

Fleggburgh Parish Council

Fleggburgh Neighbourhood Plan 2025-2041

Statement of Modification Proposals

November 2025



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Introduction

1. Fleggburgh parish was designated as the Neighbourhood Plan (NP) Area in April 2019. Development of the 'made' plan started in 2019 and a successful referendum took place in June 2022 allowing the plan to be adopted in July 2022. The plan period for the adopted Fleggburgh NP is 2020 to 2030. Working on behalf of the community, a steering group including members of the Parish Council and residents was set up to review the Fleggburgh Neighbourhood Plan in 2024. The reviewed NP will run from 2025-2041.
2. The Neighbourhood Planning Act 2017 (Schedule A2) identifies the circumstances that can arise as qualifying bodies seek to review made neighbourhood plans. This Schedule to the Planning and Compulsory Purchase Act 2004 Section 38A (11A) introduces a process for the modification of neighbourhood areas where a neighbourhood plan has already been made in relation to that area.
3. The Neighbourhood Planning, Planning Practice Guidance (PPG) Para 106¹ states that when updating a neighbourhood plan there are three types of modification which can be made which will then determine the process the neighbourhood plan will follow. The process itself will depend on the degree of change to the reviewed plan. The modifications are:
 - 1) *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
 - 2) *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
 - 3) *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*
4. The modifications to the Fleggburgh NP which are proposed in the review are generally considered to be material. A broad range of evidence has been reviewed to determine current issues that need to be addressed in the revised plan. This includes population data from the recent Census 2021, housing permissions, design codes, a review of environmental designations and historical records.
5. For qualifying bodies (such as Parish Councils) that wish to make modifications that do materially affect the policies in their plan should follow the process set out in the PPG with the following additional requirements detailed in PPG Para 085:
 - A. *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority)*

¹ [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/neighbourhood-planning)

state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons

- B. the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.*
- C. the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.*

Regulation 14 Statement

6. This statement is made by Fleggburgh Parish Council (“the Qualifying Body”) pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and 2017.
7. Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood plan. Before submitting the modification proposal to the local planning authority it requires the qualifying body to publicise: “in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;”.
8. The Fleggburgh Neighbourhood Plan was made by Great Yarmouth Borough Council on 21 July 2022 and by the Broads Authority 28 July 2022. The Plan contains policies in relation to housing and design, the natural and historic environment, transport, services and facilities.
9. In order to update the plan, the qualifying body is proposing the following amendments to policies as set out in the tables below.
 - **Figure 1** shows that the neighbourhood plan sections, and policy titles have mainly remained the same. However, Policy 3- Characters Area is a new policy.
 - **Figure 2** shows the additional community actions which have been added to the revised NP.
 - **Figures 3 and 4** sets out the amended vision and objectives.
 - **Figures 5** and onwards sets out the changes to the NP policies.

Figure 1-Neighbourhood Plan Sections and Policy Titles

Adopted Fleggburgh NP Policies (2022)	Updated Fleggburgh NP Review Policies Pre-Submission Stage (2025)
<p>Housing and Design Policies</p> <ul style="list-style-type: none"> Policy 1: Housing Type and Mix Policy 2: Design <p>Natural Environment Policies</p> <ul style="list-style-type: none"> Policy 3: Enhancing the Natural Environment Policy 4: Local Green Space Policy 5: Landscape Setting Policy 6: Dark Skies Policy 7: Surface Water Management <p>Built Environment Policy</p> <ul style="list-style-type: none"> Policy 8: Village Centre <p>Historic Environment Policy</p> <ul style="list-style-type: none"> Policy 9: Designated and non- designated heritage assets <p>Community Infrastructure Policies</p> <ul style="list-style-type: none"> Policy 10: Sustainable Transport Policy 11: Traffic and Safety Policy 12: Village Shop 	<p>Housing and Design Policies</p> <ul style="list-style-type: none"> Policy 1: Housing Type and Mix Policy 2: Design Policy 3: Character Areas <p>Natural Environment Policies</p> <ul style="list-style-type: none"> Policy 4: Enhancing the Natural Environment Policy 5: Local Green Space Policy 6: Landscape Setting Policy 7: Dark Skies Policy 8: Surface Water Management <p>Built and Historic Environment Policy</p> <ul style="list-style-type: none"> Policy 9: Designated and non- designated heritage assets <p>Access and Transport Policies</p> <ul style="list-style-type: none"> Policy 10: Sustainable Transport Policy 11: Traffic and Safety <p>Community Facilities and Infrastructure Policy</p> <ul style="list-style-type: none"> Policy 12: Burgh St Margaret Village Centre

10. As well as policies a number of updates have been made to the community actions. There are now 8 community actions in the reviewed plan, whereas, in the adopted plan there were 5. This is reflecting on needs/wants of the local community in recent consultation activities. The Parish Council will work with the appropriate stakeholders and the community to overcome issues in Fleggburgh which sit outside of the influence of the neighbourhood plan.

Figure 2- Neighbourhood Plan Community Aspirations

Adopted Fleggburgh NP Community Aspirations (2022)	Updated Fleggburgh NP Community Aspirations Pre-Submission Stage (2025)
<ul style="list-style-type: none"> Community Action 1: Village Centre Community Action 2: Restoration of St Mary's Church Community Action 3: Footpaths Community Action 4: Local Bus Services Community Action 5: Broadband 	<ul style="list-style-type: none"> Community Action 1: Restoration of St Mary's Church Community Action 2: Wesleyan Methodist Chapel Community Action 3: Footpaths Community Action 4: Local Bus Services Community Action 5: Cycling Links Community Action 6: Speed Management Community Action 7: Play Equipment Community 8: Village Centre

Figure 3-Vision

Adopted Fleggburgh NP Vision (2022)	Updated Fleggburgh NP Vision Pre-Submission Stage (2025)
<p>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.</p> <p>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.</p>	<p>The three settlements of Burgh St Margaret, Billockby and Clippesby will have retained their own distinct identities, but residents of Billockby and Clippesby will be better connected to the improving services and facilities in Burgh St Margaret. This will have helped to strengthen the parish's strong community spirit, further enhanced by the continued development of a village centre around the pub and village hall, where community activity and new facilities can be focused.</p> <p>Residents and visitors will still enjoy the parish's rural and tranquil character, achieved through protecting and enhancing the features that define it — the open landscape, important green spaces, local heritage, and the Broads landscape including the Trinity Broads, Burgh Common and Muckfleet Marshes with their nationally important wildlife and vital role as a source of drinking water. The impact on tranquillity and safety from heavy traffic flows and changes to the wider road network, including the A47/Acle Straight, will have been</p>

Adopted Fleggburgh NP Vision (2022)	Updated Fleggburgh NP Vision Pre-Submission Stage (2025)
	reduced through improved infrastructure and careful management.

11. The vision for the reviewed NP has remained relatively unchanged. Wording has been revised to add more detail. However, the importance of retaining the three settlements distinct identities, strengthening community spirit, new facilities, protecting and enhancing the natural environment and reducing the impact of traffic remains.

Figure 4- Objectives

Adopted Fleggburgh NP Objectives (2022)	Updated Fleggburgh NP Objectives Pre-Submission Stage (2025)
<ul style="list-style-type: none"> 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; 	<ul style="list-style-type: none"> A. Settlement identity and community character: Retain the separate and distinct identity of Burgh St Margaret, Billockby and Clippesby, ensuring that any new development reinforces the rural character, pattern and scale of each settlement. B. Landscape and rural setting: Safeguard the peacefulness, open views and rural feel of the parish, by protecting the landscape setting of the Broads and the best and most versatile agricultural land. C. Natural environment and water quality: Protect and enhance the rich biodiversity and habitats of the Broads, particularly the Trinity Broads and Burgh Common and Muckfleet Marshes, ensuring that water quality and natural processes that sustain them are safeguarded. D. Sustainable access and connectivity: Improve pedestrian and cycle connections within and between the three settlements and to nearby villages, supporting access to local facilities and the wider countryside while reducing car dependency. E. Infrastructure and transport: Promote safer highways and travel routes throughout the parish. Work with relevant authorities to monitor the effects of the proposed A47/Acle Straight speed reduction and other strategic changes that could increase traffic through the parish, seeking measures to manage any impacts. F. Community facilities and the village centre: Support and enhance community life by maintaining and improving

Adopted Fleggburgh NP Objectives (2022)	Updated Fleggburgh NP Objectives Pre-Submission Stage (2025)
<p>I. The integrity, character and appearance of the historic environment of the parish will be preserved and where possible enhanced;</p> <p>J. Reduce the adverse impact of traffic through the villages, ensuring that residents can cycle or walk safely along the road by their homes.</p>	<p>facilities around the village centre in Burgh St Margaret and ensuring that new development contributes to local services, open space and recreational provision.</p> <p>G. Housing needs and affordability: Ensure that new housing meets the needs of local people, with an emphasis on smaller and more affordable homes that enable younger households to buy or rent locally and allow older residents to downsize within the parish.</p> <p>H. Heritage and local character: Conserve and enhance the parish's historic environment, including listed buildings, non-designated heritage assets and the historic pattern of villages, farmsteads and lanes that contribute to its character</p> <p>I. Climate resilience and environmental performance: Encourage low-carbon, energy-efficient design and promote the use of sustainable drainage, renewable energy and biodiversity net gain to address climate change and improve environmental quality across the parish.</p>

12. The objectives for the reviewed NP have been redrafted to add further detail.

However, the intention remains the same. There is still expectation to retain the settlement identity and character, safeguard the landscape and natural environment, improve sustainable access, connectivity and address traffic concerns, improve community facilities, ensure housing and design meets the needs of the local community and is in keeping with the character, protect historic buildings and address sustainability.

13. Objective I in the revised NP draws onto the previous Objective G in the adopted NP regarding sustainability. However, does set out the expectation that climate resilience and environmental performance is now a focus in the plan such as sustainable drainage and encouraging low carbon design.

Figure 5- Policy 1

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)																				
<p>Policy 1: Housing Type and Mix</p> <p>Housing proposals should provide a mix of housing types and sizes that reflect local housing need, taking into account the best available and proportionate evidence. Housing proposals should provide for small (one or two bedroom) homes in line with the Table below, unless evidence is provided showing that a lower number is justified or that the scheme is made unviable. The provision of dwellings comprising five bedrooms or more will not be supported, unless this would clearly and demonstrably meet a local housing need.</p> <table border="1" data-bbox="92 1055 783 1503"> <thead> <tr> <th>Size of development</th><th>Minimum requirement for small homes (2 bed or fewer)</th></tr> </thead> <tbody> <tr> <td>2-3 dwellings</td><td>1 dwelling</td></tr> <tr> <td>4-6 dwellings</td><td>2 dwellings</td></tr> <tr> <td>7-9 dwellings</td><td>3 dwellings</td></tr> <tr> <td>10+</td><td>30% of dwellings, rounded to the nearest whole number (less than 0.5 rounded down, equal to or more than 0.5 rounded up)</td></tr> </tbody> </table> <p>The development of affordable housing within the development limits and proposals for Rural Exception Sites adjacent to development limits will be supported.</p>	Size of development	Minimum requirement for small homes (2 bed or fewer)	2-3 dwellings	1 dwelling	4-6 dwellings	2 dwellings	7-9 dwellings	3 dwellings	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)	<p>Policy 1: Housing Type and Mix</p> <p>Housing proposals should provide a mix of dwelling types and sizes that reflect the most recent evidence of local housing need. Schemes should include a proportion of smaller dwellings (two bedroom or fewer) in line with the table below, unless it can be demonstrated that a different mix is justified by viability or local circumstances.</p> <table border="1" data-bbox="813 813 1505 1261"> <thead> <tr> <th>Size of development</th><th>Minimum requirement for small homes (2 bed or fewer)</th></tr> </thead> <tbody> <tr> <td>2-3 dwellings</td><td>1 dwelling</td></tr> <tr> <td>4-6 dwellings</td><td>2 dwellings</td></tr> <tr> <td>7-9 dwellings</td><td>3 dwellings</td></tr> <tr> <td>10+</td><td>30% of dwellings, rounded to the nearest whole number (less than 0.5 rounded down, equal to or more than 0.5 rounded up)</td></tr> </tbody> </table> <p>Development comprising five bedrooms or more will not normally be supported unless it clearly meets a proven local need.</p> <p>Proposals for affordable housing within the settlement boundary of Burgh St Margaret and small-scale rural exception schemes adjoining the boundary will be supported where they meet an identified local need and are designed to integrate with the existing village pattern and rural setting.</p>	Size of development	Minimum requirement for small homes (2 bed or fewer)	2-3 dwellings	1 dwelling	4-6 dwellings	2 dwellings	7-9 dwellings	3 dwellings	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)
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14. The intention of Policy 1 has not changed. However, the policy has been rephased.

Figure 6- Policy 2

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 2: Design</p> <p>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. All development must respect local character and development within the Broads must preserve or enhance cultural heritage.</p> <p>Development within or adjacent the settlement of Clippesby must be 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.</p> <p>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.</p> <p>Development should seek to achieve high energy efficient standards and new homes or commercial developments requiring car parking should provide electric car charging points.</p> <p>Developments including both market and affordable housing should be designed to be tenure blind.</p>	<p>Policy 2: Design</p> <p>All new development within the parish must demonstrate high-quality design that respects local character and contributes positively to the rural setting of the Broads. Proposals should clearly show how they have had regard to the <i>Fleggburgh Design Code</i> (AECOM, 2025) and the relevant area-wide design codes.</p> <p>Development should:</p> <ol style="list-style-type: none"> Be well integrated with its surroundings, maintaining a clear transition between the built-up area and open countryside and protecting the landscape setting of the Broads. Respond to the scale, layout, form and materials of nearby buildings, reinforcing local distinctiveness and the existing settlement pattern. In or adjoining Clippesby, reflect the traditional character of the settlement through the use of vernacular materials such as flint, Norfolk red brick and clay pantiles. Use boundary treatments, planting and landscaping that reflect the rural character of the parish, favouring soft, green edges over close-board fencing. Encourage high levels of sustainability through energy-efficient design, renewable energy generation, sustainable drainage and water-efficient systems. Provide electric vehicle charging points in new commercial developments requiring parking Ensure that schemes including both market and affordable housing are tenure-blind and indistinguishable in design quality and appearance. Incorporate features that support biodiversity, such as native planting, bird and bat boxes, bee bricks and hedgehog corridors, in line with the Design Code guidance. Support contemporary or innovative design where it demonstrates a high standard of architectural quality and a clear relationship to local context.

15. The intention of Policy 2 has not changed. However, further detail has been added into the reviewed Policy reflecting on the design code themes which are present in the AECOM Fleggburgh Design Codes Document 2025.
16. Some detail has been removed in the reviewed policy which is present in the adopted Fleggburgh Policy due to national changes which have been in place since April 2022. This includes reference to electric vehicle charging points being expected in new development.
17. In January 2022 the Government adopted amendments to Building Regulations, to set out the need for new development to include Electric Vehicle provision. The amendments in Part S of Schedule 1 to the Building Regulations 2010 took effect on 15 June 2022 for use in England. Due to this change, it was not necessary to reference electric vehicle charging points being needed for new residential dwellings in the neighbourhood plan any longer².

Figure 7- Policy 3

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
N/A	<p>Policy 3: Character Areas</p> <p>Development should respond positively to the distinctive character and built form of each settlement within the parish, as identified in the <i>Fleggburgh Design Code (AECOM, 2025)</i> and summarised in this plan. Proposals must demonstrate how their design, scale and layout reflect the defining characteristics of the relevant Settlement Character Area or Settlement Area Type (SAT).</p> <p>Development should:</p> <ul style="list-style-type: none"> a) Reinforce the existing pattern, form and density of development within each settlement and avoid forms that would appear out of scale or intrusive in the rural landscape. b) Use locally appropriate materials, boundary treatments and landscaping to reflect the rural setting and distinct qualities of Burgh St Margaret, Billockby and Clippesby. c) Maintain key views, open spaces and the transition between settlement edges and the countryside. d) Incorporate planting, green spaces and sustainable drainage that enhance the setting of the built form and support local biodiversity. e) Refer to the <i>Design Code's</i> Settlement Area guidance to ensure new proposals respond to local context and reinforce the sense of place across the parish.

Policy 3 is a new policy in the Neighbourhood Plan Review. This policy sets out that development should respond positively to the distinctive character areas as identified

² [Approved Document S: Infrastructure for the charging of electric vehicles](#)

in the Fleggburgh Design Code 2025. Proposals must demonstrate how their design, scale and layout reflect the defining characteristics of the relevant Settlement Character Area or Settlement Area Type (SAT). This policy is a material change.

The Natural Environment Policies

Figure 8- Policy 4

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 3: Enhancing the Natural Environment</p> <p>All major development must enhance the natural environment and contribute to local wildlife habitats, demonstrating:</p> <ul style="list-style-type: none"> a) at least a 10% net gain in biodiversity on site; and b) delivery of green infrastructure of high environmental quality. <p>Development should protect and enhance natural features, such as trees and hedgerows. In circumstances where replacement planting is found to be acceptable in accordance with statutory requirements, it must be with native species that are of an equal or greater ecological value.</p>	<p>Policy 4: Enhancing the Natural Environment</p> <p>New development proposals should accord with the <i>Fleggburgh Design Codes RC2 and RC3</i> in relation to landscape design, green spaces and wildlife protection.</p> <p>Where biodiversity credits are required, preference should be given to local credit schemes or to enhancements delivered within or close to the parish to maintain ecological connectivity.</p> <p>All major development must enhance the natural environment and contribute to local wildlife habitats by delivering green infrastructure of high environmental quality.</p> <p>New development proposals should take opportunities to improve the connectivity of existing habitats and create safe, continuous corridors for wildlife movement. This can be achieved through:</p> <ul style="list-style-type: none"> • Incorporating the British Standard BS 42021:2022, providing at least one bird box per dwelling and one bat box per four dwellings within new development; • Including hedgehog-accessible gaps in garden boundaries, such as small raised sections beneath gates or fencing; • Setting aside specific areas within development sites for wildlife habitat creation or enhancement; • Restoring existing or “ghost” ponds and creating new ponds where appropriate; • Planting native hedgerows along site boundaries instead of close-board fencing; • Planting new native hedgerows, or filling gaps in existing ones, to form continuous wildlife corridors for species such as bats and small mammals; and • Establishing new native woodlands, ideally located next to existing conservation features such as woodlands, meadows or scrub. <p>All planning applications should take account of existing trees and include measures for their protection and enhancement. Where trees</p>

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
	are present on or adjacent to a site (within distances defined by relevant British Standards or Standing Advice), an Arboricultural Impact Assessment will be required. Where replacement planting is appropriate, it must use native species of equal or greater ecological value.

18. Policy 4 intention has not changed and still has focus on enhancing the natural environment . However, revision has been made to the policy text including deleting the previous clause on 10% biodiversity net gain since this is now set out in national legislation.

19. Further detail has been added to Policy 4 to encourage proposals to take opportunities to enhance biodiversity and wildlife movement with the parish. As well as this detail has been added for existing and replacement trees, preference expected on biodiversity credits and major development needing to provide green infrastructure to improve the natural environment.

Figure 9- Policy 5

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 4: Local Green Space</p> <p>The following green spaces in Fleggburgh, as shown on the plans below are designated as Local Green Space within this Neighbourhood Plan:</p> <ol style="list-style-type: none"> 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 	<p>Policy 5: Local Green Space</p> <p>The following green spaces within the parish, shown on the accompanying maps, are designated as Local Green Space through this Neighbourhood Plan:</p> <ol style="list-style-type: none"> 1. The allotments 2. St Margaret’s Church and Cemetery 3. Pipiestrelle green space 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, Clippesby 8. All Saint’s Church, Billockby 9. The Penny Loaves 10. The paddock 11. The plantation 12. Ash Carr (County Wildlife Site) 13. The Carr (County Wildlife Site)

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
The management of development within areas of Local Green Space will be consistent with that for development within Green Belts as set out in national policy.	Development that supports the community use, accessibility or enjoyment of a Local Green Space, or its safe and effective functioning, may be supported where it does not harm the reasons for which the space was designated.

20. Policy 5 intention has not changed. However, an additional three green spaces have been identified for designation which are LGS10, LGS12 and LGS13. As well as this the second paragraph has been revised and some green spaces have been renamed such as LGS3, LGS7 and LGS8.

Figure 10- Policy 6

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 5: Landscape Setting</p> <p>Development must respect the character of the landscape, including the key views identified in Figure 6.</p> <p>Outside the Broads Authority Area (where Local Plan for the Broads Policy SP4 applies), the loss of the best and most versatile agricultural land will not be supported other than where it can be demonstrated that significant community benefits demonstrably outweigh the harm arising from such loss.</p>	<p>Policy 6: Landscape Setting</p> <p>Development must respect the character and appearance of the parish landscape, including the key views identified in Figure 13. Proposals should demonstrate that they are sited and designed to be of a form, scale and layout that avoids or minimises harm to these views. Development that would result in an unacceptable adverse impact on a key view will not be supported. (The map of key views will be updated as part of this plan review.)</p> <p>Outside the Broads Authority Area, where Policy SP4 of the Broads Local Plan applies, the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) will not be supported unless it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> • The land is not in active agricultural use and there are no reasonable opportunities for continued productive use; or • The proposal would deliver significant community benefits that clearly and demonstrably outweigh the long-term harm resulting from the loss of such land. <p>For the purposes of this policy, <i>significant community benefits</i> are those that meet an identified local need or deliver tangible improvements for the parish, such as:</p> <ul style="list-style-type: none"> • Affordable or specialist housing to meet an evidenced local requirement; • Essential community facilities or infrastructure that support the wellbeing or sustainability of the parish;

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
	<ul style="list-style-type: none"> • Landscape, heritage or biodiversity enhancements that strengthen the rural setting of the parish; or • Measures that improve environmental resilience, such as flood management or habitat restoration. <p>Proposals should also maintain the visual and physical separation between settlements, protect the setting of the Broads, and retain natural features such as hedgerows, trees, ditches and woodland that contribute to local landscape character.</p> <p>Where appropriate, development should incorporate landscape improvements including native tree and hedgerow planting, restoration of traditional field boundaries and enhancement of public access to the countryside.</p>

21. Policy 6 intention has not changed and still plans to protect important key views and protect the loss of the best and most versatile land. However, the text has been revised adding further detail in the policy with regards to what development would be supported on the best and most versatile land if this came forward and how it will meet the criteria on providing significant community benefits.

22. The 12 views in the adopted NP have remained in the review NP. The last two paragraphs of Policy 4 also set out how proposals should maintain the visual and physical separation between settlements and incorporate landscape improvements.

Figure 11- Policy 7

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 6: Dark Skies</p> <p>Dark skies are a special and important feature of Fleggburgh. Development proposals should seek to minimise light spillage through good design and should not introduce lighting that results in the loss of night-time dark skies.</p>	<p>Policy 7: Dark Skies</p> <p>Development proposals should protect and, where possible, enhance the dark-sky character and tranquillity of the parish.</p> <p>Proposals involving external lighting, or development that may result in increased light spill, must demonstrate that lighting has been designed to minimise impacts on local amenity, wildlife and the rural landscape. Lighting schemes should:</p> <ul style="list-style-type: none"> • Be designed and located to avoid unnecessary light spill and glare, particularly upward into the night sky; • Be of an intensity and colour temperature appropriate to a rural setting, generally using warm-white lighting (up to 3000 K); • Include features such as timers, dimmers or motion sensors to ensure lighting is used only where and when required;

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
	<ul style="list-style-type: none"> • Avoid illumination of trees, hedgerows, watercourses and open countryside; and • Maintain dark corridors between settlements and sensitive habitats. <p>Applicants must demonstrate that any proposed external lighting is necessary and designed for a specific, justified purpose such as safety or operational need.</p> <p>Street lighting associated with new development should be avoided outside the built-up area of Burgh St Margaret unless clearly justified for safety reasons and designed to minimise light spill and visual intrusion.</p> <p>Development that fails to demonstrate a sensitive approach to lighting design, or that would result in harm to the dark-sky quality, tranquillity or ecological value of the parish, will not be supported.</p> <p>Applicants should refer to the Institute of Lighting Professionals' guidance and Policy DM22 (or successor policy) of the Local Plan for the Broads, which together provide detailed advice on good lighting design and the protection of dark landscapes.</p>

23. Policy 7 intention has not changed. The updated policy adds further detail to the dark skies policy bearing in mind the wording present in the adopted and emerging Local Plan policies.

Figure 12- Policy 8

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 7: Surface Water Management</p> <p>Development proposals should 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, will be supported.</p> <p>The development of Sustainable Drainage Systems (SuDS), including the use of permeable materials to increase infiltration capacity, the</p>	<p>Policy 8: Surface Water Management</p> <p>Development proposals should be designed to manage flood risk effectively and must not increase the overall level of flood risk to the site or elsewhere. Wherever possible, proposals should contribute to an overall reduction in flood risk within the parish.</p> <p>Proposals specifically designed to improve surface-water drainage, such as works to reinstate or upgrade local drainage systems, will be supported. All development should demonstrate how surface water is managed to deliver multiple benefits,</p>

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>incorporation of on-site water storage, the use of swales and green roofs and the use of other SuDS methods of conveying or storing surface water will be supported.</p>	<p>including improvements to water quality, biodiversity and local amenity. Sustainable Drainage Systems (SuDS) should be incorporated into new development wherever practicable and be designed in accordance with the four pillars of sustainable drainage, as set out in the supporting text and the Lead Local Flood Authority's <i>Guidance for Developers</i>.</p> <p>SuDS measures may include the use of permeable surfaces, on-site water storage, swales, rain gardens, green roofs or other natural drainage features appropriate to the scale and location of the development.</p> <p>New estate-scale development should connect to the mains sewerage system where capacity allows. Where connection is not feasible, alternative foul-drainage solutions will only be supported where it can be demonstrated that they meet the relevant standards of the Environment Agency and do not pose a risk to water quality or the protected habitats of the Broads.</p> <p>All surface materials should be designed to minimise runoff and avoid the risk of contamination of watercourses and protected sites, particularly during heavy-rainfall events associated with climate change.</p>

24. Policy 8 intention has not changed. However, the policy has been revised to give more detail regarding Sustainable urban Drainage Systems (SuDS) and that all surface materials should be designed to minimise runoff and avoid contamination of watercourses and protected sites. Detail has also been added in the policy on new estate scale development connecting to the main sewers where capacity allows.

Figure 13- Policy 9

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 9: Designated and non-designated heritage assets</p> <p>All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets:</p> <ul style="list-style-type: none"> • Burgh Mill, Fleggburgh (also known as St Margarets) • Hall Farm, Clippesby • Clippesby House (Hall), Clippesby • Rollesby Broads Complex • The Cottage, Fleggburgh Common 	<p>Policy 9: Designated and non-designated heritage assets</p> <p>All heritage assets, whether designated or non-designated, should be conserved in a manner appropriate to their significance, taking account of their contribution to local character and sense of place.</p> <p>The following are identified as non-designated heritage assets within the parish:</p> <ul style="list-style-type: none"> • Burgh Mill, Burgh St Margaret • Hall Farm, Clippesby • Clippesby House (Hall), Clippesby • Rollesby Broads Complex • The Cottage, Fleggburgh Common <p>Development proposals affecting a designated or non-designated heritage asset, including its setting, should demonstrate how the asset's significance has been taken into account and conserved. Proposals that would result in harm to the significance of a heritage asset will only be supported where that harm is clearly justified and outweighed by the public benefits of the proposal, in line with national policy.</p>

25. Policy 9 intention remains unchanged. The policy still designates the same assets as non-designated heritage assets as the adopted NP. The policy wording has been revised, and an additional paragraph has been added to the end of Policy 9 regarding proposals should demonstrate how the assets significance has been taken into account and conserved. As well as this proposals that would result in harm to the significance of a heritage asset will only be supported where that harm is clearly justified and outweighed by the public benefits of the proposal, in line with national policy.

Figure 14- Policy 10

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 10: Sustainable Transport</p> <p>The provision of new and/or the improvement of existing public rights of way will be supported. Improvements to highway safety, notably around Main Road close to the school and playing field, will be supported. Major new development should take opportunities to promote the use of public transport.</p>	<p>Policy 10: Sustainable Transport</p> <p>The provision of new, or the improvement of existing, public rights of way will be supported. Enhancements to highway safety, particularly around Main Road near the school and playing field, will be supported. Major new development should take opportunities to promote sustainable transport modes, including public transport, walking and cycling, through layout design and infrastructure provision.</p>

26. Policy 10 intention remains unchanged. The policy wording has been revised. However, the same expectations are set around supporting improvements to the public rights of way network and enhancing highway safety near along the Main Road. Major new development should take opportunities to promote sustainable transport including walking, cycling and public transport.

Figure 15- Policy 11

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 11: Traffic and Safety</p> <p>Development must not harm highway safety and improvements to highway safety, notably along the A1064, will be supported.</p>	<p>Policy 11: Traffic and Safety</p> <p>Development must not harm highway safety. Proposals that include measures to improve highway safety, particularly along the A1064 and at key junctions, will be supported.</p>

27. Policy 11 intention has remained unchanged. However, the wording has been revised, and the additional expectation has been added regarding supporting measures to improve highway safety in proposals along the A1064 and at key junctions.

Figure 16- Policy 12

Adopted Fleggburgh Policy (2022)	Updated Fleggburgh Policy Pre-Submission Stage (2025)
<p>Policy 8: Village Centre</p> <p>The development of new small scale community facilities and/or services within or adjacent to the village centre, as indicated on Figure 7, will be supported. Improvements to footpaths and/or the provision of cycle ways to the village centre will be supported.</p> <p>Policy 12: Village Shop</p> <p>The development of a small-scale local convenience store within or adjacent to the village centre, as identified in Figure 7, will be supported.</p>	<p>Policy 12: Burgh St Margaret Village Centre</p> <p>The development of new small-scale community facilities and services within or immediately adjacent to the village centre, as shown on Figure 19, will be supported. This includes provision of a small local convenience store.</p> <p>Improvements to footpaths and the creation of new or extended cycleways connecting to the village centre will be supported.</p> <p>The extension and formalisation of the village hall car park will be supported, provided that it:</p> <ul style="list-style-type: none"> a) Is designed to improve safety, accessibility and capacity for the school, village hall, playing field and other community uses; b) Includes appropriate landscaping and surfacing to integrate with the character of the village centre; c) Maintains the openness and recreational function of the designated Local Green Space; and d) Does not result in unacceptable harm to the special qualities that justified its designation.

28. Policy 12 pulls together wording which is currently in Policy 8 and Policy 12 of the adopted NP. The expectations are that new small scale community facilities and services within or immediately adjacent to the village centre will be supported. The village centre boundary has remained the same in the reviewed NP. There is still support for the provision of a local convenience store and this was set out in Policy 12 of the adopted NP.

29. Improvements to footpaths or creation of cycleways are supported in Policy 12 and this was also set out in Policy 8 of the adopted NP.

30. Policy 12 Paragraph 3 in the revised NP sets out a new expectation. This is the support to expand the car park of the village hall provided it is proportionate in scale, sensitively designed and includes appropriate landscaping to maintain the openness, recreational value and special qualities of the designated Local Green Space.

Do the modifications contained in the modification proposal significantly or substantially change the nature of the current neighbourhood plan?

31. As set out earlier in the introduction the National Planning Policy Guidance states *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.*
32. The Parish Council considers that the modifications materially affect the policies in the made NDP. This is because of the scope of the changes being proposed to those policies or the introduction of a new policy. In these circumstances qualifying bodies are required to state whether they believe that the material modifications are so substantial as to change the nature of the plan and give reasons.
33. **The Parish Council considers that the material modifications taken as a whole are significant/substantial enough to change the nature of the plan and believes this review would fall under material modification 3. Material Modification 3 is when modifications do change the nature of the plan and would require examination and a referendum.**
34. The reason being is that the vision, objectives, policies and community actions have all been revised. Further detail has been added to all sections, and these changes are in line with the updated evidence gathered and community engagement which has commenced since undergoing a review.
35. The evidence base and supporting data has changed over the last ten years and so has statutory legislation, building regulations, national and local policy and guidance documents including new policies and content in the emerging Local Plans.
36. In recent years neighbourhood plan groups have been offered more detailed technical support by Locality and AECOM including the commissioning of Design Code and Guidance documents. The Fleggburgh Design Code and Guidance (2025) document has added further detail to the design policies and supporting text in the Fleggburgh NP Review.
37. Accordingly, Fleggburgh Parish Council submits the Fleggburgh Neighbourhood Plan Review (2025) under Regulation 14 for the pre-submission consultation, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).