



Regulation 14 Version
November 2025

FLEGGBURGH NEIGHBOURHOOD PLAN

2025 - 2041

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Section 1: Introduction

1. Fleggburgh parish lies at the heart of the historic Flegg area, a distinctive island of higher ground between the Rivers Bure and Thurne. The parish is close to Great Yarmouth, around six miles from Caister-on-Sea, and comprises the villages of Burgh St Margaret (often referred to as Fleggburgh), Billockby and Clippesby. Together these three settlements form a close-knit rural community surrounded by open countryside and the tranquil landscape of the Broads.
2. Burgh St Margaret is the largest and most developed of the three settlements. It has a good range of local services for a village of its size, including a primary school, church, GP surgery, village hall, sports club, public house and restaurant. To the south and west, Billockby and Clippesby are smaller rural hamlets with strong agricultural roots and a looser settlement pattern. Clippesby, centred around the Grade II* listed Church of St Peter and Clippesby Hall, sits within a more wooded and dispersed setting, while Billockby follows a traditional linear pattern of homes and farms along the A1064 and B1152.
3. The parish lies partly within the Broads Authority executive area, which has the same status as a National Park. It includes parts of the internationally designated Trinity Broads – a group of shallow lakes and wetlands of exceptional ecological value – as well as Burgh Common and Muckfleet Marshes. These areas together form an important part of the Broads network and are recognised as Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) and Special Protection Areas (SPA). They are also a key source of drinking water for surrounding communities, with approximately five million litres abstracted each day to supply around 80,000 homes in Great Yarmouth and neighbouring villages.
4. The Trinity Broads and Burgh Common are of national importance for wildlife and biodiversity, supporting reedbeds, wet

woodland, and rare species such as the swallowtail butterfly and bittern. Their proximity brings a distinctive sense of place and tranquillity that defines Fleggburgh's landscape character. The parish's relationship with these habitats underpins local priorities for water quality protection, sustainable drainage and careful management of new development to avoid adverse impacts on these sensitive environments.

5. Historically, the area was known for its fertile farmland and scattered farmsteads linked by narrow rural lanes. This pattern remains largely intact today, giving the parish its open and peaceful character. Although the A1064 provides convenient access to the wider area, it also presents challenges in terms of traffic speed and safety, particularly at the junction with the B1152 and through the village centre near the school. Residents are keen to see improved pedestrian connections and road safety measures that maintain the area's rural quality.



Church of St Margaret, Burgh St Margaret

6. In planning terms, Fleggburgh sits within the jurisdiction of both Great Yarmouth Borough Council and the Broads Authority.

Under the emerging Great Yarmouth Local Plan (Policy RUR1), Burgh St Margaret (Fleggburgh) is identified as a smaller village where limited housing growth will be supported in proportion to local needs. The Local Plan proposes one new housing allocation, Policy FLG1: Land off Tower Road, for around 20 dwellings. Clippesby and Billockby are identified as tertiary villages where new development will remain very limited.

7. Since 2012 more than 60 new homes have been completed across the parish, most within Fleggburgh village. These have tended to be larger, market homes rather than smaller dwellings for younger households or downsizers. The Neighbourhood Plan therefore provides an opportunity to influence the type and design of any future development so that it reflects community needs and reinforces the rural character of the parish.
8. Fleggburgh continues to enjoy a strong community spirit and sense of identity. The aim of this Neighbourhood Plan review is to ensure that, over the period to 2041, new development supports the vitality of the parish, protects its unique landscape and heritage, and responds to the aspirations of local residents for a safe, sustainable and well-designed place to live.

Section 2: Neighbourhood Planning

Overview of Neighbourhood Planning

9. Neighbourhood planning gives local communities direct power to shape the development and growth of their area. It enables residents, businesses and local organisations to work together to create a shared vision and to influence how their parish evolves over time. Once a neighbourhood plan is approved, it becomes part of the statutory development plan for the area and is used alongside the Local Plan and the National Planning Policy Framework (NPPF) when determining planning applications.
10. Fleggburgh Parish Council prepared the original Neighbourhood Plan for the parish, which was formally adopted by both Great

Yarmouth Borough Council and the Broads Authority in July 2022. That plan covered the period to 2030 and has since provided a strong framework for managing development in a way that reflects local priorities.

11. In 2024, the Parish Council agreed to review the plan to bring it up to date with current evidence, new national and local policy, and community aspirations. This review also extends the plan period to 2041 to align with the emerging Great Yarmouth Local Plan. The review retains the core vision, objectives and local designations from the adopted plan but refines them where necessary to respond to changing circumstances and community feedback.

Plan Area Designation

12. The Fleggburgh Neighbourhood Plan area, shown in Figure 1, was formally designated in April 2019 and covers the entire civil parish. The parish lies partly within the administrative area of Great Yarmouth Borough Council and partly within the Broads Authority executive area. This means that both authorities are responsible for determining planning applications in different parts of the parish, and both remain joint authorities for the purposes of this plan. The plan must therefore be consistent with the strategic policies of both authorities' Local Plans.

Figure 1-Designated Neighbourhood Area



Policy Context

13. The Great Yarmouth Local Plan is made up of two adopted parts: the Core Strategy (2015) and the Local Plan Part 2 (2021). A new combined Local Plan is currently being prepared and, once adopted, will replace both earlier parts. The emerging Local Plan

identifies Burgh St Margaret as a smaller village where limited, small-scale housing growth will be supported to meet local needs (Policy RUR1). One site, Land off Tower Road (Policy FLG1), is proposed for allocation for around 20 dwellings. Billockby and Clipperby are identified as tertiary villages where new development will remain very limited.

14. The Broads Local Plan (2019) applies to land within the Broads Authority area, including parts of Burgh St Margaret, Clipperby and Billockby, and is currently under review. It contains specific policies to protect the distinctive landscape, biodiversity and heritage of the Broads, together with a detailed Design Codes Supplementary Planning Document (2025) that promotes high-quality, context-sensitive design. The Broads Authority's policies must be read alongside those in the Neighbourhood Plan where relevant.
15. The National Planning Policy Framework (NPPF, 2024) sets out the Government's planning policies for England and provides guidance on achieving sustainable development. Paragraph 132 highlights the importance of clear design vision and local community engagement, both of which underpin this neighbourhood plan review.

The Purpose of the Review

16. The purpose of reviewing the Neighbourhood Plan is to ensure that it continues to be effective, up to date and consistent with current policy. The review also takes account of new local evidence and of the AECOM Design Code for Fleggburgh (May 2025), which provides detailed design guidance and codes for the parish. This Design Code now forms part of the Neighbourhood Plan's evidence base and should be used by developers, applicants and decision-makers when preparing or assessing planning applications.
17. The review responds to a range of key changes since 2022, including:

- Publication of new Census 2021 data providing updated demographic and housing information;
- Preparation of the new Great Yarmouth Local Plan and Broads Design Codes Supplementary Planning Document;
- The introduction of mandatory Biodiversity Net Gain requirements under the Environment Act 2021;
- Completion of new developments within Burgh St Margaret and increased interest in infill development; and
- Ongoing local concerns about road safety, drainage, and the need for smaller homes.

18. These changes mean that a number of policies have been refined or expanded, particularly in relation to housing mix, design quality, biodiversity, and surface water management.

Community Involvement

19. The Neighbourhood Plan continues to be a community-led document. A steering group of parish councillors and residents has guided the review process, with technical support from AECOM and planning consultants through the Locality programme. Consultation has been carried out at every stage to ensure the plan reflects the views of those who live and work in the parish.
20. Early engagement for the review began in 2023, when residents were invited to comment on how well the 2022 plan was working and what new issues had emerged. This was followed in 2024 by a parish-wide questionnaire and drop-in sessions at the Village Hall. The main themes raised by residents included:
- The scale and type of recent housing developments;
 - The need for smaller and more affordable homes;
 - Concerns about traffic speeds and road safety along the A1064;
 - Potential traffic impacts from changes to the A47/Acle Straight, where the proposed reduction in the speed limit from

60mph to 50mph prompted concern that traffic may be displaced through Burgh St Margaret as drivers seek a quicker alternative route;

- Protection of the rural character and dark skies; and
- Continued care for the Broads and local biodiversity.

21. The feedback has directly informed the updated evidence base and policy revisions in this plan. A formal Regulation 14 consultation will be held before submission to the local planning authorities, followed by independent examination and referendum.

How the Plan fits with other Plans and Policies

22. This Neighbourhood Plan review supports the strategic objectives of the Great Yarmouth Local Plan and the Broads Local Plan but adds greater local detail. It does not seek to duplicate policies already contained in those plans but instead focuses on matters that are specific to the parish, and which require a local response. These include:

- maintaining the separate identity of Burgh St Margaret, Billockby and Clippesby;
- protecting the unique landscape and wildlife of the Broads;
- ensuring that new development is well designed and fits sensitively into its surroundings; and
- promoting safer movement and improved access for pedestrians and cyclists.

Structure of the Plan

23. The following sections set out the updated vision and objectives for the parish, followed by a series of themed policy chapters covering housing, the natural and built environment, and community infrastructure. Each policy is accompanied by explanatory text and links to relevant evidence. The Design Code

is appended to the plan and should be read alongside it when preparing or assessing development proposals.

Section 3: Vision and Objectives

Vision

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.

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 reduced through improved infrastructure and careful management.

Objectives

- 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 facilities around the village centre in Burgh St Margaret and ensuring that new development contributes to local services, open space and recreational provision.
- 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.
- 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
- 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.

Section 4: Housing

Meets objectives: A, B, E, F and G

Housing Type and Mix



24. Burgh St Margaret is the largest settlement in the parish and provides the main focus for community life and services. Billockby and Clippesby are smaller, more rural in form and character. Together, the three settlements accommodate a modest amount of housing within a predominantly agricultural and environmentally sensitive landscape.

25. According to the 2025 Evidence Base, the parish contains around 491 homes, an increase from approximately 400 in 2012. Over 60 new dwellings have been completed in the last decade, with a further 14 dwellings benefiting from extant permission. The majority of this growth has occurred in Burgh St Margaret, mainly through small infill and redevelopment sites.
26. The housing profile is dominated by detached homes (around 50%) and semi-detached homes (around 33%). Only 4.5% of dwellings are one-bedroom properties and 24.9% are two-bedroom, both well below the Borough average. This imbalance means there are limited opportunities for older residents wishing to downsize and for younger people or first-time buyers seeking a smaller home. The average sale price in 2025 is around £500,000, significantly above the Borough average, which presents a barrier to affordability.
27. Demand for smaller and more affordable homes in the parish remains strong. There are 39 affordable homes to rent or buy, but 162 households on the Borough Council's housing register expressed a preference to live in Fleggburgh, with most seeking one or two-bedroom homes. Feedback from the 2024 consultation confirmed that residents wish to see any future development focused on meeting local need rather than providing large, executive-style homes.
28. Great Yarmouth Borough Council and the Broads Authority have not previously allocated housing land within the parish in their adopted plans. However, the emerging Great Yarmouth Local Plan identifies Burgh St Margaret as a smaller village where limited growth will be supported to meet local needs and proposes one new allocation, Policy FLG1 (Land off Tower Road), for approximately 20 dwellings. Billockby and Clippesby remain tertiary villages where new development will remain very limited.

29. The Neighbourhood Plan also takes account of the emerging Great Yarmouth Local Plan, which continues to identify Burgh St Margaret as a smaller village and carries forward the existing site allocation at Land off Tower Road (Policy FLG1) for approximately 20 dwellings. The housing mix and type sought through this plan are consistent with both the adopted and emerging policies, helping to guide any future windfall or small-scale development that may arise during the plan period.
30. The Neighbourhood Plan recognises that limited, well-designed housing can play a positive role in supporting local services and maintaining a balanced community. New housing should be of a scale and type appropriate to its setting, contribute positively to local character, and provide a range of homes to meet local needs.
31. The Great Yarmouth Local Plan and the Local Plan for the Broads both include policies supporting rural exception housing schemes. Policy CS4 of the Borough Council's Core Strategy, for example, sets criteria to ensure that such sites are proportionate to the size and character of the settlement they adjoin. The Neighbourhood Plan supports this approach and encourages small-scale, locally focused affordable housing schemes that address identified need.
32. The minimum requirement for 30% of new homes to be smaller (two bedrooms or fewer) will help maintain a balanced housing mix within the community. This reflects the evidence of an increasing number of smaller households and single-occupancy homes, and is therefore considered reasonable and proportionate. It is recognised that conversions, replacement dwellings and self-build projects may not always be able to achieve this proportion due to site constraints or design considerations.

Policy 1: Housing Type & Mix

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.

Size of development	<u>Minimum</u> 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)

Development comprising five bedrooms or more will not normally be supported unless it clearly meets a proven local need.

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.

Section 5: Design

Meets objectives: A, B, H and I



33. Design is an important area where the Neighbourhood Plan can have a strong influence and is recognised as a key component of sustainable development. Good design plays a critical role in shaping attractive, functional and enduring places for people to live and work. While design encompasses how a place looks, it also includes how it feels and functions. As set out in the National Design Guide (2021), a well-designed place results from making the right choices at every scale — layout, form, scale, appearance, landscape and materials — while responding to local climate, character and community.

34. Chapter 12 of the National Planning Policy Framework (December 2024) requires Local Plans to include design policies

that have community support and reflect the defining characteristics of the area. The Government continues to place increasing emphasis on high-quality design through national design guides, codes and policies, and encourages Neighbourhood Plans to develop their own design principles to capture the special qualities of their area. National policy supports development that is sympathetic to local and historic character, while also encouraging innovation, sustainability and the transition towards a low-carbon future. Poor design, by contrast, should be refused.

35. During consultation for the Neighbourhood Plan Review (December 2024), residents were asked which design factors they considered most important in new housing and extensions. The highest priorities identified were: ensuring building scale is in keeping with the surrounding development pattern (84%); building height that reflects other properties in the area (72%); the use of locally characteristic materials (71%); the use of soft boundaries such as hedges rather than close-board fencing (70%); and features that support wildlife such as bird boxes, bee bricks, bug houses and hedgehog corridors (65%). Residents also highlighted the importance of incorporating native trees, shrubs, hedgerows and wildflowers in new development to enhance local biodiversity and the rural landscape.

36. In earlier consultations, residents noted that Burgh St Margaret does not have a single unifying architectural style but instead features a mix of periods and forms. In contrast, Clippesby was recognised for its strong traditional character, with cottages built in flint and red brick and clay pantile roofs. Overall, residents wish to see new homes that relate well to their setting and blend with surrounding buildings and landscape. Design is about more than appearance alone: it includes layout, scale, density and how buildings and spaces function as part of the wider village context.

37. In early 2025, AECOM was commissioned to provide high-level design support to the Parish Council. This work focused on

developing design guidelines and codes to help shape future planning applications and development within the parish. The process included a high-level assessment of the neighbourhood area, a site visit, engagement with the Neighbourhood Plan Steering Group, and preparation of a bespoke Fleggburgh Design Code and accompanying guidance.

38. Policies 2 and 3 of this plan are informed by AECOM's design guidance and set out clear expectations for the quality of future development. Design issues are addressed across the parish through the ten area-wide design codes identified in Figure 4, with further detail in the AECOM document.

Figure 2: Area Wide Design Codes in Fleggburgh (AECOM 2025)



Rural character (RC)

RC1. Local vernacular

RC2. Landscape and green spaces

RC3. Wildlife protection

RC4. Dark skies protection



Built form (BF)

BF1. Building typologies & car parking

BF2. Massing and scale

BF3. Site layout

BF4. Design of public realm



Sustainability (SU)

SU1. Water and drainage

SU2. Eco-homes

39. As stated in the Design Code (AECOM, 2025), the rural character of Burgh St Margaret, Billockby and Clippesby is strongly defined by traditional architectural styles and locally sourced materials, which are used consistently across residential, community and commercial buildings. Development patterns vary in response to natural features and historic context, giving each settlement its own distinct sense of place.



40. The built form within the parish is generally low in scale, reinforcing its rural character. It comprises a combination of linear development along key routes and small cul-de-sacs, with streets that maintain visual and physical connections to open spaces and the surrounding countryside. In particular, lower-density development on the edges of the settlements allows for expansive views and a softer transition into the wider landscape.



41. Sustainable design is also valued in the parish. Photovoltaic (PV) panels are becoming more common on rooftops, contributing to local renewable energy generation, while permeable surfaces such as gravel drives and porous paving support sustainable drainage and complement the rural setting.



42. Policy 2 is based on the area-wide design codes, which should be considered and applied throughout the designated neighbourhood area by applicants, designers and decision-makers.



Policy 2: Design

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 *Fleggburgh Design Code* (AECOM, 2025) and the relevant area-wide design codes.

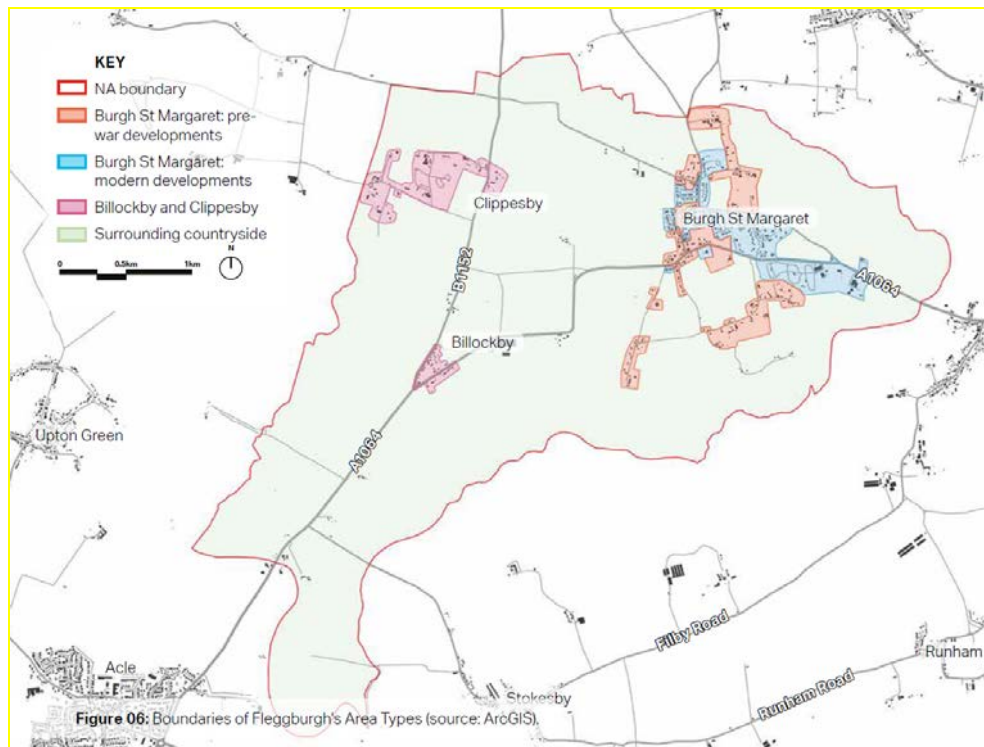
Development should:

- a) 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.
- b) Respond to the scale, layout, form and materials of nearby buildings, reinforcing local distinctiveness and the existing settlement pattern.
- c) 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.
- d) Use boundary treatments, planting and landscaping that reflect the rural character of the parish, favouring soft, green edges over close-board fencing.
- e) Encourage high levels of sustainability through energy-efficient design, renewable energy generation, sustainable drainage and water-efficient systems.
- f) Provide electric-vehicle charging points in new commercial developments requiring parking.
- g) Ensure that schemes including both market and affordable housing are tenure-blind and indistinguishable in design quality and appearance.
- h) 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.
- i) Support contemporary or innovative design where it demonstrates a high standard of architectural quality and a clear relationship to local context.

43. The Fleggburgh Design Code (AECOM, 2025) identifies a series of Settlement Character Areas within the parish, reflecting the different built forms, landscapes and development patterns found in Burgh St Margaret, Billockby and Clippesby. These character areas are shown in **Figure 3**. Each area has distinct features that should guide the design and layout of any new development.
44. In **Burgh St Margaret**, the largest and most varied settlement, new development should respect the mix of traditional and modern building forms, ensuring that scale, massing and layout integrate with the existing village pattern. Opportunities to strengthen the sense of a defined village centre around the pub, church and village hall are encouraged, along with improvements to footpath and landscape connections.
45. **Billockby** is characterised by a small cluster of dwellings along the A1064 and B1152 set within an open agricultural landscape. Development here should remain limited in scale and maintain the dispersed, rural form of the settlement. The use of soft boundaries, hedgerows and native planting is important to retain its open, linear character and rural setting.
46. **Clippesby** has a strong historic and rural character, defined by traditional cottages and farm buildings constructed from flint, red brick and clay pantiles, often set within mature woodland. Any new development should reflect these vernacular forms and materials, remaining of a small scale and low height to sit comfortably within the landscape.
47. Across all three settlements, new buildings should reinforce the relationship between built form, landscape and local views. The Design Code's Settlement Area Types and character guidance should be used by applicants and decision-makers to ensure development responds positively to local distinctiveness and the wider parish context. Proposals that demonstrate clear accordance with the relevant Character Area guidance will attract significant positive weight in the planning balance. Schemes that

fail to respond to the defined settlement character, or that would erode the rural setting of the parish, are likely to carry limited weight.

Figure 3: Settlement Area Types in Fleggburgh (AECOM 2025)



Policy 3: Character Areas

layout reflect the defining characteristics of the relevant Settlement Character Area or Settlement Area Type (SAT).

Development should:

- 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.
- Use locally appropriate materials, boundary treatments and landscaping to reflect the rural setting and distinct qualities of Burgh St Margaret, Billockby and Clippesby.
- Maintain key views, open spaces and the transition between settlement edges and the countryside.
- Incorporate planting, green spaces and sustainable drainage that enhance the setting of the built form and support local biodiversity.
- Refer to the Design Code's Settlement Area guidance to ensure new proposals respond to local context and reinforce the sense of place across the parish.

Policy 3: Character Areas

Development should respond positively to the distinctive character and built form of each settlement within the parish, as identified in the Fleggburgh Design Code (AECOM, 2025) and summarised in this plan. Proposals must demonstrate how their design, scale and

Section 6: Natural Environment

Meets objectives: B, C and I



48. This part of the Broads network within Fleggburgh parish is designated as the Broads Special Area of Conservation (SAC), the Trinity Broads Site of Special Scientific Interest (SSSI), and the Burgh Common and Muckfleet Marshes SSSI (**see Figure 4**). Together these sites form part of an internationally important wetland landscape, extremely rich in wildlife that depends on high water quality. They are highly sensitive to potential impacts from future development.

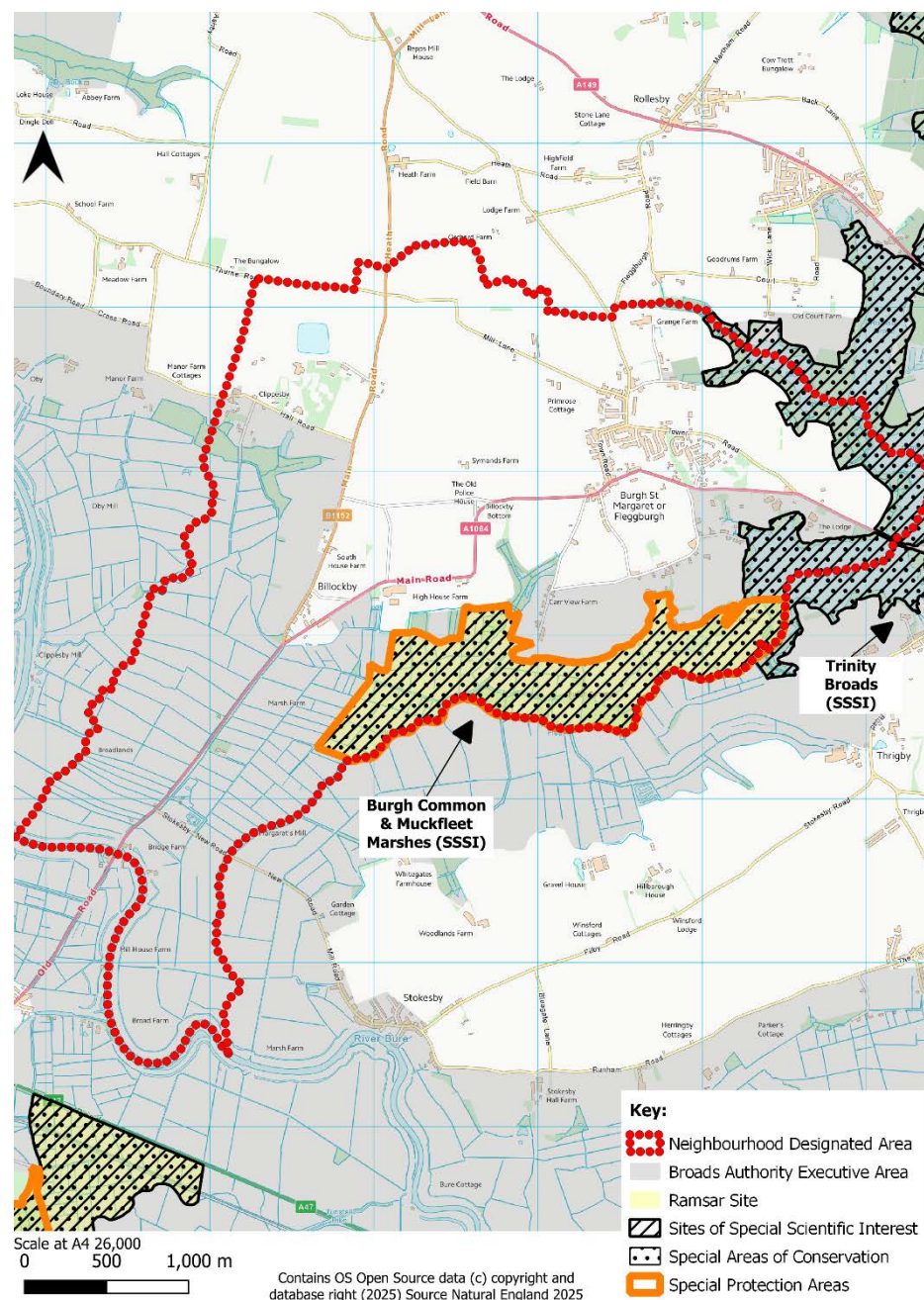
49. The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, often described as a hidden gem. Separated from the main Broads river system, they consist of

five broads, Ormesby Broad, Ormesby Little Broad, Lily Broad, Rollesby Broad and Filby Broad, which are much quieter than others. Filby Broad and Ormesby Little Broad are the deepest of the five. These broads support a wealth of wildlife, including species rarely found outside the Broads' fen habitats. Their diverse habitats include wide expanses of shallow open water, extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. They provide for a remarkable variety of plants and animals, from the smallest, rare snail and stands of true bulrush, which has almost disappeared elsewhere in the Broads, to iconic species such as the bittern.

50. The Trinity Broads make up around 14% of all open water within the Broads National Park and are a major source of freshwater, with approximately five million litres abstracted each day to supply around 80,000 homes in Great Yarmouth and surrounding villages. The Broads cover 162 hectares of open water in total, with 21 kilometres of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. Maintaining water quality is therefore of exceptional importance.

51. Burgh Common and Muckfleet Marshes is a 121-hectare site of biological importance. The Muck Fleet, a tributary of the River Bure, runs through the wetland site, which is traditionally managed by grazing and mowing. The area includes tall fen, fen meadows and drainage dykes supporting rare plant and invertebrate species, such as the swallowtail butterfly.

Figure 4: Environmental Designations



52. Community consultation for this plan showed that residents strongly value Fleggburgh's natural environment and want to conserve its special qualities. Respondents emphasised the importance of protecting wildlife, creating linked habitats, and ensuring that new development delivers measurable biodiversity improvements. Residents also highlighted local features such as the Common, Muckfleet, and the surrounding Broads landscape as key areas for protection.
53. Development should therefore support the creation of more and better-connected habitats for wildlife, ensuring that new schemes leave the natural environment in a measurably better state than before. This will help halt the decline in species, conserve existing habitats and begin to restore what has been lost.
54. Under Schedule 14 of the Environment Act 2021, all qualifying developments are required to deliver a minimum 10% biodiversity net gain (BNG), maintained for at least 30 years. Biodiversity Net Gain seeks measurable improvements by creating or enhancing habitats in association with development. It became mandatory in England in February 2024 under Schedule 7A of the Town and Country Planning Act 1990. BNG can be delivered in three ways: on-site within the development boundary, off-site in partnership with nearby landowners, or through statutory biodiversity credits. On-site provision is generally preferred. These requirements are in addition to the usual mitigation hierarchy of avoiding, mitigating, or compensating for biodiversity loss.
55. The Planning Practice Guidance makes clear that local plan policies should align with the statutory framework, which sets the national benchmark for biodiversity net gain, while also allowing local policies to identify specific opportunities for enhancement where appropriate.

56. In addition, the Broads Authority Biodiversity Enhancement Guide (2016) provides practical advice for integrating biodiversity into design and landscaping. This should be used alongside the Fleggburgh Design Code (AECOM, 2025), which encourages native planting, wildlife-friendly boundaries and sustainable drainage as part of good design.

Policy 4: Enhancing the Natural Environment

New development proposals should accord with the Fleggburgh Design Codes RC2 and RC3 in relation to landscape design, green spaces and wildlife protection.

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.

All major development must enhance the natural environment and contribute to local wildlife habitats by delivering green infrastructure of high environmental quality.

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:

- 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;

Policy 4: Enhancing the Natural Environment

- 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.

All planning applications should take account of existing trees and include measures for their protection and enhancement. Where trees 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.

Local Green Space



57. Green spaces across Fleggburgh make an important contribution to the parish's sense of place. Residents value them for many reasons — they provide opportunities for recreation and physical activity, support wildlife habitats, help to manage surface water and reduce flood risk, and in some cases offer space for growing local food. Together they play a vital role in community life and in defining the parish's rural character.

58. The National Planning Policy Framework (2024) allows land to be designated as Local Green Space where it is demonstrably special to the local community and holds particular local significance. Such spaces are often located within or close to built-up areas and contribute to the setting and identity of a settlement. They vary in size, form and use but share a common value in shaping what makes each place distinctive.

59. Local Green Space designation should only be used where all of the following criteria apply:

- The green space is reasonably close to the community it serves;
- The green area is demonstrably special to the community and holds particular local significance, for example because of its beauty, historic importance, recreational value, tranquillity or richness of wildlife; and
- The green area is local in character and not an extensive tract of land.

60. **Thirteen** Local Green Spaces have been identified for designation through this Neighbourhood Plan. They were selected by the community following consultation and assessed against the criteria in the National Planning Policy Framework. The supporting evidence and assessments for each site are provided in Appendix 1.

Policy 5: Local Green Space

The following green spaces within the parish, shown on the accompanying maps, are designated as Local Green Space through this Neighbourhood Plan:

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)

Policy 5: Local Green Space

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.

61. Fleggburgh Common was also considered by the community to be an important green space for its wildlife and ecological value. However, the site already benefits from statutory protection as part of the Broads Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA), and the Burgh Common and Muckfleet Marshes Site of Special Scientific Interest (SSSI). These designations provide a high level of safeguarding for its habitats and biodiversity.
62. Some of the Local Green Spaces identified in this plan are also covered by policies in the Local Plans. For example, the Broads Local Plan includes a specific policy relating to the Broadland Sports Club, which offers additional protection and management guidance.

Figure 5-Local Green Space

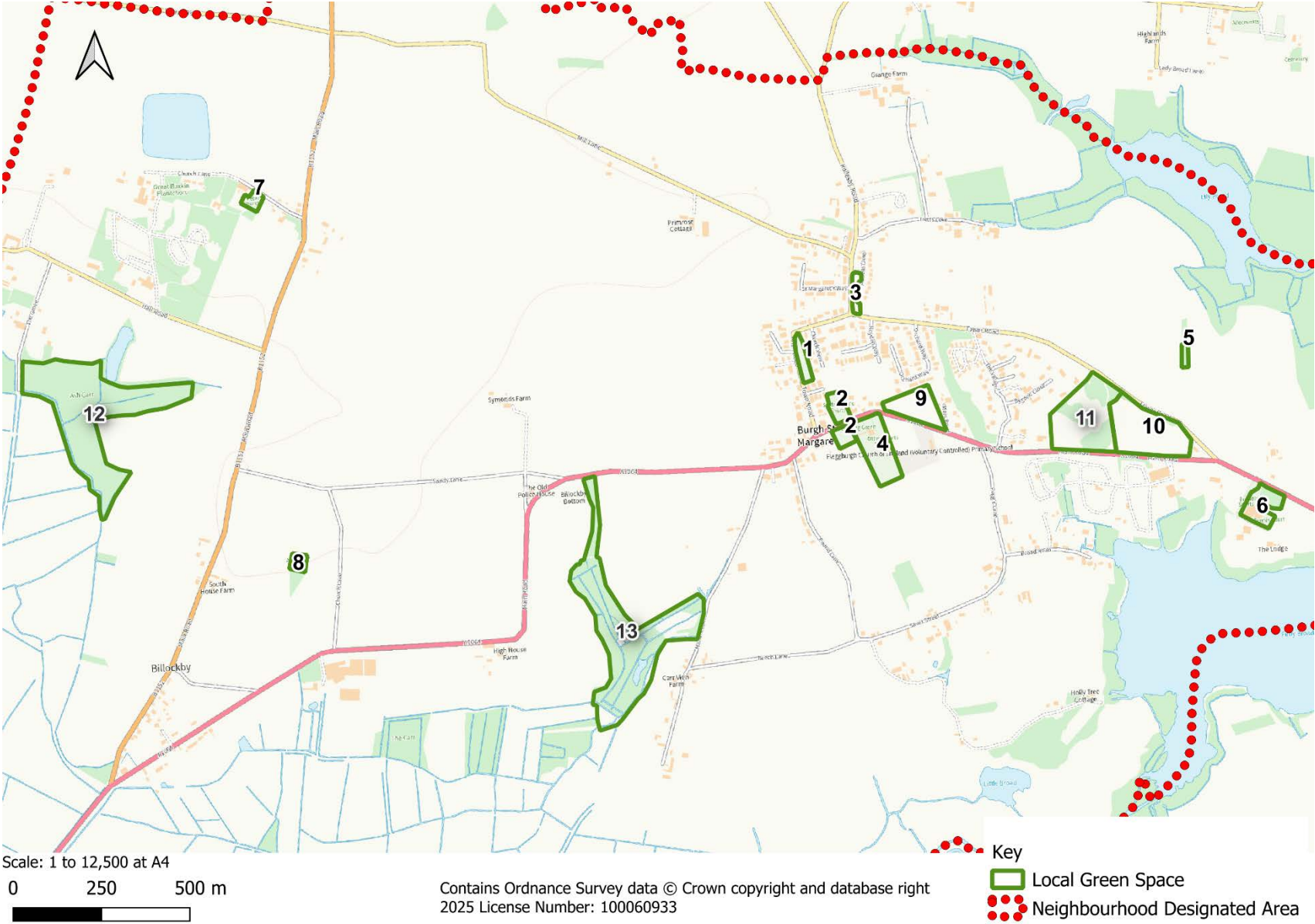


Figure 6- Local Green Spaces 1,2,4 and 9



Figure 7- Local Green Space 3



Figure 8- Local Green Spaces 5,6,10 and 11

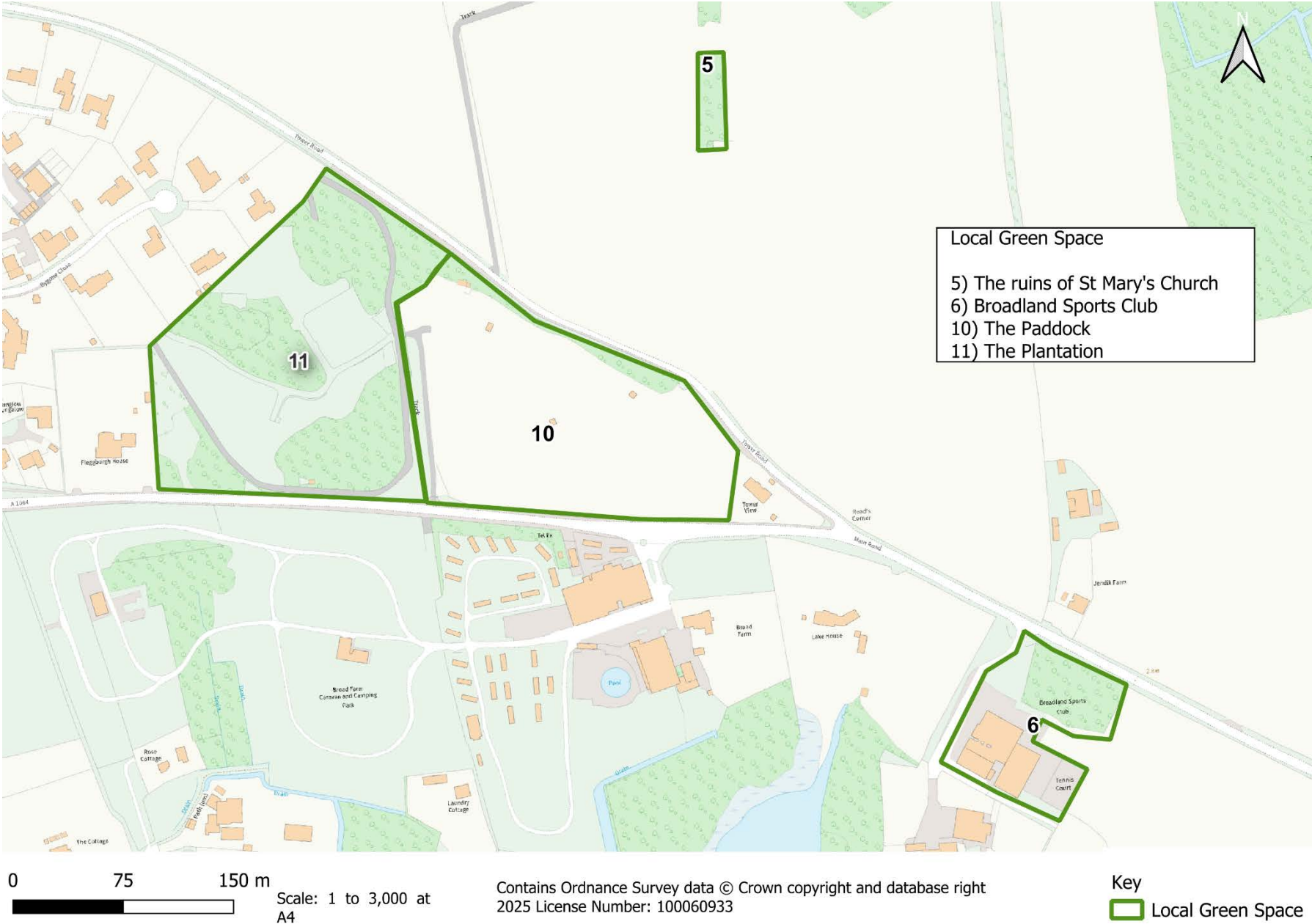


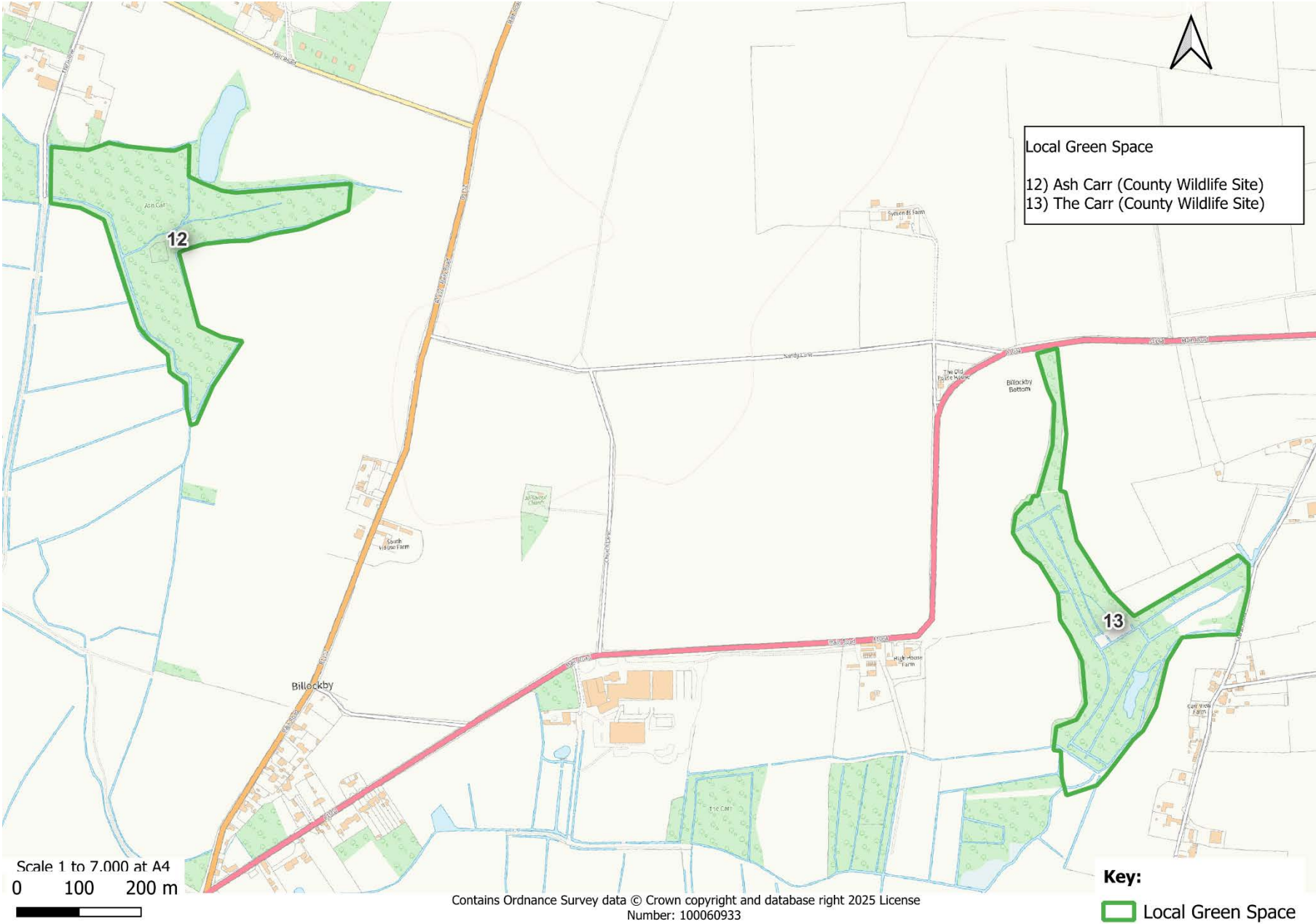
Figure 9- Local Green Space 7



Figure 10- Local Green Space 8



Figure 11- Local Green Space 12 and 13



Section 7: Landscape Setting

Meets objectives A and B



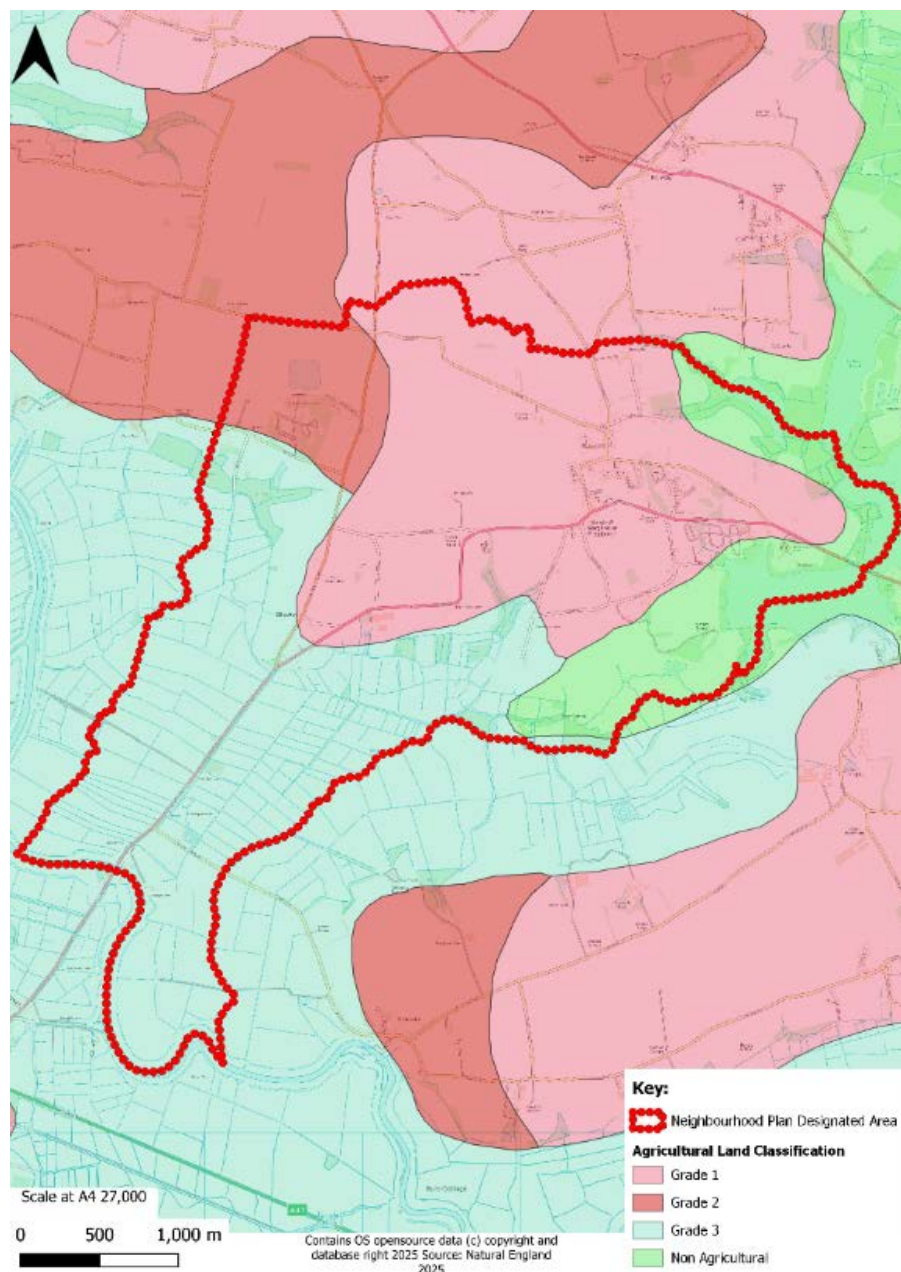
63. Much of the land surrounding the built-up areas of Burgh St Margaret, Clippesby and Billockby is high-quality arable farmland. The soils are deep and fertile, making this one of the most productive agricultural areas in Norfolk. Much of the land is classified as Grade 1 (excellent) or Grade 2 (very good) on the Agricultural Land Classification scale, as shown in **Figure 12**.

64. The landscape is distinctive where arable fields meet the edges of the Broads, often separated only by a narrow band of woodland or reedbed. Residents recognise that traditional farming continues to shape the landscape but is also evolving to adapt to modern challenges and diversification opportunities.

65. The plan seeks to protect this valued farmland and the wider landscape setting that defines the parish's relationship with the Broads. Protecting the most versatile agricultural land (Grades 1, 2 and 3a) contributes to local sustainability and reflects the parish's agricultural heritage. This approach is consistent with Policy SP4: Soils of the Broads Local Plan, which seeks to safeguard the best and most versatile agricultural land from unnecessary development.



Figure 12-Agricultural Land Classification



66. The Great Yarmouth Borough Council Landscape Character Assessment identifies the parish as part of the West Flegg Settled Farmland character area. Its key characteristics include

- Gently rolling landform with wooded edges to the Broads;
- Long views punctuated by features such as windpumps, turbines and round-towered churches;
- Predominantly arable farmland with occasional pasture;
- A mixed field pattern with hedgerows, isolated trees and small shelter belts;
- A rural road network of quiet lanes and farm tracks interspersed with key routes such as the A1064 and B1152; and
- A tranquil, open character with expansive views across the Broads' lowland wetlands.

67. The Broads Authority's Character Assessment of the Muck Fleet Valley, The Trinity Broads reinforces the importance of conserving this open landscape as part of the wider setting of the Broads. It highlights the role of the parish in providing a soft visual transition between arable farmland and the wetland habitats beyond.

68. Views within and across the parish are typically long and open, with wooded skylines and little visual clutter. Drainage mills remain an important and recognisable feature, particularly around Clippesby and Billockby, where they act as historic reminders of the area's relationship with the Broads landscape. Residents have identified a series of important viewpoints that help define Fleggburgh's landscape character, shown in **Figure 7** and listed in Appendix 2.

Policy 6: Landscape Setting

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.)

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:

- 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.

For the purposes of this policy, significant community benefits are those that meet an identified local need or deliver tangible improvements for the parish, such as:

- Affordable or specialist housing to meet an evidenced local requirement;
- Essential community facilities or infrastructure that support the wellbeing or sustainability of the parish;
- 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.

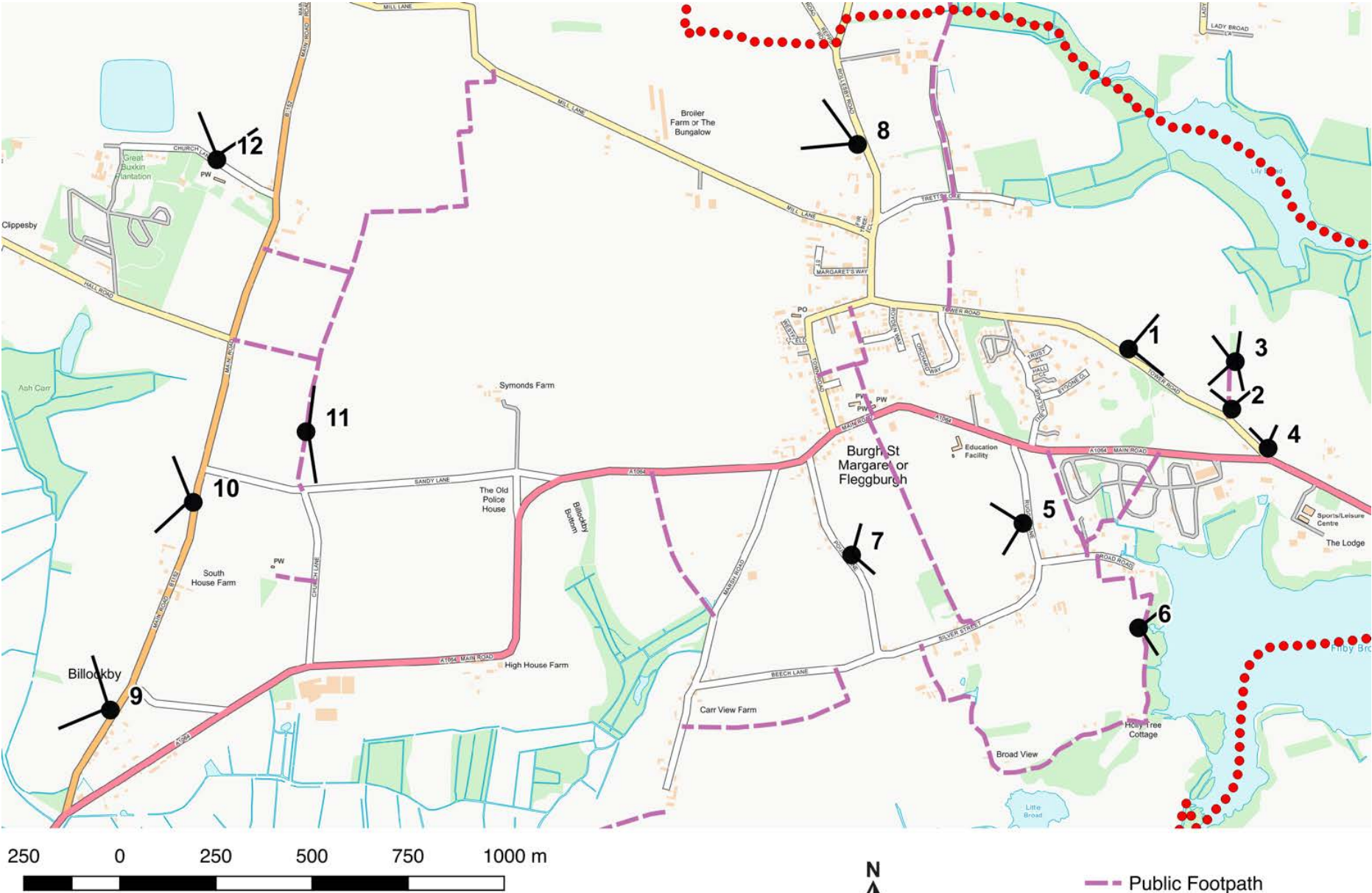
Proposals should also maintain the visual and physical separation between settlements, protect the setting of the Broads, and retain

Policy 6: Landscape Setting

natural features such as hedgerows, trees, ditches and woodland that contribute to local landscape character.

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.

Figure 13-Fleggburgh Important Views



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Dark Skies

69. Fleggburgh parish is valued by residents for its peace and tranquillity. Its proximity to the Broads and the absence of widespread street lighting mean there are dark, expansive skies at night. The Campaign to Protect Rural England's Light Pollution and Dark Skies Mapping identifies the parish as being within one of the darkest areas of Norfolk, apart from a small zone around the main village centre of Burgh St Margaret (see Fleggburgh Neighbourhood Plan Evidence Base 2025).
70. Evidence from the Broads Authority identifies the Broads, including Filby, Ormesby Little and Lily Broads, as intrinsically dark landscapes that should be preserved. The Broads in this part of Norfolk are particularly tranquil because they are isolated from the main navigable network.
71. Dark skies are an important local asset, valued for their contribution to wildlife, residents' health and wellbeing, and the overall rural character of the area. Artificial light can be harmful to wildlife: around 60 percent of insects are nocturnal, and an estimated third of those attracted to artificial light are killed as a result, reducing food sources for bats and affecting breeding success.
72. Applicants must first demonstrate that any proposed external lighting is genuinely necessary before addressing its design. Lighting should only be installed where required for a specific, identified purpose such as safety or operational need. Where lighting is justified, it must be carefully designed in accordance with good practice to ensure appropriate placement, duration, colour and timing. As highlighted in Government and Dark Sky Society guidance, "more light is not necessarily better light." Excessive or poorly designed lighting can increase glare and reduce visibility. Examples of design features that can reduce glare and light trespass include:
- Fully shielded fixtures (enclosed, full cut-off or canopy fittings);
 - Lighting directed downwards;
 - Use of low-intensity, energy-efficient light sources such as warm-white LED or fluorescent bulbs;
 - Lighting controlled by timers or motion sensors, avoiding permanent dusk-to-dawn illumination; and
 - Use of warmer colour lighting (around 3000 K or below), avoiding blue or ultraviolet light which is more disruptive to people and wildlife.
73. Residents place high value on the parish's peace and dark-sky character. In local consultation for this Neighbourhood Plan review, the majority of respondents supported preserving dark skies and ensuring that any new lighting associated with development is low-energy and sensitively designed.
74. The National Planning Policy Framework (December 2024) requires planning policies to ensure that new development is appropriate for its location, taking account of pollution effects, including light pollution, on the site and its surroundings. Paragraph 198(c) states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation."
75. The adopted Local Plan for the Broads (2019) includes Policy DM22: Light Pollution and Dark Skies, which seeks to conserve and enhance the tranquillity and dark-sky experience of the Broads. The emerging Broads Local Plan and the emerging Great Yarmouth Local Plan (Policy NAT9) both strengthen this approach. Policy NAT9 also defines Dark Sky Zones across the borough. Fleggburgh falls within Zone 1 (outside development limits) and Zone 2 (within development limits).
76. Reducing unnecessary external lighting, particularly dusk-to-dawn lighting, can make a significant contribution to maintaining and extending areas of dark sky. Proposals that remove or

replace intrusive lighting with more sensitive alternatives will therefore be supported.

Policy 7: Dark Skies

Development proposals should protect and, where possible, enhance the dark-sky character and tranquillity of the parish.

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:

- 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;
- Avoid illumination of trees, hedgerows, watercourses and open countryside; and
- Maintain dark corridors between settlements and sensitive habitats.

Applicants must demonstrate that any proposed external lighting is necessary and designed for a specific, justified purpose such as safety or operational need.

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.

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.

Policy 7: Dark Skies

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.

Section 8: Flood and Water Management

Meets objectives B, C and I



77. Flooding can cause serious damage and have lasting impacts for homeowners and the wider community. By considering flood risk early in the design process, it is possible to avoid high-risk areas, manage risk more effectively, and in some cases create solutions that enhance biodiversity and the natural environment.

78. Due to the parish's proximity to the Broads, fluvial (river) flooding is a key issue across much of the area. The Environment Agency provides long-term flood risk mapping based on rivers, the sea, surface water and groundwater. While the existing built-up areas are not directly constrained by fluvial flood risk, large parts of the parish, particularly land to the north-east and south, lie within Flood Zones 2 and 3 (medium and

high risk). This includes land along the Broads and around the undeveloped areas of Billockby and is shown in **Figure 14**.

79. There is also a widespread risk of surface water flooding within Fleggburgh, especially west of the main settlement near the former Bygone Village, and along parts of Rollesby Road and St Margaret's Way. Environment Agency datasets identify areas susceptible to surface-water ponding around existing buildings, roads, gardens, open spaces and waterbodies. Residential properties and road networks most at risk include those along Silver Street, Broad Road, Main Road, Rollesby Road, Tower Road and Tretts Lane. Records held by the Lead Local Flood Authority show one instance of internal flooding (2013) and one of external flooding (2012).

80. Surface-water flooding was identified as a major concern during community consultation for the adopted Neighbourhood Plan and remains a key local issue. Areas repeatedly highlighted by residents include Ruggs Lane, Broad Road, Rollesby Road, Tretts Lane, sections of the A1064 and Marsh Road, where photographic evidence has been gathered to support these observations.

81. Residents have expressed continuing concern that future development could increase flood risk within the parish. National policy in the National Planning Policy Framework (2024) and strategic local plan policies seek to minimise development in areas at risk of flooding and to ensure that new development does not increase flood risk elsewhere. This Neighbourhood Plan builds on that approach to reflect specific local circumstances and community priorities.

82. The Lead Local Flood Authority (Norfolk County Council) expects that all new development within the parish will:

- Demonstrate that there is no increased risk of flooding from any existing source and that mitigation measures are incorporated to manage surface water within the site;
- Be accompanied by a site-specific flood-risk assessment proportionate to the scale and type of development;
- Include measures to address identified risks and incorporate appropriate allowances for climate change;
- Apply the sequential and, where necessary, exception tests to steer new development to areas of lowest flood risk;
- Locate only compatible uses within areas identified as being at risk of flooding;
- Include Sustainable Drainage proposals with an appropriate discharge location and priority use of source-control SuDS such as permeable surfaces, rainwater harvesting, green roofs and walls;
- Limit surface-water runoff rates and volumes to greenfield levels within the development boundary; and
- Provide clear long-term maintenance and management arrangements for drainage structures, including SuDS elements, ordinary watercourses or culverts, and associated funding mechanisms.

83. The plan also seeks to ensure that Sustainable Drainage Systems (SuDS) are incorporated into new development as an effective way of managing surface water, reducing runoff rates and delivering wider benefits for biodiversity, water quality and public amenity.

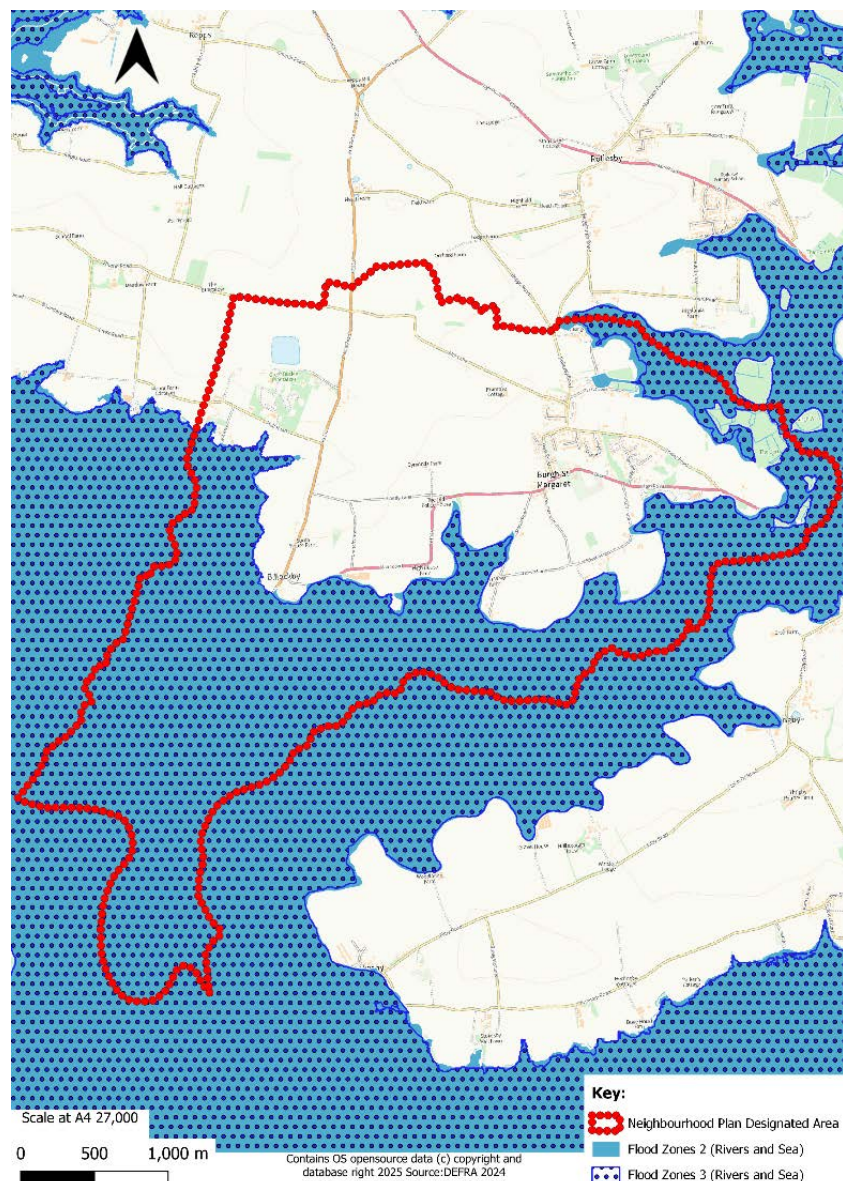
84. SuDS should be designed in line with the four pillars of sustainable drainage:

- Quantity: managing runoff to reduce the risk of flooding;
- Quality: improving the quality of water leaving the site;
- Amenity: contributing positively to the character and usability of the area; and
- Biodiversity: creating or enhancing habitats for wildlife.

85. SuDS should provide naturalistic features that contribute to biodiversity and be sufficiently sized to accommodate the increased rainfall intensity associated with climate change. Developers should have regard to the CIRIA SuDS Manual (C753), the LLFA's Guidance for Developers and Anglian Water's Towards Sustainable Water Stewardship – A Sustainable Drainage Systems Adoption Manual when designing drainage schemes.



Figure 14- Flood Risk from Rivers and Sea



Policy 8: Surface Water Management

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.

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, 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 Guidance for Developers.

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.

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.

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.

Section 6: Built and Historic Environment

Meets objectives A and H



86. Heritage plays an important part in shaping how people perceive and experience a place. Fleggburgh has a distinctive historic and landscape character defined by its pattern of villages, churches, and farmsteads, together with traditional materials and features that give the parish a strong sense of identity and continuity with the past. These elements contribute to local distinctiveness and should be conserved and enhanced through sensitive design and management.

87. There are thirteen listed buildings within the parish, already designated as heritage assets of national importance. These include the Church of St Peter (Clippesby) and the Church of St Margaret (Burgh St Margaret), both listed at Grade II*, recognising them as particularly important buildings of more

than special interest. St Peter's Church may have Late Saxon origins, with most of the existing structure dating from the 13th century. St Margaret's Church dates to the 12th century, with a 14th-century west tower. The location of all listed buildings is shown on **Figure 15**.

88. As part of preparing the Neighbourhood Plan, the community identified several buildings, sites and monuments considered to have local historic or architectural significance. Following assessment against Historic England's Local Heritage Listing: Advice Note 7, the following are proposed as non-designated heritage assets (NDHAs):

- Burgh Mill, Burgh St Margaret
- Hall Farm, Clippesby
- Clippesby House (Hall), Clippesby
- Rollesby Broads Complex
- The Cottage, Fleggburgh Common



89. These sites are identified on **Figure 15** and described further in the Neighbourhood Plan Evidence Base (2025). They are not intended to represent an exhaustive list but highlight locally valued heritage features that contribute to the parish's character and sense of place.

90. The Rollesby Broads Complex represents a significant archaeological landscape of medieval peat cuttings which flooded in the late-medieval and post-medieval periods to form the Broads. It appears on Saxton's Map of 1574 and is recognised by Historic England as part of "an area of exceptional waterlogged archaeology."

91. The ruins of St Mary's Church, known locally as the Tower, are also of particular note. St Mary's was formerly a separate parish that was united with St Margaret's in 1554. The surviving remains comprise a round tower with octagonal belfry stage, sections of the north wall of the nave and a short stretch of the west wall. The community is exploring opportunities and funding to stabilise and sensitively restore the structure.

92. It is not only individual heritage assets that are important but also their setting, which often contributes to their significance and allows people to appreciate them fully. For example, the ruins of St Mary's Church stand amid open farmland with far-reaching views across the Broadland landscape, an experience that reinforces both the visual and historical relationship between the settlement and the surrounding countryside.

93. Archaeological advice is provided by the Norfolk County Council Historic Environment Service, while advice and consultation on heritage assets fall within the responsibilities of the relevant Local Planning Authorities.



Ruins of St Mary's Church, Fleggburgh

Policy 9: Designated and non-designated heritage assets

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.

The following are identified as non-designated heritage assets within the parish:

- Burgh Mill, Burgh St Margaret
- Hall Farm, Clippesby
- Clippesby House (Hall), Clippesby
- Rollesby Broads Complex
- The Cottage, Fleggburgh Common

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.

Community Action 1: Restoration of St Mary's Church

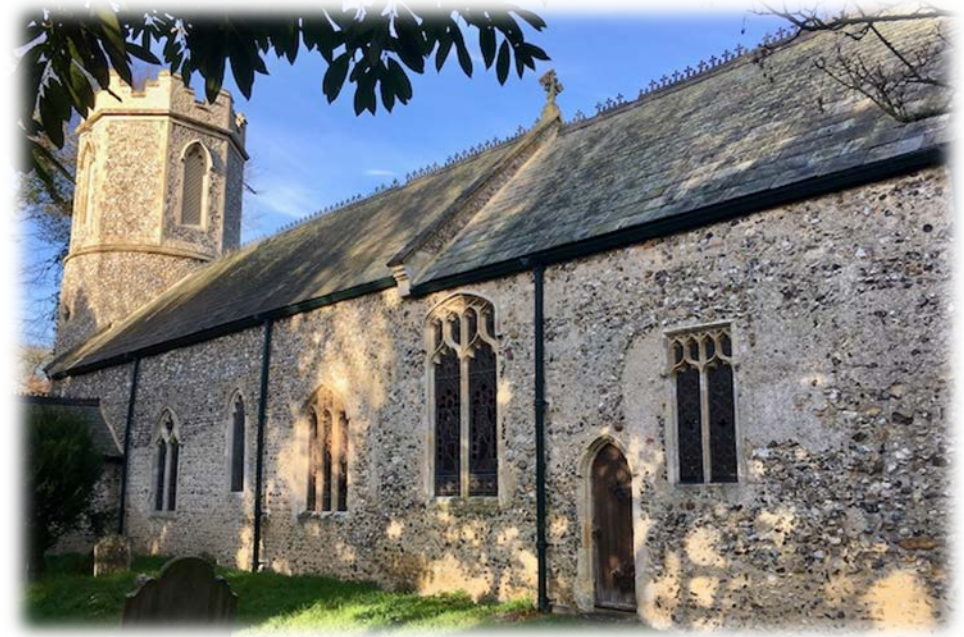
The parish will work with other external bodies, for example Great Yarmouth Preservation Trust, Norfolk County Council or Historic England to take opportunities to promote the conservation and restoration of the former Church of St Marys.

Community Action 2: Wesleyan Methodist Chapel

The Parish Council recognises the historic and community importance of the Grade II listed Wesleyan Methodist Chapel and will work with relevant bodies to ensure that its architectural integrity is retained and, where possible, enhanced.

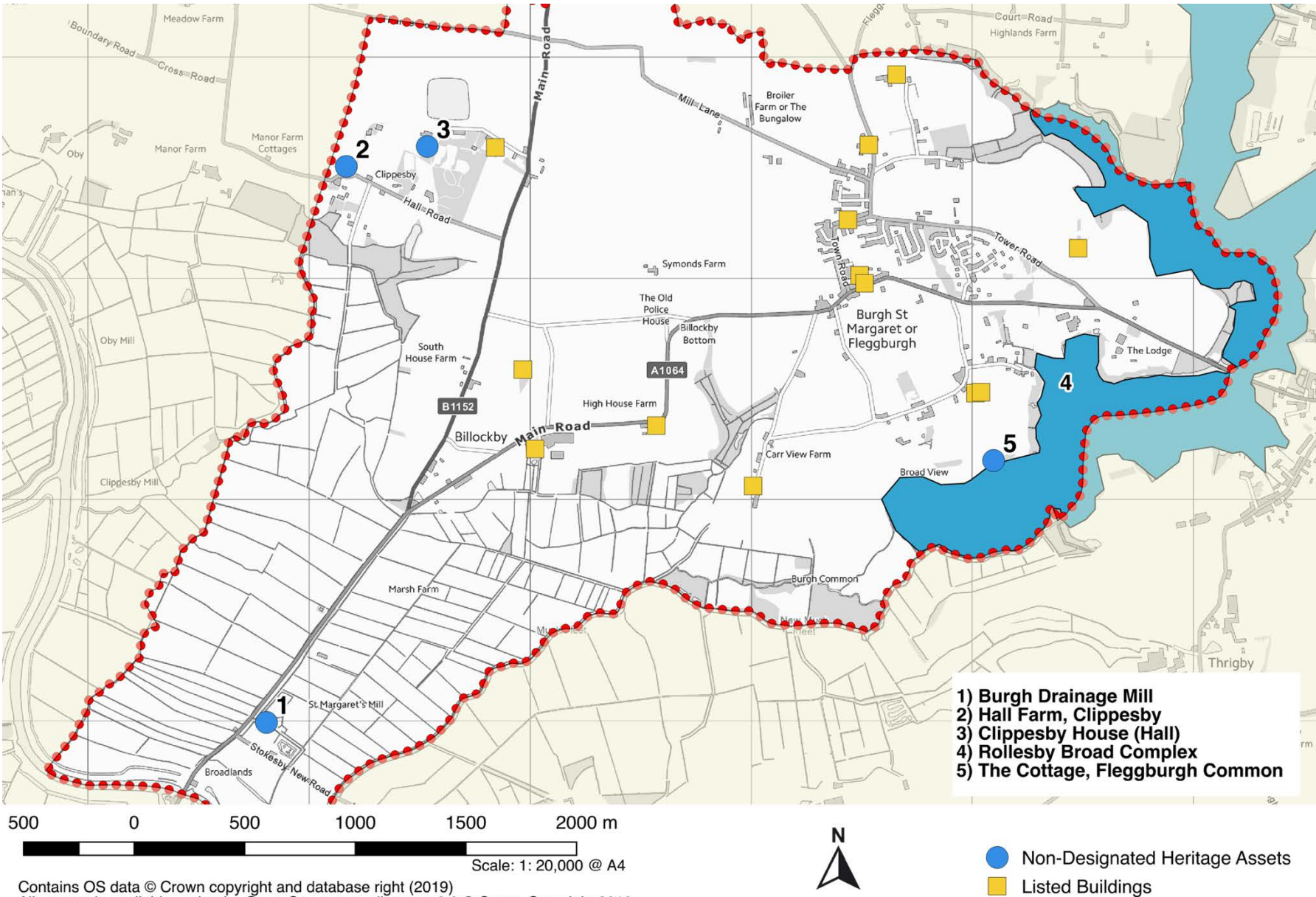
The Parish Council and local community will explore opportunities for the Chapel to be brought into community use, ideally as a café, shop, or other community-run facility that contributes to village life.

The Parish Council will also investigate the potential to register the Chapel as an Asset of Community Value to help safeguard its future and support its continued use for the benefit of local residents.



Church of St Peter, Clippesby

Figure 15-Map of Designated and Non-Designated Heritage Assets



Section 7: Transport

Meets objectives D and E

Access



94. Burgh St Margaret has a continuous footway along the north side of Main Road and a shorter section on the south side near the primary school. Elsewhere, footway provision is patchy, meaning pedestrians often walk in the carriageway. In some locations this contributes to the rural character of the village, and new footways may not always be appropriate. The introduction of a new pedestrian crossing outside the village hall in 2023 has improved accessibility within Burgh St Margaret village centre, particularly to the hall and adjacent school.

95. The parish has a number of Public Rights of Way (PRoW) connecting the three settlements, particularly Burgh St Margaret, with the surrounding countryside. Many of these routes follow field boundaries or skirt waterways (see **Figure 16**). Several circular walks also start and finish within the parish.

96. Community consultation for the Neighbourhood Plan Review (December 2024) showed strong local support for improving connectivity for pedestrians and cyclists between Burgh St Margaret, Clippesby and Billockby. Residents expressed a desire for new and upgraded footways, public footpaths and cycle paths. Suggested priority routes include Tower Road, Marsh Road, the link between Burgh St Margaret and Acle (encompassing Billockby and Clippesby), and continuing the existing path around Burgh Common. The highest priority identified was for a new footpath and cycleway linking Billockby and Clippesby, as shown in **Figure 17**.



Figure 16: Public Rights of Way in Fleggburgh and Proposed Footpaths

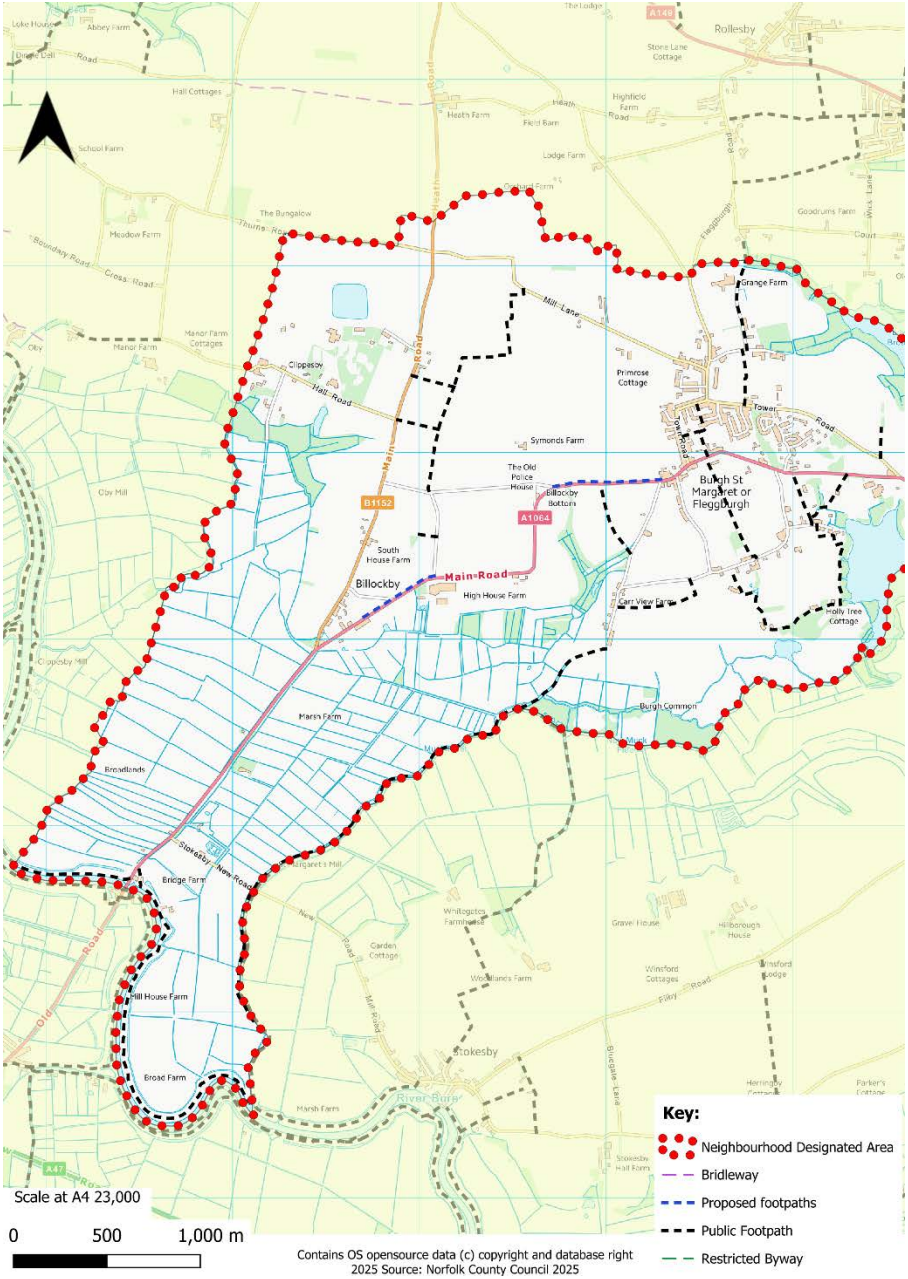
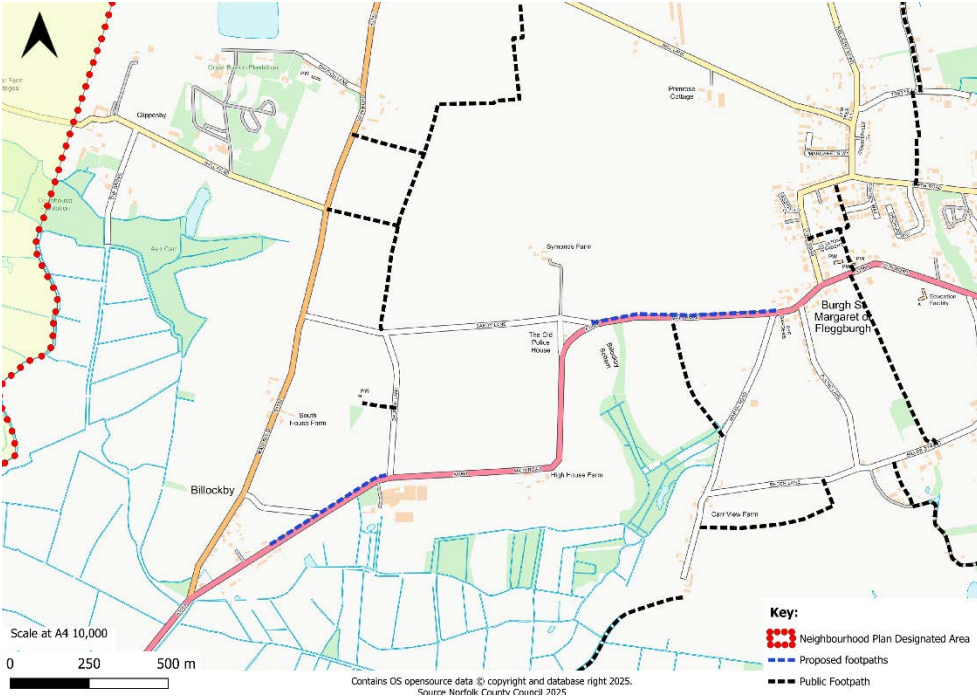


Figure 17: Proposed footpath link between Billockby and Clippesby



Community Action 3: Footpaths

The Parish Council will work with local landowners and Norfolk County Council to improve connectivity between Burgh St Margaret, Clippesby and Billockby, and to explore opportunities for improved links to Acle.

97. Since adoption of the previous Neighbourhood Plan, public transport provision has improved, with a two-hourly bus service now operating between Great Yarmouth and Norwich. The service is well used, but just under a third of respondents to the 2024 community survey would like to see a more frequent service with an extended timetable, as well as more or improved bus stops and shelters.

Community Action 4: Local Bus Services

The Parish Council will work with local bus operators to continue to enhance public transport provision through the parish. Should additional services be secured, the Parish Council will promote local patronage to support their long-term viability.

98. Sustainable access, particularly walking, is strongly supported by both the National Planning Policy Framework and local plans. Walking provides health and wellbeing benefits and reduces car use, helping to lower emissions and congestion. Within Burgh St Margaret, walking is a popular mode for local trips, though Census 2021 data show only 1.6% of residents walk to work. Safe crossing points on Main Road remain a concern, particularly for access to the school and playing field.

99. According to the Census 2021, only 5.8% of households in the parish do not have access to a car. While private cars remain essential for many rural journeys, those without access to a car are highly dependent on local services and public transport.

100. Although driving is often the most practical mode of transport in rural areas, both national and local policy encourage greater use of sustainable modes such as walking, cycling and public transport. These bring benefits including reduced air pollution and CO₂ emissions, improved health and wellbeing, less congestion and lower transport costs. Developers can assist by

providing infrastructure that supports a shift to sustainable travel.

Policy 10: Sustainable Transport

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.

101. Consultation feedback highlighted strong community interest in improved cycling opportunities, both within the parish and to nearby destinations such as Acle. Suggested routes include a shared footpath and cycleway along Marsh Road, a link via Stokesby Road to Acle, and connections to the Broads Authority footpath running between Acle Bridge and Acle. Improved cycling access would support both local commuting and leisure use, helping residents and visitors enjoy the parish's rural setting in a safe and sustainable way.

Community Action 5: Cycling Links

The Parish Council will work with Norfolk County Council, local landowners and the Broads Authority to explore opportunities to create new or improved cycle routes between Burgh St Margaret, Clippesby, Billockby and Acle, including enhanced access to the Broads network and Acle Bridge.

Traffic and Safety



102. The neighbourhood plan area lies around 8.5 miles northwest of Great Yarmouth. Only 15.6% of residents travel less than 10 km to work, compared with 41.4% across the Borough, reflecting the limited local job opportunities and services. As a result, the private car remains the most common mode of transport for commuting.

103. The A1064 runs through the centre of the parish and the villages of Burgh St Margaret and Billockby. This is a busy commuter and diversion route, particularly when closures occur on the A47 Acle Straight. Planned speed reductions on the Acle Straight and housing growth around Caister may further increase traffic volumes through the parish.

104. Traffic speed and safety remain key community concerns. The junction of the A1064 and B1152 has a relatively high accident record. Data from Crash Map indicate around 28 collisions (slight to severe) within the parish, including five serious incidents, mostly along the B1152 and Main Road (A1064). Norfolk County Council Highways has acknowledged the A1064/B1152 junction as a high-risk location and has installed warning signage. The community will continue to engage with the Highway Authority to explore further safety improvements at this junction.

105. Speeding through Burgh St Margaret is also an issue, despite the 30-mph limit. It is particularly concerning for pedestrians crossing the A1064 in the village centre. There is community support for extending the 30 mph limit eastwards from the village centre to Broadland Sports Club, where the existing footway is inconsistent in quality and width.



106. Community consultation in 2024 found that 85% of respondents considered road safety for pedestrians and cyclists to be an issue. Suggested measures included speed reduction schemes, pavement and footpath maintenance, improved lighting, and parking restrictions along Main Road in Burgh St Margaret.

107. In response, the Parish Council has been working with Norfolk County Council to consider the introduction of double yellow lines along Main Road at the junction with Tower Road. Consultation on this proposal is ongoing.

Policy 11: Traffic and Safety

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.

Community Action 6: Speed Management

The Parish Council will continue to work with Norfolk County Council and other relevant agencies to explore the feasibility of introducing average speed cameras through the parish and to identify other appropriate traffic-calming measures.

Section 8: Services and Facilities

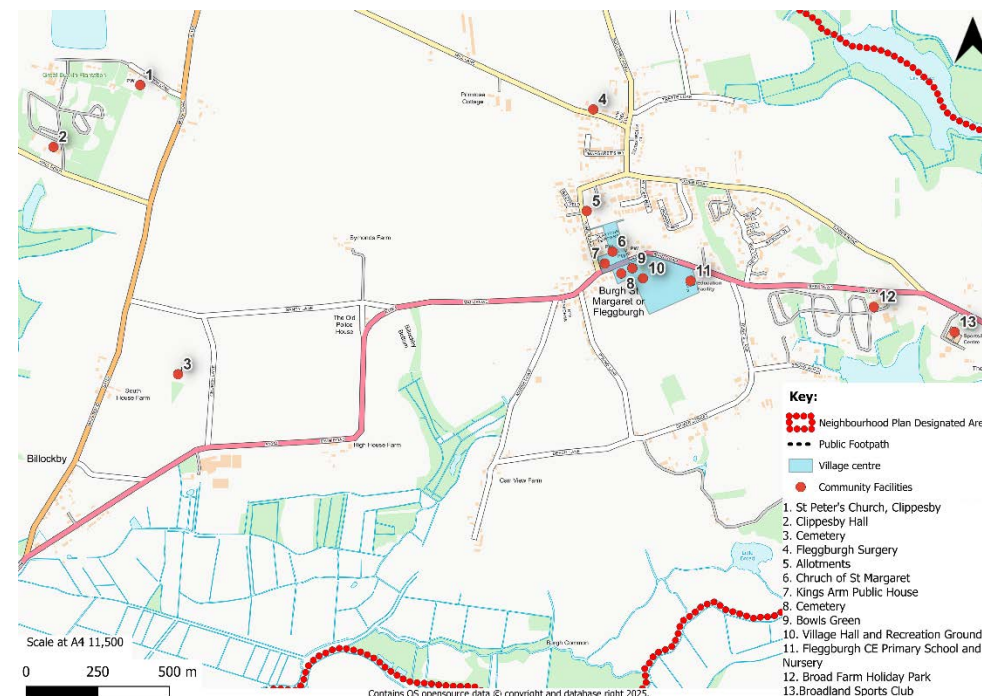
Meets objectives E and F



108. Burgh St Margaret (referred to as Fleggburgh in the Great Yarmouth Local Plan) is identified as a Secondary Village in the Great Yarmouth Local Plan Core Strategy (2015). It is one of the largest and best-served settlements in the rural area, containing a GP surgery, primary school and nursery, public house, sports club, village hall, church, and a holiday park.

109. Secondary Villages are defined as having a modest range of services and limited access to public transport or employment opportunities. Concerns have been raised locally about the capacity of key services, particularly the primary school and GP surgery, as well as the safety and accessibility of routes to them. Services and facilities available within the parish are shown in **Figure 18**.

Figure 18- Community Facilities in Fleggburgh



110. The capacity of Fleggburgh CE Primary School is currently 56 pupils, with 57 on roll (PAN to be confirmed). Some local children are unable to attend due to space constraints, and previous planning decisions have reflected this limitation. The community would like to see expansion of both the school and healthcare provision where feasible to serve the existing and future population.

111. A relatively high proportion of residents' work from home, and there are a number of small businesses within the parish. This underlines the importance of reliable digital infrastructure. Improvements to broadband speed and mobile coverage are strongly supported by the community as a way to sustain home working and local enterprise. However, new telecommunications

infrastructure must be carefully designed to avoid visual intrusion in the parish's open, low-lying landscape.

112. In the settlement hierarchy, Clippesby and Billockby are identified as Tertiary Villages, the lowest tier, which generally have few facilities and limited transport access.
113. Consultation for the Neighbourhood Plan Review (December 2024) revealed strong community interest in maintaining and improving local services and facilities. Key themes included:
- A desire for more amenities such as a shop, café or community space;
 - Expansion of healthcare provision, including extended GP and potential dental services;
 - Additional parking at the village hall;
 - Improved and additional play equipment or sports facilities; and
 - Better broadband and mobile coverage.
114. There is currently no village shop in the parish, though a strong community desire for one was expressed both in this review and during the preparation of the original plan. Many residents rely on the Post Office and Stores in Filby, and highlighted the importance of maintaining good pedestrian and cycle links to it. Provision of a small local convenience store is supported in Policy 12.
115. Play provision within the parish is centred around the playing field at the village hall, which provides the only public play area serving Burgh St Margaret, Clippesby and Billockby. Consultation for the Neighbourhood Plan Review (December 2024) highlighted that many residents would like to see a wider range of equipment to cater for different age groups and abilities, including accessible and inclusive play features. Parents also expressed concern that the existing equipment is dated and limited in variety. Enhancing play provision in this

central, well-used location would provide social and health benefits, encourage outdoor activity, and strengthen the village hall's role as a family-friendly community hub.

Community Action 7: Play Equipment

The Parish Council will work with the relevant bodies to improve and expand play facilities at the village hall playing field and elsewhere in the parish. This may include new and inclusive equipment, safety surfacing, and landscaping enhancements to create a more attractive, accessible and biodiverse recreational space for all ages.

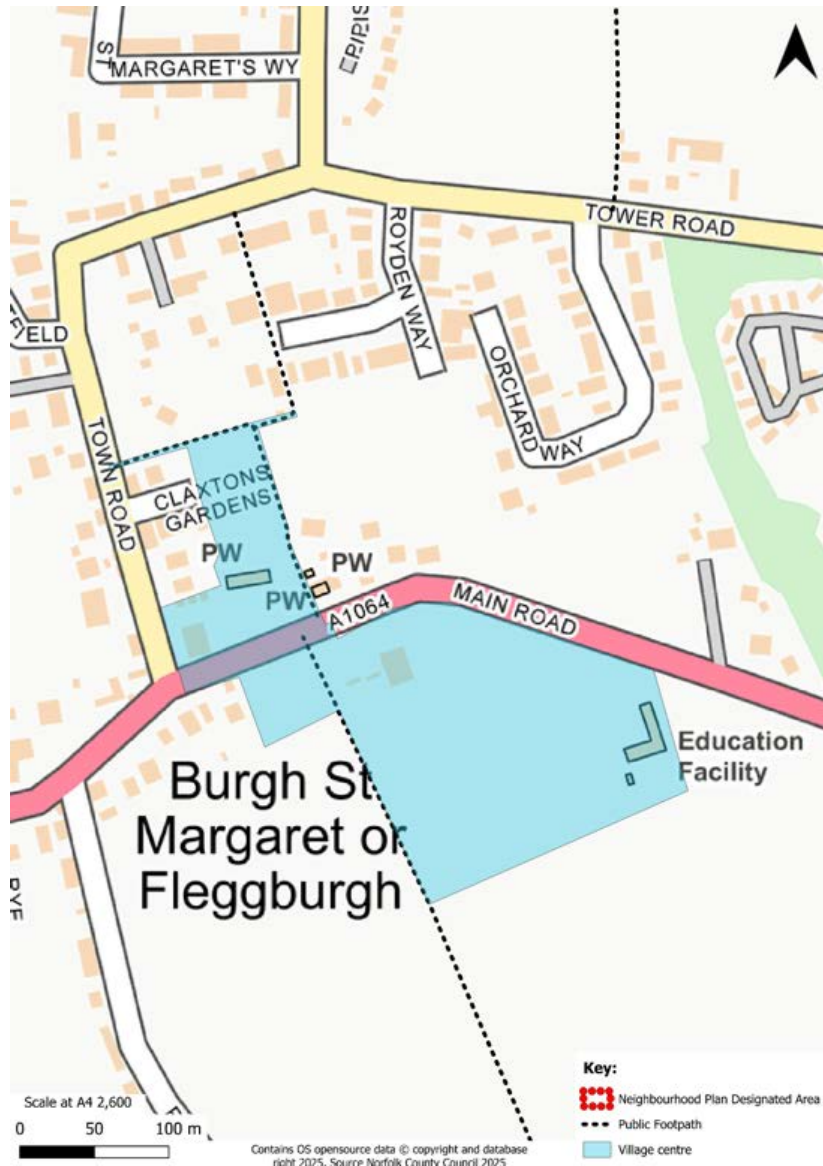
116. Although communications infrastructure is essential to modern living, it is already addressed through national and local plan policies and building regulations. Fibre broadband has now been extended across much of the parish, significantly improving connectivity. Any future infrastructure should continue to balance operational needs with protection of the parish's open landscape and rural character.

Burgh St Margaret Village Centre

117. Burgh St Margaret is the most defined and nucleated settlement within the parish, containing a good range of services and acting as the focus of community life. The village centre, shown in **Figure 19**, includes the primary school, village hall, playing field and bowls green, and St Margaret's Church. This area provides a strong community hub and sense of identity for residents of the wider parish.
118. Since adoption of the original Neighbourhood Plan, improvements have been made to accessibility within the village centre, including the introduction of a pedestrian crossing outside the village hall in 2023. The village hall car park remains an important facility, serving school drop-offs, hall users and visitors to the playing field and church. However, the existing 35

spaces are insufficient at peak times, leading to informal parking on the playing field and potential safety conflicts between vehicles and children.

Figure 19: Burgh St Margaret Village Centre



119. The Parish Council strongly supports the proposed extension and formalisation of the village hall car park to improve safety, accessibility and capacity for community use. The car park plays a vital role in supporting the primary school, village hall, playing field, church and wider community events, and current provision is insufficient at peak times. Extending the car park is therefore considered necessary community infrastructure that will enable the safe and effective use of the wider village centre.

120. The playing field and adjoining green space form part of a designated Local Green Space. National policy allows for appropriate works within an LGS where they support its recreational value and community function. A well-designed car park extension that maintains the openness and usability of the playing field, incorporates appropriate landscaping and avoids harm to the qualities for which the LGS was designated, is consistent with this approach.

Policy 12: Burgh St Margaret Village Centre

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.

Improvements to footpaths and the creation of new or extended cycleways connecting to the village centre will be supported.

The extension and formalisation of the village hall car park will be supported, provided that it:

- Is designed to improve safety, accessibility and capacity for the school, village hall, playing field and other community uses;
- Includes appropriate landscaping and surfacing to integrate with the character of the village centre;

Policy 12: Burgh St Margaret 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.

121. Enhancing the attractiveness of the village centre is a shared community aspiration. The Parish Council and local volunteers have already planted more than 4,000 spring-flowering bulbs, and further environmental improvements are encouraged.

Community Action 8: Village Centre

The Parish Council will seek opportunities to enhance the environment of the village centre through measures such as tree planting, native hedging, seasonal planting and other improvements that support biodiversity and local amenity.

Appendix 1: Local Green Spaces

The following green spaces have been identified by the community to be designated as Local Green Spaces in Fleggburgh Neighbourhood Plan. This table sets out how they meet the criteria set within the National Planning Policy Framework. Paragraph 107 of the National Planning Policy Framework (December 2024) sets out that:

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

#	LGS	Location		Ownership	Reasonably Close Proximity to the community		Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
1	Allotments	Town Burgh Margaret	Road, St	The Land's Trust	Close proximity to Fleggburgh village centre		Recreational value & wildlife habitat. Well used by residents as an opportunity to grow food locally. Identified by residents during consultation activities.	0.3ha
2	St Margaret's Church and Cemetery	Burgh Margaret	St	Diocese of Norwich	Within Fleggburgh village centre		Heritage value & wildlife habitat. Medieval parish church. On the Norfolk Historic Environment Record #8618. Identified by residents during consultation activities. Half of the Churchyard next to Number 4 is now closed.	0.7ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
3	Pipiestrelle green space	Rollesby Road, Burgh St Margaret	The Pipistelle Close (Fleggburgh) Management Company Ltd	Within close proximity of Fleggburgh village centre and adjacent the new Tower Road development	Wildlife habitat and recreational value. The pond and green space supports a range of wildlife. Part of the village drainage network and recognised surface water feature by the Lead Local Flood Authority. The areas of green space include old and new planted trees and are areas residents can choose to sit when traveling through the village along the adjacent footpath. Identified by residents during consultation activities.	0.005ha
4	Playing field, children's play area & bowls green	Adjacent the Village Hall, Burgh St Margaret	Parish Council	Within Fleggburgh village centre	Recreational value as well used by the community, located adjacent the school so particularly used after school by families. Well maintained and used by residents and sports clubs. Identified by residents during consultation activities.	1.5ha
5	Ruins of St Mary's Church (the tower)	Tower Road, Burgh St Margaret	Diocese of Norwich	Close proximity to the village centre and residents on Tower Road	Heritage value & wildlife habitat. Formerly the parish church of St Mary's which survives as ruins. Community policy in the plan to support restoration of the site, supported by Historic England during Regulation 14. Identified in the Norfolk Historic Environment Record #8647. Identified by residents during consultation activities.	0.1ha
6	Broadland Sports Club	Main Road, Burgh St Margaret	Broadland Sports Club	Within walking distance along an existing footway from	Recreational value. Used for sporting activities by residents. Identified by residents during consultation activities.	0.7ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
				many residents in Fleggburgh		
7	St Peter's Church	Clippesby	Diocese Norwich	of Within close proximity to homes in Clippesby	Heritage value & wildlife habitat. Medieval parish church, Saxon beginnings, with a round tower and some early Saxon stonework as well as later medieval enhancements. Grade II* listed. On the Norfolk Historic Environment Record #8617. Identified by residents during consultation activities.	0.2ha
8	All Saint's Church	Billockby	Diocese Norwich	of Within distance walking of residences in Billockby	Heritage value & wildlife habitat. Medieval parish church which is mostly in ruins following a storm in 1767. On the Norfolk Historic Environment Record #8620. Identified by residents during consultation activities.	0.2ha
9	Penny Loaves	Main Road, Fleggburgh	The Land's Trust	Within close proximity of Fleggburgh village centre	Heritage value & wildlife habitat. The Penny Loaves has strong historical link with the primary school. Over 300 years ago a tradition was started of giving a loaf of bread to any children who slept in the village of Fleggburgh on the night of Plough Sunday. It was so popular that families would come from other villages just to spend that night in Fleggburgh. Identified by the working group which is made up of significant community representation.	1ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
10	The Paddock	Tower Road, Fleggburgh	Parish Council	Adjacent the built-up area of Burgh St Margaret	Wildlife value. This green space is a wooded area made up of priority habitat deciduous woodland. Identified by the working group which is made up of significant community representation.	3.1ha
11	The Plantation	Tower Road, Fleggburgh	Parish Council	Adjacent the built-up area of Burgh St Margaret	Wildlife habitat and recreation value. A field currently used as a paddock to graze horses. Identified by the working group which is made up of significant community representation.	2.8ha
12	Ashwell Carr	East of The Grove and South of Hall Road	Billockby Farms Limited	Adjacent to residential dwellings along The Grove and Hall Road	Wildlife value. Ashwell Carr is an element of the "Ash Carr & West of Dovehouse Plantation" County Wildlife Site. County Wildlife Sites (CWS) are areas of land that are rich in wildlife. Ashwell Carr is a wooded area and the whole green space is made up of deciduous woodland which is a priority habitat.	7.5ha
13	The Carr	West of Marsh Road and South of the A1064	Billockby Farms Limited	Adjacent to residential dwellings along Marsh Road	Wildlife value. The Carr is a County Wildlife Site (CWS) are these are areas of land that are rich in wildlife. The Carr is a wooded area with drains and a large pond. The majority of the green space is made up of deciduous woodland which is a priority habitat. To the south of the greenspace is also coastal and floodplain	7.2ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
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grazing marsh which is another priority habitat.

Appendix 2: Key Viewpoints

Viewpoint 1: Tower Road, Fleggburgh



Viewpoint 2: St Mary's Church, Fleggburgh



Viewpoint 3: From St Mary's Church, Fleggburgh





Viewpoint 4: St Mary's Church, Fleggburgh



Viewpoint 5: Rugg Lane, Fleggburgh



Viewpoint 6: Public Footpath, Filby Broad, Fleggburgh



Viewpoint 7: Pound Lane, Fleggburgh



Viewpoint 8: Rollesby Road, Fleggburgh



Viewpoint 9: Across the marshes, Clippesby



Viewpoint 10: From the B1152, Clippesby



Viewpoint 11: Public footpath, near All Saints Church, Billockby



Viewpoint 12: St Peters Church, Clippesby

