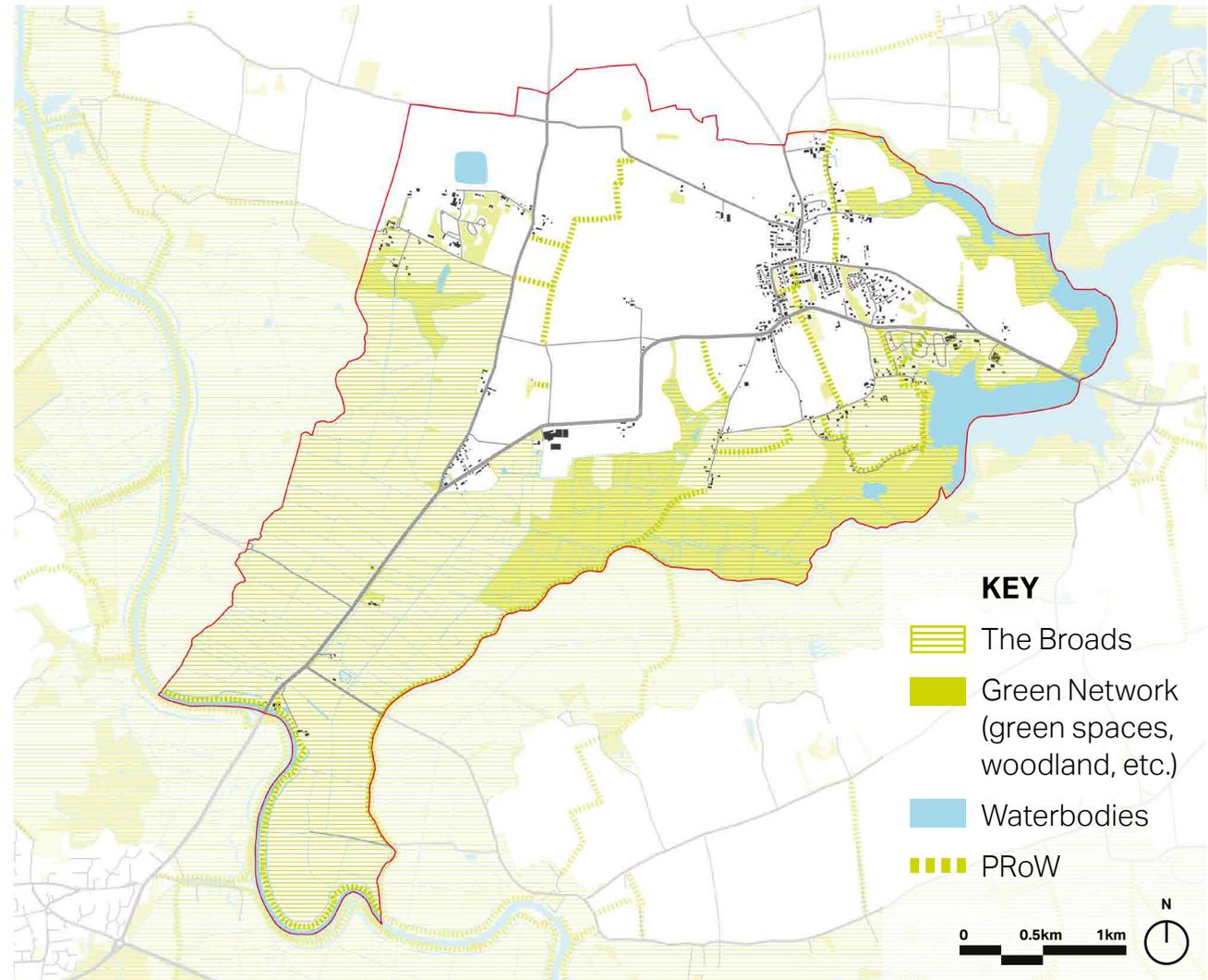


Figure 35: Green network opportunities map (source: ArcGIS).



For more guidance on local context see [Great Yarmouth Design Code](#) (Section 4.2) and the [Broads Authority Local Plan Policy DM43](#).

Local Vernacular

- New development **should** complement the village's existing architectural character and materiality, and fit well within the area type it is located in. Urban and suburban designs and layouts may not be appropriate in Fleggburgh, especially in close proximity to historic buildings or where adjoining open space and **should** therefore be avoided.
- New developments within or near historic assets **should** adhere to local traditional materials, textures, and hues to protect the local heritage value. Artificial materials and colours that are not sympathetic to the local vernacular **should** be avoided.

- New development **should** harmonise with the detailing and fenestration currently present within the NA, in particular the proportion, symmetry and rhythm.
- Proposals involving multiple houses **should** vary architectural details from one building to the next to provide visual interest. 'Copy and paste' designs **should** be avoided.
- Where fenestration is street-facing in new developments, timber fittings **should** be preferred. Plastic windows **should** be avoided, especially if replacing traditional windows.
- Any new development **must** include a substantial setback or green buffering from any historic asset and adopt a massing and scale that aligns sensibly with neighbouring structures.



Figure 36: View of a traditional detached house with flint and brick façade.



Figure 37: View of the Kings Arms Public House, which is a local landmark building.

- Boundary treatments **must** be used at the edge of the plot and **should** aim to provide a sense of cohesion along the street as well as providing separation between individual plots.
- Boundary treatments **should** be sympathetic to the local context, including materials, colours, and plant species used.
- The scale and length of boundary treatments **should** be sensitive to the surrounding context and appropriate for the area type that they are located in. The resulting level of enclosure **should** be sympathetic to the character of the rest of the street.
- Tall and impermeable walls along front boundaries **must** be avoided, as they create an unwelcoming effect, prevent natural surveillance, and obstruct wildlife movements.

Façades



Off-white render



Rendered brick



Red brick



Flint with red brick dressing



Black weatherboarding



Combination of render and brick

Roofs



Red clay pantiles



Thatch



Slate tiles

Figure 38: Vernacular material palette of Fleggburgh.



Figure 39: Vernacular material palette of Fleggburgh (continued).



For more guidance on green spaces see the Borough's [Design Code](#) (Section 4.4), and the [Broads Authority Local Plan Policy DM7](#) and the [Core Policy CS11](#), as well as BA 21-22 of [the Broads Authority Design Code](#).

RC2. Landscape and green spaces
RC3. Wildlife protection

Landscape and green spaces

- New development **must** avoid creating harsh or abrupt edges between built-up areas and open or green areas by incorporating green buffers and strategic gaps.
- The use of green buffers **should** be considered to ease the transition between new developments and the existing settlements. They **could** take the form of areas of dense vegetation or dedicated open green spaces.
- Any necessary and justified loss of vegetation **must** be replaced, with the additional requirement for biodiversity gain in mind (10% BNG).
- Developments on the settlement edge **should** be built at lower densities than in the heart of the settlement to ease the transition into the countryside.

Wildlife protection

- New development **should** protect and enhance existing habitats by contributing to the creation of wildlife corridors that facilitate movement between isolated populations and provide shelter from harsh weather and predators.
- Fleggburgh Common **must** be safeguarded both as a valued space in its own right and for the habitats and biodiversity it supports; any neighbouring development **must** minimise both construction and operational impacts on this sensitive area.
- Wherever possible, biodiversity **should** be supported by the inclusion of features such as hedgehog corridors, bird/bat boxes, or bee bricks.
- New planting **should** include a variety of native species.



Figure 40: View of historic pond that supports climate resilience and local biodiversity.



Figure 41: View of the Fleggburgh Village Hall Playing Field.



Other guidance on dark skies can be read in the [Broads Authority Local Plan Policy DM22](#), as well as BA 23 of [the Broads Authority Design Code](#).

Dark skies protection

- Lighting schemes **should** be justified as they **should not** cause light pollution, especially in intrinsically dark areas, including internal lighting combined with substantial amount of glazing.
- Lighting schemes **should** be turned off when not needed ('part-night lighting') to reduce any potential adverse effects.
- Foot/cycle path light **should** be in harmony with surrounding rural landscape. Solar cat's-eye lighting, reflective paint and ground-based lighting are recommended.
- The choice of lighting **should** be energy-efficient and sustainable and **should** involve motion sensors, if appropriate.



Figure 42: Example of backlighting: Fixtures placed at the back of an object to create a 'glowing' effect.



Figure 44: Example of path lighting: Use of low fixtures which direct illumination downward and outward.



Figure 43: Example of downlighting: Bullet type fixture placed well above eye level illuminating trees.

3.3 Built form (BF)

The built form in the parish is characterised by a combination of linear development along key routes as well as cul-de-sac patterns. This reflects a traditional rural settlement structure, where main roads serve as primary development spines, while smaller roads extend outward. The layout maintains strong visual and physical connections to open spaces and the surrounding countryside, particularly along edge lanes, where lower-density development allows for expansive views.

The built form in the parish is distinctly low-scale, reinforcing its rural character. Buildings generally remain modest in height, ensuring that nothing rises above the church tower or the mature tree canopy in more verdant areas. This creates a harmonious relationship between built and natural elements, preserving the area's open, green feel. The permeable nature of development, with gaps between buildings rather than long, unbroken successions of façades, allows for visual and physical connections to the surrounding landscape.



Figure 45: Illustrative map showing the building lines and setbacks within the parish which have slight variations but delineate the public realm effectively. Examples of infill development are also present (source: ArcGIS).



For more guidance on built form see the Borough's [Design Code](#) (Section 4.5).



For more guidance on housing design see the Borough's [Local Plan](#) (Policy A2), as well as BA 1-8 of [the Broads Authority Design Code](#).

BF1. Building typologies and car parking
BF2. Massing and scale

Building typologies

- There is a variety of building typologies within each settlement of the NA, which **should** be used as inspiration for any new development. Typologies like apartment blocks and large commercial buildings are not common and **should** be avoided.

Car parking

- Parking **must** be predominantly on-plot. Car parking **should** be designed sensitively and utilise screening in the form of planting to soften the visual impact of car parking. Any parking sheds and garages **must** respect the character of the local vernacular and located sensitively within the plot.

Massing and scale

- New development **must** be 1-2 storeys in height.
- New development **should** be built on a small scale and sited appropriately to respond to the existing character of the settlements.
- The existing low-rise roofline of Fleggburgh **should** be respected, ensuring that new development does not project over established rooflines and the canopies of mature trees.
- The design of new development **should** not obstruct key views and vistas in and out of the development.



Figure 46: View of a traditional cottage with decorative porches.



Figure 47: View of a traditional detached house using traditional materials and boundary treatments.



For more guidance on layout see the Borough's [Design Code](#) (Section 4.3 and 5.7-5.11) the [Broads Authority Local Plan Policy DM43](#).

Site layout

- The size of plots and their pattern **should** be varied to maintain the informal, rural character of the NA.
- New developments **should** use layouts that include strategic gaps, pedestrian and cycling connections, and access between individual new developments.
- The layout of new developments **should** harmonise with the prevalent linear and organic settlement patterns. In outer areas located closer to the settlement edge, a more informal network of cul-de-sacs with a more meandering character **could** also be introduced. The arrangement of buildings **should** be decided in coordination with the layout of the plot, with a greater degree of flexibility for building orientation.

- Development densities **should** reflect the character of the settlement and the immediate area it is located in.
- Building setbacks **should** be of an appropriate ratio between the width of the road and the building height, to achieve a coherent sense of enclosure for its setting. Trees, hedges, and other landscaping features **could** help create a more enclosed streetscape in addition to providing shading and weather protection. Enclosure relates to the ratio between the width of the road and the height of buildings and trees on either side.
- Larger new developments **should** provide a variety of open spaces, including gardens, recreation grounds and pocket parks.



Figure 48: View of bungalows following a consistent setback.



Figure 49: Large building setbacks with deep front gardens and mature trees



For more guidance on the public realm see the Borough's [Design Code](#) (Section 4.4) and [Great Yarmouth Open Space SPD](#) (Appendix 1 and 2).

Design of public realm

- Streets and pavements **must** conform to the statutory technical requirements and **must** be designed to be safe and inclusive of all users, in particular for wheelchairs and buggies. For this reason, the traffic calming interventions employed **should** appropriate to the location.
- While tarmac and asphalt are used among some of the new developments, they **should not** form the main surface material, as these materials do not suit the rural character of Fleggburgh. Instead, permeable gravel and block paving **could** offer more suitable solutions.
- Any future development **must** maintain an active frontage and natural surveillance towards the public realm for pedestrian safety.

- The existing Public Rights of Way (PRoW) network **should** be maintained and expanded. New development **should** link to PRoW where possible.
- The design of the public realm **should** ensure pedestrian accessibility to key facilities, such as shops and schools. Resting points such as benches **should** be provided along longer-distance connections.
- The design of the public realm **should** avoid features that hinder pedestrian and cycle movement such as gated developments and barriers. Footpaths **must** be wide enough to facilitate the movement of wheelchair users and families with buggies.



Figure 50: Local example of well-marked crossing through a main road.



Figure 51: Local footpath leading from the street to the open countryside behind.

3.4 Sustainability (SU)

Fleggburgh values sustainable design while maintaining its rural character. Photovoltaic (PV) panels are increasingly visible on rooftops, contributing to local renewable energy generation. Permeable surfaces, such as gravel driveways and porous paving, support sustainable drainage while blending seamlessly with the rural landscape.

Green strategies are thoughtfully integrated into the built environment, enhancing both environmental performance and visual appeal. Within residential plots, rainwater harvesting, EV charging ports, and wildlife-friendly garden designs further support eco-friendly living, ensuring that sustainability aligns with the area's rural identity.



Figure 52: Local example of photovoltaic (PV) panels.



Figure 53: Local example of permeable block driveway.



Figure 54: Local example of permeable gravel driveway.



For more guidance on climate resilience see the Great Yarmouth [Local Plan](#) (Policies E1 and E7).

Water and drainage

- Sustainable drainage systems (SuDS) **should** make attractive additions to the new and existing streetscape and green open spaces where possible. Examples of SuDS that are appropriate of the rural character of Fleggburgh are illustrated adjacent.
- Permeable paving **should** be employed where appropriate on footpaths, private access roads, driveways and car parking spaces. The choice of paving **should** be made depending on the local context and sensitive of any adjoining historic or natural assets.
- Gardens **could** use water-efficient plants, irrigation systems, and landscaping techniques to minimise water usage.

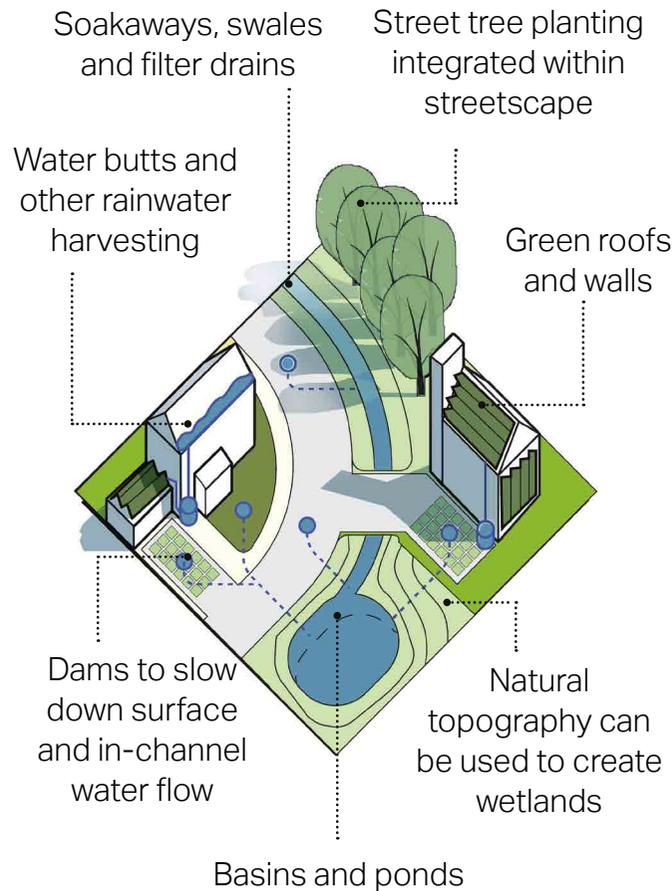


Figure 55: Diagram illustrating water management strategies in a semi-rural context in public space and private land.



Figure 56: Local example of a swale parallel to a road.



Figure 57: Local example of attenuation pond in front of new development.



For more guidance on sustainable design see the Borough's [Design Code](#) (Section 4.1) and the [Broads Authority Local Plan Policy DM14](#).

Eco-homes

- New developments **should** aim for net-zero standard, which **could** be achieved with the use of strategies illustrated on the following page.
- New developments **should** use the orientation of building as well as the location and size of openings to maximise solar gains and passive cooling.
- Sustainable features such as photovoltaic (PV) panels **must** be incorporated from the design phase and **should** be seamlessly integrated into the fabric of the roof. A balance **should** be struck between PV efficiency and streetscene impact; where panels **must** face the street, they **should** match roof materials and colour, and **could** also be screened with low planting that doesn't block solar gain.

- In case of retrofit, interventions **should** minimise their impact on the historic and landscape value and not be visually obtrusive. This **could** involve using similar materials and colours to the original structure, or green buffering.



Figure 58: On ground PV panels at the back of the plot with green buffer to reduce visual impact (source: ruralandcountry.energy).



Figure 59: PV panels discreetly installed on the rear side of the outbuilding (source: ruralandcountry.energy).

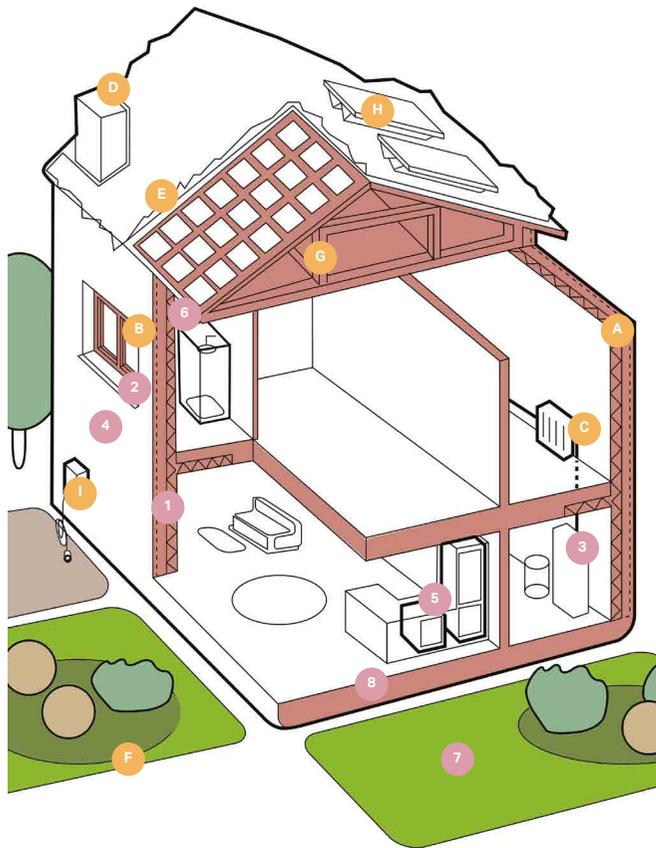


Figure 60: Diagram illustrating common domestic net-zero strategies.

Existing homes

- 1  Insulation in lofts and walls (cavity and solid)
- 2  Double or triple glazing with shading (e.g. tinted windows, blinds, trees)
- 3  Low- carbon heating with heat pumps or connections to district heat network
- 4  Draught proofing of floors, windows and doors
- 5  Highly energy- efficient appliances (e.g. A++ and A+++ rating)
- 6  Highly water- efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  Green space to help reduce the risks of flooding and overheating
- 8  Flood resilience and resistance with removable air back covers, relocated appliances (e.g. washing machines upstairs), treated wooden floors

Existing and new build homes

- A  High levels of airtightness in wall and floor junctions and around openings
- B  Triple glazed windows and external shading (e.g. timber louvers)
- C  Low-carbon heating (e.g. renewable energy) and no new homes relying on the gas grid
- D  Fresh air with mechanical ventilation and passive cooling/heating
- E  Water management and cooling more ambitious water efficiency standards, reuse of grey water, green roofs etc.
- F  Flood resilience and resistance (e.g. domestic ponds and raised floors)
- G  Construction and site planning timber frames, recycled materials, sustainable transport to the site
- H  Solar panels that are integrated well into the overall design
- I  EV charging point that is integrated well into the exterior wall

A photograph of a two-story red brick house with a tiled roof and a chimney. A large, leafless tree stands to the right of the house. In the foreground, there is a yellow-flowered hedge and a white picket fence. A large, semi-transparent green circle is overlaid on the center of the image, containing the text 'Appendix A' in white.

Appendix

A

A. Appendix

A.1 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal **should** be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, **should** provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

1

General design guidelines for new development:

- Does new development integrate with existing paths, lanes, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of lanes and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Does the proposal adopt contextually appropriate materials and details?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Has adequate open space been provided for the development in terms of both quantity and quality?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Where does ecology/habitat measure fit into design? Eg. Bat Boxes, eaves venting simulation, owl boxes/loft house?
- Are energy-efficient technologies like heat pumps, rainwater harvesting, and solar energy appropriately integrated?
- Does the proposal ensure sustainable waste management without harming the street scene, landscape, or neighbours' amenities?
- Does the design optimise site layout, reduce energy demand, and incorporate renewables?
- Does the design comply with the policies of the relevant Local Planning Authority (Broads Authority or Great Yarmouth)?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created, and how will it be managed?

3 (continued)

Local green spaces, views & character:

- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

5 (continued)

Buildings layout and grouping:

- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9 (continued)

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

