

# **Fleggburgh Neighbourhood Development Plan Review**

**Evidence Base  
October 2025**

## Contents

<b>SUMMARY OF KEY ISSUES .....</b>	<b>1</b>
<b>INTRODUCTION.....</b>	<b>1</b>
<b>PARISH CONTEXT .....</b>	<b>2</b>
<b>POPULATION CHARACTERISTICS.....</b>	<b>4</b>
<b>ACCOMMODATION PROFILE.....</b>	<b>6</b>
<b>HOUSING DEVELOPMENT.....</b>	<b>10</b>
<b>AFFORDABLE HOUSING.....</b>	<b>12</b>
<b>TRANSPORT INFRASTRUCTURE AND CONNECTIVITY.....</b>	<b>14</b>
<b>TRAVEL TO WORK AND CAR OWNERSHIP.....</b>	<b>19</b>
<b>SERVICES WITHIN THE COMMUNITY.....</b>	<b>21</b>
<b>THE NATURAL ENVIRONMENT.....</b>	<b>23</b>
<b>FLOODING.....</b>	<b>35</b>
<b>ISSUES.....</b>	<b>38</b>
<b>THE BUILT ENVIRONMENT.....</b>	<b>39</b>
<b>APPENDIX A- BROADS AUTHORITY HOUSING DATA IN FLEGGBURGH (JANUARY 2025).....</b>	<b>41</b>
<b>APPENDIX B- GREAT YARMOUTH BOROUGH COUNCIL HOUSING DATA IN FLEGGBURGH (FEBRUARY 2025) .....</b>	<b>41</b>

## Summary of Key Issues

Theme	Summary	Issues
Population characteristics	<ul style="list-style-type: none"> <li>The number of people living in the parish has increased slightly over the last 10 years according to Census data.</li> <li>The age profile has remained static during this time.</li> <li>Half of the population is of working age with the age bracket 25-64 representing 50% of the population.</li> <li>The proportion of people aged 65+ has increased over the last 20 years and makes up just over a quarter of the population.</li> </ul>	<p>Future housing will need to cater for a mix of age groups, including encouraging younger people to stay in the area who may be looking for their first house as well as those with families or wishing to start a family. Since the parish is ageing the data indicates there is a need for some future development to focus on smaller housing units for older people rather than larger executive type property or accommodation specifically for older people.</p>
Accommodation profile	<ul style="list-style-type: none"> <li>According to census data the number of resident households in the parish has increased over the last 10 years.</li> <li>The current housing stock comprises a high proportion of 3 and 4-bedroom homes. The proportion of 1-bed properties is very low when compared to borough averages.</li> <li>23.2% of households are single-occupancy and most households are made up of 2 people.</li> <li>House prices have increased over the years and the majority for sale at the moment are for 4 bed properties of around £700,000 which is out of reach when it comes to affordability for a number of people.</li> </ul>	<ul style="list-style-type: none"> <li>The housing profile is dominated by detached homes which make up around 50% of houses in the villages. There is also a higher proportion of semi-detached homes (a third) than other neighbouring parishes.</li> <li>32% of homes have four or more bedrooms. The profile means homes in Fleggburgh will tend to be more expensive, which is confirmed through average price trends on Zoopla. This most likely will make them unaffordable for younger people, first-time buyers and those on lower wages.</li> <li>Home ownership is very high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent socially and privately.</li> <li>Fleggburgh has a very low proportion of one-bedroom properties (4.5%), and a comparatively low proportion of two bed properties (24.9%) may make it more difficult than elsewhere for</li> </ul>

Theme	Summary	Issues
		<p>older people to downsize and free up larger homes for families.</p> <ul style="list-style-type: none"> <li>• Although the parish experiences many visitors to the Broads National Park, second home ownership does not appear to be an issue.</li> </ul>
Housing development	<ul style="list-style-type: none"> <li>• Fleggburgh is a relatively small parish of just over 491 homes (March 2024) which is an increase from 400 since the last Evidence Base Paper 2022 was completed for the Neighbourhood Plan. Data from the Borough Council indicates that over the last 12 years 62 new homes have been completed and there are 14 net dwellings with extant permission.</li> <li>• Great Yarmouth Borough Council (GYBC) and the Broads Authority have not allocated land in Fleggburgh in their adopted Local Plans. However, one site is proposed in the emerging GYBC Local Plan for 20 residential dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>• Feedback from the community previously in the neighbourhood plan indicates that new homes which have been built out have been for larger, executive style properties, rather than homes that are needed by the local population.</li> <li>• Feedback from the community in 2024 for the review showed that the majority of respondents (62% or 53 respondents) disagreed that there is a need for new housing. Since the GYBC Local Plan may allocate a site in Fleggburgh for 20 homes ensure that the neighbourhood plan policies add relevant detail to ensure that the allocated site takes land use concerns on board. For example, smaller housing mix.</li> </ul>
Affordable housing	<ul style="list-style-type: none"> <li>• There are 39 affordable homes (rent or ownership) within the parish.</li> <li>• There is no specialist accommodation (sheltered housing) eg for older people.</li> <li>• In March 2025 there were 162 households on the Great Yarmouth Borough Council housing register who picked Fleggburgh as a preference to reside within. 71 of the 162 households needed a 1 bed house or studio apartment and a large amount of people were needing 2 or 3 bed homes.</li> </ul>	<ul style="list-style-type: none"> <li>• Demand for affordable housing outstrips its current supply within the parish. Current data indicates that demand in Fleggburgh is highest for smaller unit homes such as 1 bedrooms.</li> </ul>
Transport infrastructure and connectivity	<ul style="list-style-type: none"> <li>• There is good access to the countryside, which is facilitated by several public footpaths. This is not only good for health and wellbeing purposes but may take some recreational pressure off The Broads (SPA, SAC), Broadland (Ramsar) and</li> </ul>	<ul style="list-style-type: none"> <li>• Though several public footpaths in the parish may take some recreational pressure off the International and National Designated Sites, a number of footpaths do pass through these sites to the south of the parish, so it</li> </ul>

Theme	Summary	Issues
	<p>Trinity Broads (SSSI) Natural Designated Sites which all fall within the parish.</p> <ul style="list-style-type: none"> <li>The parish is served by a regular daily bus service to Acle where it is possible to connect for journeys to Norwich or Great Yarmouth. There is also the X6 bus service available for residents to travel towards Great Yarmouth for the purpose of college days and there are two pick-up times on a Saturday.</li> </ul>	<p>is possible that increased tourism or development within the parish overtime could increase pressures in these areas such as from dog walking or trampling on habitats away from the designated footpaths. Informing residents or tourists about the importance of these areas such as through interpretation boards (if not already in existence) would help with reducing any pressures.</p> <ul style="list-style-type: none"> <li>Though there are options available in the parish for public transport it is likely that for many the times available will not be convenient enough for making a journey to and from work or for leisure purposes.</li> <li>There have been several road incidents including 5 severe collisions between 2019-2023 in the parish. Actions should be taken such as discussions with relevant statutory stakeholders to make areas safer.</li> </ul>
Travel to work and car ownership	<ul style="list-style-type: none"> <li>A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.</li> <li>A small proportion of households have no car and so rely heavily on public transport and local service provision</li> <li>The car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away.</li> </ul>	<ul style="list-style-type: none"> <li>High car ownership levels will result in a high demand for home-based car parking spaces.</li> <li>The lack of public transport throughout the week could have a detrimental effect on those households who do not own a car if they have limited support getting to core services outside of the parish.</li> </ul>
Services within the community	<ul style="list-style-type: none"> <li>Fleggburgh is considered a Secondary Village within the Great Yarmouth Local Plan. It has a fairly good level of local services, including</li> </ul>	<ul style="list-style-type: none"> <li>The primary school is currently 1 pupil over school capacity. Future development in the parish may increase capacity depending on the</li> </ul>

Theme	Summary	Issues
	<p>outdoor recreation space, though no shop. Any development will want to support the sustainability of these services and the vitality of the village.</p>	<p>demographic of those new residents. However, according to current census statistics the parish looks to be ageing so may not be a concern to Norfolk County Council.</p> <ul style="list-style-type: none"> <li>• Most open space provisions show to be in a deficit in the parish. Any further development should contribute to improving these needs either by bringing forward provision on site or contributing financially to such spaces coming forward.</li> </ul>
<p>The natural environment</p>	<ul style="list-style-type: none"> <li>• The neighbourhood plan encompasses a large area of the Norfolk and Suffolk Broads. Within this there are a number of national designations overlapping one another. Two areas within the parish are Special Sites of Scientific Interest (SSSIs) these are the Trinity Broads and Burgh Common and Muckfleet Marshes. Burgh Common and Muckfleet Marshes is also designated as a Ramsar Site, a Special Protection Area (Broadland) and a Special Area of Conservation (SAC) being part of The Broads. Trinity Broads also falls within The Broads SAC.</li> <li>• There are two County Wildlife Sites in the parish this includes Ash Carr &amp; West of Dovehouse Plantation and The Carr.</li> <li>• There are nine types of priority habitat present within the parish.</li> <li>• The majority of the parish has habitat network zones which are areas that could be suitable for habitat restoration or creation.</li> <li>• The parish falls within the Landscape Character Area Flegg Settled Farmland Area in Great Yarmouth Borough and Character Areas 25- Fleggburgh to Bure Loop Arable Marshlands and 26- Muck Fleet</li> </ul>	<ul style="list-style-type: none"> <li>• An area of the Broads National Park, Trinity Broads SSSI, Broads SAC and Burgh Common and Muckfleet Marshes fall within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.</li> <li>• The landscape setting of the parish is open and dominated by arable farmland, some of which abuts the Broadland landscape. Farmland in the north of the parish is identified as the best and most versatile agricultural land, which could be lost to future development.</li> <li>• Remaining native hedgerows and isolated hedgerow trees are recognised as an important feature of the landscape which could be vulnerable or lost with future development.</li> <li>• The parish has a tranquility about it due to its setting within the Broads landscape and network of country lanes that cross it. This is despite the presence of the A1064. However, significant growth in the village could impact upon this therefore light pollution should be considered within the design of future development.</li> </ul>

Theme	Summary	Issues
	Valley- The Trinity Broads under the Broads Authority Landscape Character Assessment.	
Flooding	<ul style="list-style-type: none"> <li>• Part of the parish, including the built-up area, falls within Flood Zone 1 which means there is a low risk of flooding from rivers or the sea. However, land to the north-east and a large part of the south is within fluvial flood risk zones 2 and 3 (medium and high risk).</li> </ul>	<ul style="list-style-type: none"> <li>• Closeness to the Broads means there is risk from flooding, particularly on the peripheries of the settlement to the north-east and north-west. This also contributes towards the area's environmental importance.</li> <li>• Fluvial flood risk areas will be a constraint on the location of new development</li> <li>• Surface water flood risk within Fleggburgh Village will place constraints on new development.</li> </ul>
The built environment	<ul style="list-style-type: none"> <li>• There are 13 Grade II Listed Buildings spread throughout the parish, with St Margaret's Church creating a key focal point within Fleggburgh.</li> <li>• There are no conservation areas, scheduled monuments, battlefields, registered parks and gardens or world heritage sites within the parish.</li> <li>• Norfolk Heritage Explorer identifies there to be 79 sites or finds of heritage importance recorded within the parish.</li> <li>• There are a number of farm buildings within the parish which holds historic importance for its link to farming in the parish.</li> </ul>	<ul style="list-style-type: none"> <li>• The historic character of the parish could be eroded by generic housing development.</li> </ul>

## Introduction

This evidence base is a live document in the sense that it will be updated as new evidence emerges during the development of the Neighbourhood Plan. It primarily draws on data and information that is available on the internet, such as government or local government data or information. The evidence base utilises both quantitative and qualitative data to build a rich picture of the local area. Most of the data is quantitative and is therefore in the form of data and statistics, such as the number of residents or the number of three bedroomed homes. Some of the evidence is qualitative, such as a description of the services and facilities that exist in the parish.

The purpose of the evidence base is to identify planning issues and provide the justification for the planning policies that will make up the neighbourhood plan. Some evidence is very clearly useful for developing policies. For example, if there is a lack of smaller dwellings (2 or 3 bedroomed) then the neighbourhood plan can have a policy that requires more smaller dwellings. The document doesn't include all available information. The aim is to include only data and information that will be utilised for the neighbourhood plan. For example, there is data on CO2 emissions from buildings, but planning can have little bearing on this because it falls under the Building Regulations regime, which deals with the environmental performance of new buildings such as the level of insulation or the use of solar panels.

Whilst the neighbourhood plan should be made up of planning policies, these policies should not repeat what is already set out in national planning policies or policies in the local plan, though it can sometimes have a distinctive local version. There are some policy areas that are generally already covered by these national or local plan policies. For example, the protection given to landscape protection areas (National Landscapes, National Parks etc). Although a neighbourhood plan has little role to play in the protection of national landscape designations, it is still worth including such evidence as it is useful context that helps people to gain a greater understanding of their area.

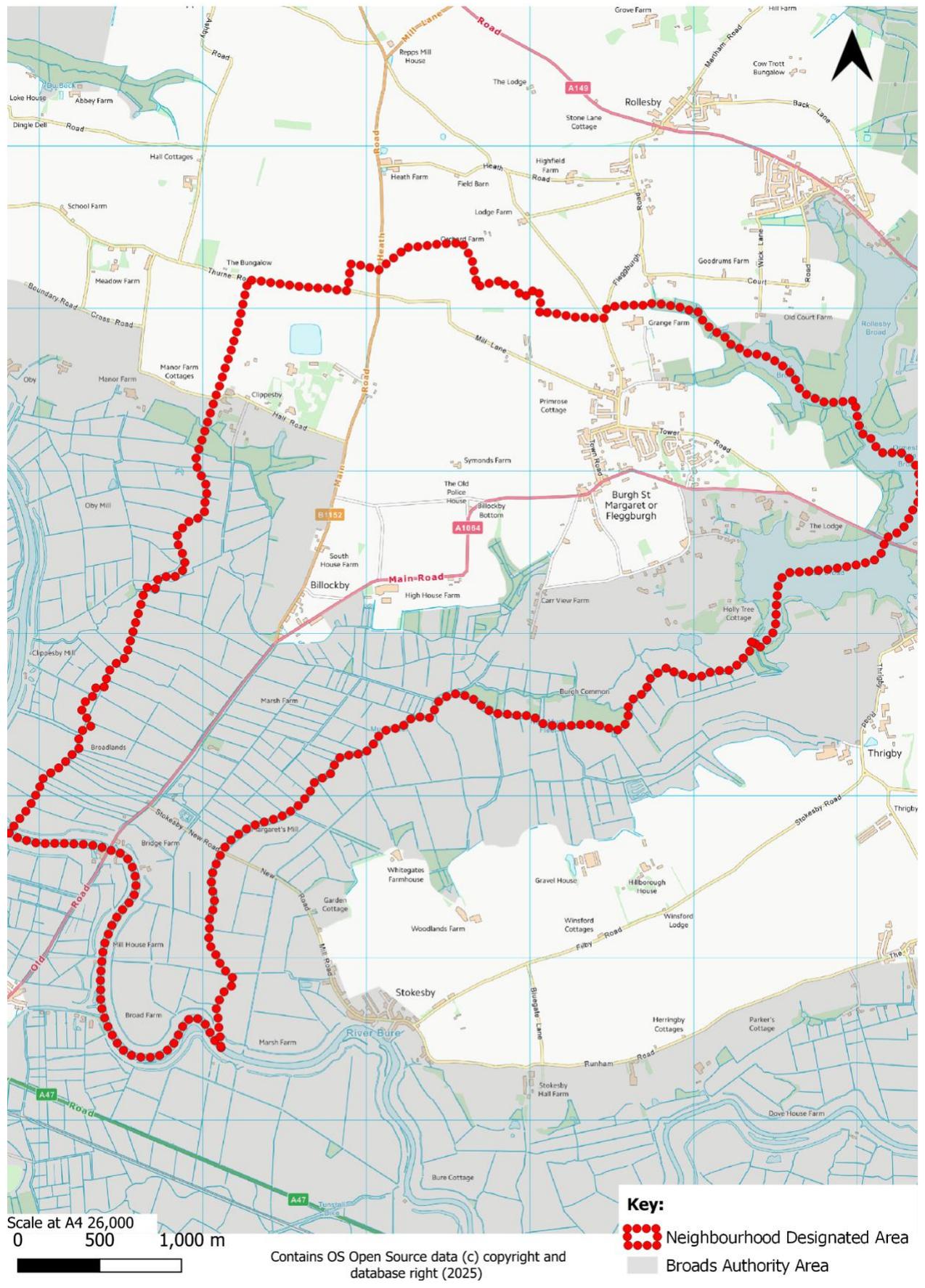
There is a glossary provided at the end of the document to help to explain any technical terms used in the evidence base. Where there are definitions used by government or other regulatory bodies that are relevant to planning, we have included them in the glossary. For example, how flood risk zones are defined and categorised or the Government's definition of affordable housing.

## Parish Context

Fleggburgh is a large parish, close to Great Yarmouth, and is made up of four amalgamated parishes; Burgh St Margaret, Burgh St Mary, Billockby and Clippesby. Burgh St Margaret is the largest village in the parish, overlooking the Rollesby Broad, whilst Clippesby and Billockby are smaller hamlets in the west and south of the parish. The village is one of the largest and most well served secondary villages in the Borough with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea.

The parish encompasses an area of the Norfolk and Suffolk Broads National Park and Burgh Common and Muckfleet Marshes. This area of the Broads National Park is also designated as the Broads Special Area of Conservation (SAC) and the Trinity Broads Special Site of Scientific Interest (SSSI). The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem, isolated from the main Broads river system, being landlocked. The village itself is adjacent to Filby Broad which further encourages its attraction as a tourist destination with a range of holiday cottages, and a camping and caravan park.

Figure 1- Neighbourhood Plan Area



## Population Characteristics

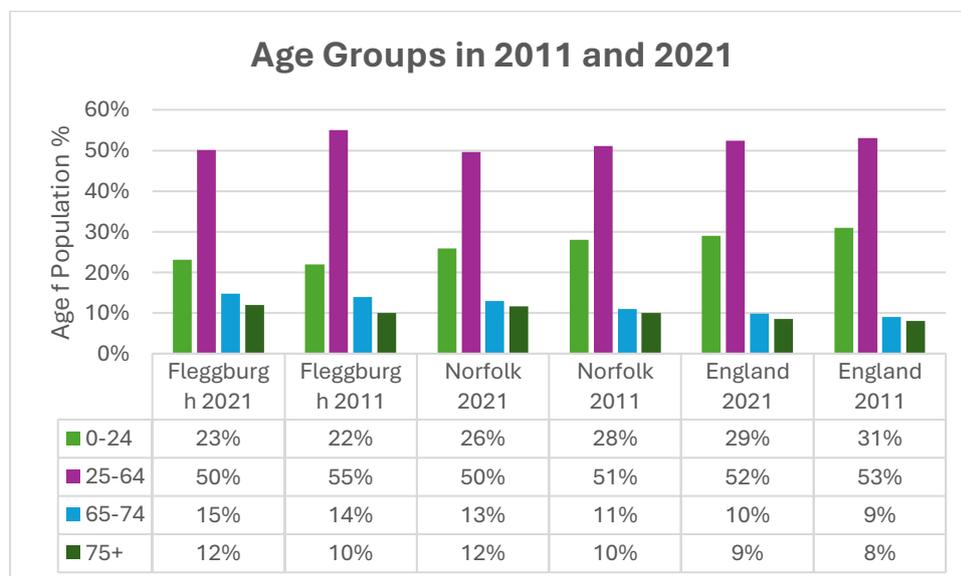
According to the Census 2021 Fleggburgh has a population of 1,100<sup>1</sup>. Analysis shows that this is an increase (16%) on the population in 2011 which was 948. The proportion of people aged 65 or over in the parish has increased from 18% in 2001 to 23% in 2011 and 27% in 2021. As shown in **Figures 1 and 2** residents under the age of 24 years has only slightly increased in the last decade and make up 23% of the parish. The majority of residents in the parish fall within a typical working age (25-64yrs) and make up 50% of the parish. Fleggburgh’s demographics are similar to Norfolk but are slightly below England statistics for lower age groups and higher for older age groups.

Regarding the sex there is nearly a 50:50 split of females and males in the parish according to the Census 2021. Females make up 51.8% and Males 48.2%.

Figure 2- Age of Population (Census 2021)

	Fleggburgh	Norfolk	England
0-24	23%	26%	29%
25-64	50%	50%	52%
65-74	15%	13%	10%
75+	12%	12%	9%

Figure 3- Age of Population in 2011 and 2021 (Census 2011;2021)



The data shows that there are a real mix of age groups in the parish so suitable housing will need to cater for all age groups, and give flexibility to the need for smaller housing

<sup>1</sup> [Build a custom area profile - Census 2021, ONS](#)

to allow people to get on the housing ladder, allow older people to potentially downsize or move to more suitable/adaptable housing, and also homes which must cater for current families or growing families.

### **Summary**

- **The number of people living in the parish has increased slightly over the last 10 years according to Census data.**
- **The age profile has remained fairly static during this time.**
- **Half of the parish is of working age with the age bracket 25-64 representing 50% of the population.**
- **The proportion of people aged 65+ has increased over the last 20 years and makes up just over a quarter of the population.**

### **Issues**

- **Future housing will need to cater for a mix of age groups, including encouraging younger people to stay in the area who may be looking for their first house as well as those with families or wishing to start a family. Since the parish is ageing the data indicates there is a need for some future development to focus on smaller housing units for older people rather than larger executive type property or accommodation specifically for older people.**

## Accommodation Profile

The Census 2021 indicates there are 470 households in the parish. This is a measure of the number of homes that have usual (or permanent) residents. This figure has increased since 2011 where there were 417 households with at least one usual resident<sup>2</sup>.

The 2021 Census does not break down accommodation type unlike the 2011 Census. It is stated that 93.5% of the parish has a whole house or bungalow, 3.9% of the parish is made up of flats, maisonettes or apartments and 2.6% are caravans or other mobile/temporary structures. A review of the 2011 Census indicates that the housing profile was predominantly detached (50%) or semi-detached (33%) properties, see **Figure 4**. This was significantly different from the Borough profile which had a greater number of terrace properties and much fewer detached. There are also differences with nearby villages – Filby and Rollesby for example have very similar housing profiles to each other, with a very high proportion of detached homes and fewer semis compared to Fleggburgh. This would suggest that semi-detached properties are a particular characteristic of Fleggburgh.

*Figure 4-Accommodation Profile (Census 2011)*

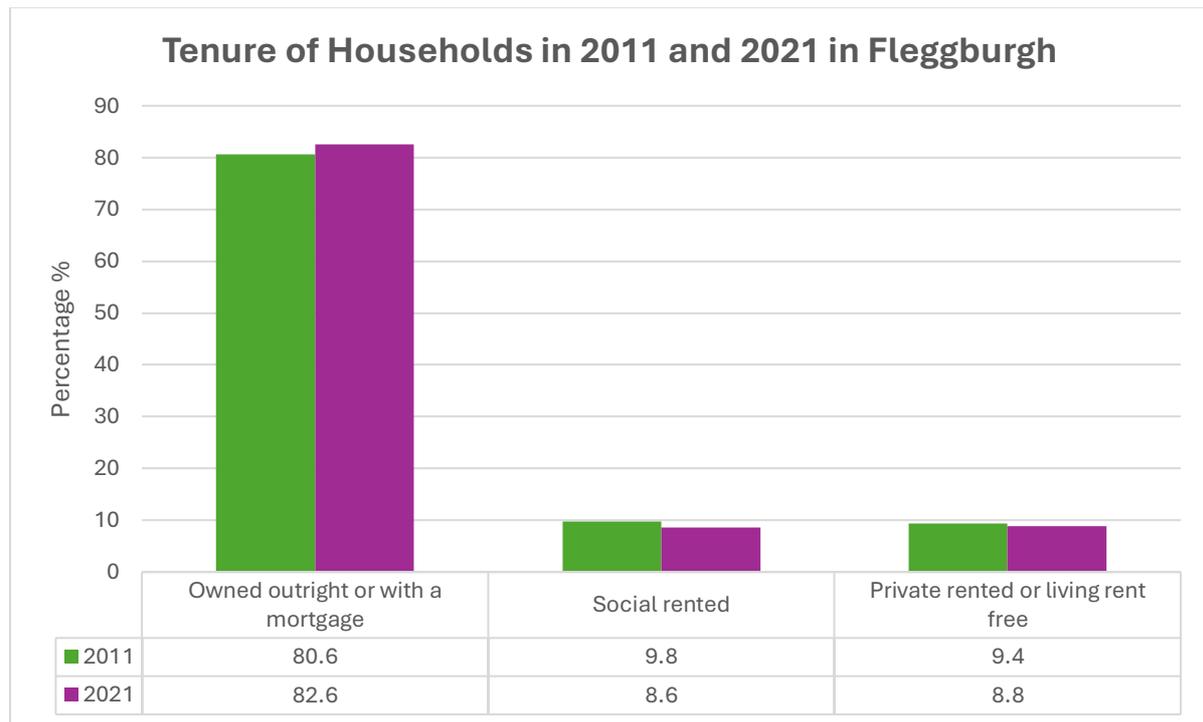
Dwelling Type	Fleggburgh	Filby	Great Yarmouth Borough
Detached	214 (50.2%)	202 (65.4%)	12,393 (29.4%)
Semi-Detached	141 (33.1%)	77 (24.9%)	10,152 (23.6%)
Terrace	41 (9.6%)	24 (7.8%)	12,937 (30.6%)
Flat or Apartment	16 (3.8%)	4 (1.3%)	6,033 (15.1%)
Caravan / Temporary Structure	14 (3.3%)	2 (0.6%)	467 (1.3%)
Total	426	309	44,355

In 2021, 82.6% of residents owned a house outright or with a mortgage, 8.6% socially rented and 8.8% of the parish privately rented/or were living rent free. In 2021, the proportion of people who own their homes outright or with a mortgage is around 20% higher in Fleggburgh (82.6%) than across the Borough (62.1%).

Overall, 17.4% of homes are rented (socially and privately), significantly less than the Borough average of 37.9%, though you may expect that a high proportion of these rented homes are in Great Yarmouth which is a more deprived community. The proportion of socially rented accommodation is low (8.6%) when compared to the Borough (16.2%) as well as privately rented which is 8.8% in Fleggburgh and 21.7% in the Borough. This is unsurprising given the high proportion of people who own their home in the villages.

<sup>2</sup> [Nomis - Local Area Report - Fleggburgh Parish](#)

Figure 5- Housing Tenure in 2011 and 2021 (Census 2021)



Regarding household composition, the Census 2021, shows the majority of households (76.8%) are made up of 2 or more people. This could be either households made up of couples, couples and children (dependent or non-dependent). 23.2% of households are single occupancy, 44.6% are two people, 15.5% are 3 people and 16.7% are 4 or more.

The breakdown of homes by bedroom size is given in **Figure 6**. This shows that 3-beds are most common (38.5%), followed by 4-beds (32%). There are very few 1 bed properties, 4.5% compared to a 11.2% average across Great Yarmouth and 9% average across Norfolk. 2 beds make up 24.9% of the parish which is lower than the Great Yarmouth average of 31.2%.

Comparing this to the Census 2011 data, 3 bed properties were still most common a decade ago in the parish. However, the figure has reduced from 43% in 2011 to 38.5% in 2021. As well as this 4+ bed properties have increased from 26% in 2011 to 32% in 2021. Smaller properties, with 1 or 2 bedrooms, were under-represented in 2011 when compared to borough and national rates which is similar to the 2021 data. In fact, 1- and 2-bedroom properties have reduced slightly in the last decade.

This suggests that larger properties have been built in the parish rather than smaller ones in the last decade. The lack of one bed roomed homes, and the low proportion of two bed roomed homes, suggests that it could be more difficult than elsewhere for older people to downsize to better meet their space needs or for younger people wanting to get on the housing ladder - and free up family homes within the villages.

Figure 6- Number of bedrooms of households in Fleggburgh (Census, 2011 and 2021<sup>3</sup>)



The current average sold price for a property in Fleggburgh in the last 12 months is £500,000 (Zoopla, 2025) which is higher than the £330,360 average in 2019. However, this was only based on 1 house sale. As of January 2025, there currently 15 properties for sale in the parish these range between the prices £325,000 (3 bed bungalow) and £1,300,000 (5 bed). Out of the 15 properties for sale, none are 1 or 2 beds, 4 are 3 beds, 9 are 4 beds and 2 are 5 beds<sup>4</sup>. Most of the properties for sale which are new builds are 4 beds and range between £700,000 and 759,500 at a guide price. This shows that the majority of homes for sale in the parish are out of reach for many when it comes to affordability.

According to the Borough Council, there are currently 503 properties on the council tax list.

- Total empty properties: 14
- Total domestic properties registered as ones main residence: 471
- Second Home/Unoccupied furnished properties: 18

Out of these 18 households are second homes or holiday lets. The proportion is low and indicates that holiday lets, or second home ownership is not particularly an issue within Fleggburgh.

### Summary

- **According to census data the number of resident households in the parish has increased over the last 10 years.**

<sup>3</sup> [2011 Census Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

<sup>4</sup> [Property for sale in Fleggburgh - Zoopla](#)

- The current housing stock comprises a high proportion of 3 and 4-bedroom homes. The proportion of 1-bed properties is very low when compared to borough averages.
- 23.2% of households are single occupancy and the majority of households are made up of 2 people.
- House prices have increased over the years and the majority for sale at the moment are for 4 bed properties of around £700,000 which is out of reach when it comes to affordability for a number of people.

### **Issues**

- The housing profile is dominated by detached homes which make up around 50% of houses in the villages. There is also a higher proportion of semi-detached homes (a third) than other neighbouring parishes.
- 32% of homes have four or more bedrooms. The profile means homes in Fleggburgh will tend to be more expensive, which is confirmed through average price trends on Zoopla. This most likely will make them unaffordable for younger people, first-time buyers and those on lower wages.
- Home ownership is very high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent socially and privately.
- Fleggburgh has a very low proportion of one-bedroom properties (4.5%), and a comparatively low proportion of two bed properties (24.9%) may make it more difficult than elsewhere for older people to downsize and free up larger homes for families.
- Although the parish experiences many visitors to the Broads National Park, second home ownership does not appear to be an issue.

## Housing Development

Fleggburgh is identified as a Secondary Village in the Great Yarmouth Local Plan Core Strategy (2015) and is recognised as one of the largest and most well served by facilities including a GP Surgery, Primary School, Public House, Nursery, Medical Centre, Community Centre, 3 Places of Worship and Clippesby Holiday Park. Settlements designated as Secondary Villages are those containing few services and facilities, with limited access to public transport, and very few employment opportunities.

In the Great Yarmouth Local Plan Clippesby and Billockby are designated as ‘tertiary villages’ (the lowest tier in the settlement hierarchy).

In the emerging Local Plan, Fleggburgh is one out of a number of smaller villages which will help accommodate to approximately 35% of the planned housing growth in the borough. Policy RUR1 sets out the overall strategy for rural areas in accordance with Policy OSS1. Development is expected to come forward through site allocations within this local plan, windfall development within Development Limits as defined by Policy OSS3, exception sites in accordance with Policy HOU3, and Neighbourhood Plan allocations in accordance with the above proportion and through developments in accordance with Policies RUR2, RUR3 and RUR4<sup>5</sup>.

Data from Great Yarmouth Borough Council (March 2025) indicates that there have been 59 new dwellings in the parish between 2013 and 2023 (**Figure 6**) and a further 3 completions in Fleggburgh during 2023/2024. As of March 2024, there are 8 extant planning permission in the parish as shown below. A number of these are for the change of use from outbuildings into residential dwellings.

- 06/07/0197/F – South House Farm, Main Road, Fleggburgh, Great Yarmouth - Change of use of rural buildings to four residential units and formation of new access
- 06/17/0479/F – Land at Tretts Lane, Fleggburgh, Great Yarmouth - Conversion of existing outbuildings to form 1no. dwelling and stables
- 06/19/0638/F – Broiler Farm, Mill Lane, Fleggburgh, Great Yarmouth - Demolition of 3 Broiler Houses and replacement with 3 No. 3 bed detached bungalows, 3 carport/ garages and associated private and visitor parking served from a private drive
- 06/20/0189/F – Arbroath and Tiree, Church Lane, Fleggburgh, Great Yarmouth – Replacement Dwellings
- 06/20/0533/PAD – Barn at Rollesby Road, Rollesby Road, Fleggburgh, Great Yarmouth - Prior approval - change of use of agricultural building to dwelling house
- 06/21/0395/CU – South House Farm, Main Road, Fleggburgh, Great Yarmouth - Proposed change of use from C1 Bed and Breakfast to a C3 dwelling house
- 06/21/0995/D – Land adj New House, Tretts Lane, Fleggburgh, Great Yarmouth - Application for approval of Reserved Matters pursuant to Outline planning

---

<sup>5</sup> [Great Yarmouth Pre-Submission Local Plan.pdf](#)

permission 06/18/0436/O - details of appearance and landscaping, for residential development of 13 dwellings, access, garages and parking (Amended Description)

- 06/22/0874/F – 2 St Margarets Way, Fleggburgh, Great Yarmouth – Proposed construction of detached 3-bed house and garage, extension of dropped kerb, and provision of new front parking area in front of No.2

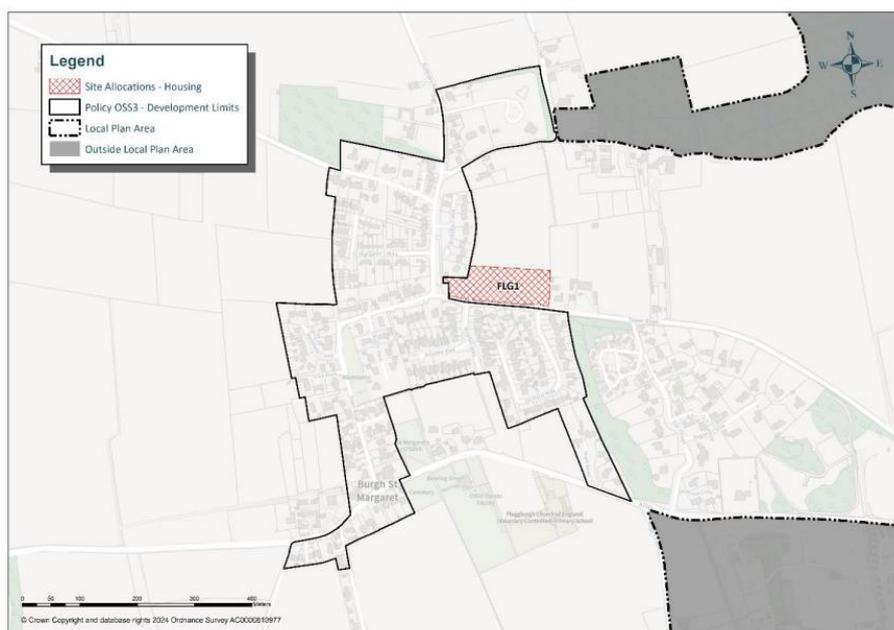
**Figure 6: Housing Completions & Permissions (2013-2023)**

Parish	Total new dwellings 2013-2023	2022 -23	2021 -22	2020 -21	2019 -20	2018 -19	2017 -18	2016 -17	2015 -16	2014 -15	2013 -14
Fleggburgh (Secondary and Tertiary Village)	59	8	4	4	9	0	1	7	7	8	11

Source: Great Yarmouth Borough Council 2025

There are no allocations made in the current Local Plan within the parish. However, in the emerging Local Plan, which is at the examination stage, one allocation is proposed under Policy FLG1- Land off Tower Road. This allocation is for residential development of approximately 20 dwellings (1 hectare).

*Figure 7- Fleggburgh Settlement Overview within Great Yarmouth Emerging Local Plan Submission Version*



The adopted and emerging Broads Local Plan does not allocate any land in Fleggburgh. Housing data shared by the Broads Authority suggests there has only been 1 replacement dwelling in the parish within their boundary in the last ten years.

### **Summary:**

- **Fleggburgh is a relatively small parish of just over 491 homes (March 2024) which is an increase from 400 since the last Evidence Base Paper 2022 was completed for the Neighbourhood Plan. Data from the Borough Council indicates that over the last 12 years 62 new homes have been completed and there are 14 net dwellings with extant permission.**
- **Great Yarmouth Borough Council (GYBC) and the Broads Authority have not allocated land in Fleggburgh in their adopted Local Plans. However, one site is proposed in the emerging GYBC Local Plan for 20 residential dwellings.**

### **Issues:**

- **Feedback from the community previously in the neighbourhood plan indicates that new homes which have been built out have been for larger, executive style properties, rather than homes that are needed by the local population.**
- **Feedback from the community in 2024 for the review showed that the majority of respondents (62% or 53 respondents) disagreed that there is a need for new housing. Since the GYBC Local Plan may allocate a site in Fleggburgh for 20 homes ensure that the neighbourhood plan policies add relevant detail to ensure that the allocated site takes land use concerns on board. For example, smaller housing mix.**

### **Affordable Housing**

Affordable housing comprises<sup>6</sup>:

- **Social Rent** (meets the conditions set out in the Government's rent policy)
- **Other affordable housing for rent** (meets the conditions set out in the Government's rent policy)
- **Discounted market sales housing** (: is that sold at a discount of at least 20% below local market value)
- **Other affordable routes to home ownership** e.g. shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

All of these types are available as entry-level homes on exception sites, so restricted to people whose first house it will be.

There are currently 39 affordable properties to rent or own that are within Fleggburgh. All of these are for general needs, and the majority are two-bedroom properties, followed by

---

<sup>6</sup> NPPF December 2024 Annex 2 Glossary. Source: [National Planning Policy Framework](#)

1 beds then 3 beds, see **Figure 8**. None of the affordable properties are 4 bedrooms or higher and there is no sheltered housing in the parish.

Some of these affordable properties have been from completions such as one shared ownership house (2 bed) and five discounted market sale properties all being 3 beds.

*Figure 8-Current Rented Affordable Housing*

<b>Bedrooms</b>	<b>General Needs</b>	<b>Sheltered</b>
1	11	-
2	18	-
3	10	-
4	0	-

*Source: Great Yarmouth Borough Council March 2025*

**Figure 9** provides a snapshot of those people on the housing register who may wish to live in Fleggburgh. Applicants state to the Borough Council their preferred areas for 3 months and will often select more than one area. Those selecting Fleggburgh will also select Filby for example. After 3 months properties anywhere in the borough are considered.

The data shows that most households picking Fleggburgh as a preference are looking for a 1-bedroom house or studio apartment or a smaller house of 2 to 3 beds. There is less of a preference for 5 beds in the parish but still those with families needing a 4-bed house is still high.

*Figure 9- Fleggburgh Affordable Housing Need*

<b>Bedrooms</b>	<b>Fleggburgh as a preference</b>
1 bed or Studio	71
2 bed	34
3 bed	36
4 bed	18
5 bed	3

## **Summary**

- **There are 39 affordable homes (rent or ownership) within the parish.**
- **There is no specialist accommodation (sheltered housing) eg for older people.**
- **In March 2025 there were 162 households on the Great Yarmouth Borough Council housing register who picked Fleggburgh as a preference to reside within. 71 of the 162 households needed a 1 bed house or studio apartment and a large amount of people were needing 2 or 3 bed homes.**

## **Issues**

- **Demand for affordable housing outstrips its current supply within the parish. Current data indicates that demand in Fleggburgh is highest for smaller unit homes such as 1 bedrooms.**

## Transport Infrastructure and Connectivity

The neighbourhood plan area lies around 8.5 miles northwest of Great Yarmouth. The A1064 runs through the centre of the parish and through the village of Fleggburgh (Burgh St Margaret) and Billockby.

**Figure 10** shows the latest number and location of road traffic collisions recorded via crash map over the last five years (2019-2023<sup>7</sup>). There have been approximately 28 collisions (slight to severe) recorded in the parish area, most of which at points along the B1152 and Main Rd (A1064). There has been a total of 5 serious collisions.

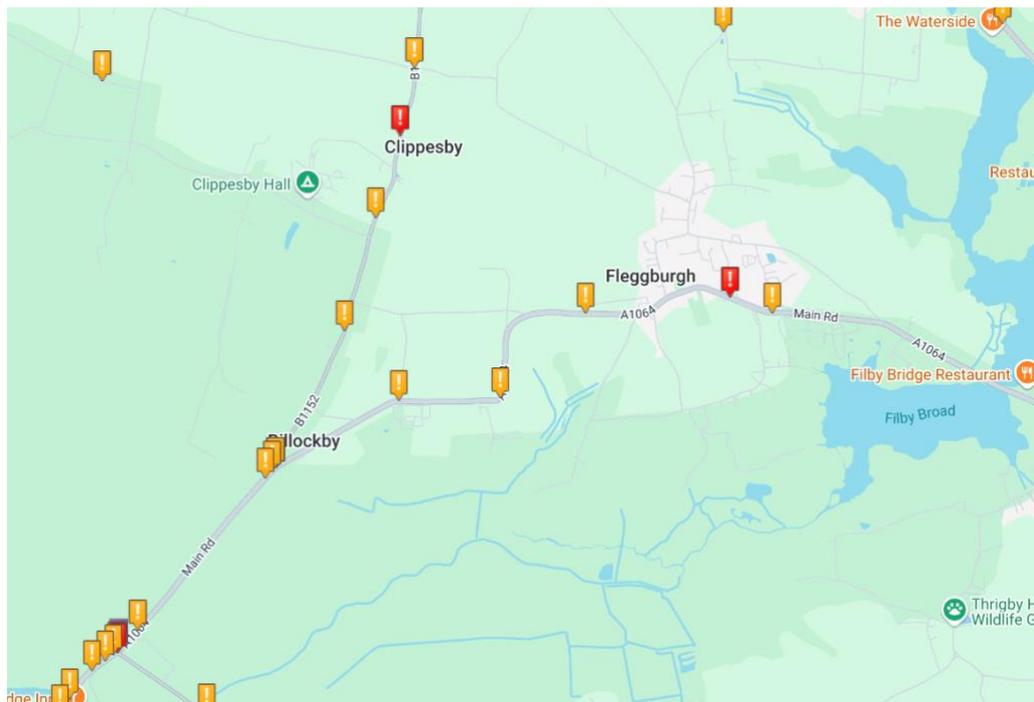
1. **The junction of B1152 and A1064** a serious collision took place in 2019 involving two cars
2. **Along the Main Rd near the Primary School** a serious collision took place in 2021
3. **Along B1152 close the Church Ln and St Peter's Church** a serious collision took place in 2021 involving 2 cars.
4. **The junction of A1064 and Stokesby New Rd** two serious collisions happened here. One in 2019 involving 2 cars and one in 2020 involving 3 cars.

The number of collisions in the parish compared to neighbouring villages are quite high. There were a few slight collisions in areas such as Filby and Mautby over the last 5 years. Incidents have been fairly spread out however, there has been a cluster of incidents on the junction between the A1064 and B1152 and the A1064 and Stokesby New Rd.

---

<sup>7</sup> [CrashMap](#)

Figure 10-Accidents during the last 5 years



The roads through the village are subject to a 30mph limit, although speeding is a concern among residents and there is a community speedwatch initiative.

The parish is fairly well served by public transport, with Our Hire providing a regular bus service, up to eight times a day, to Acle. From here it is possible to connect and make on-going journeys to Norwich or Great Yarmouth, although residents report that connection times are problematic and long.

Sanders Coach Bus Service X6<sup>8</sup> runs Monday-Friday for College Days Only and stops at the Kings Arms in Fleggburgh travelling towards Great Yarmouth allowing residents to join the bus at 7am or 8.15am. On Saturdays the X6 service stops in Fleggburgh around 8am and 2pm allowing residents to travel to Filby, Caister or Great Yarmouth. No service runs on Sunday. These times are limited and may not be appropriate for most people's needs whether for work or leisure purposes.

**Figure 11** indicates that Fleggburgh has a number of Public Rights of Way Footpaths that connect the villages, particularly Burgh St Margaret, with surrounding countryside. Many of these run alongside field boundaries or skirt the edges of the waterways associated with the Broads National Park (Special Area of Conservation (SAC) and Special Protection Area (SPA)) and Trinity Broads (Site of Special Scientific Interest (SSSI)). One public footpath south of Carr View Farm crosses through Broadland Ramsar Site (**Figure 12**). It is important that recreational pressures are not increased in these important natural sites from tourism or further development in the area. A number of circular walks along Public Rights of Way and commencing in Fleggburgh are advertised by tourist agencies, which encourages visitors to the local area. There are no bridleways, byways

<sup>8</sup> [6 | 6A | X6 | Sanders Coaches](#)

or restricted byways in the parish meaning that current public access is not suitable for cyclists or horse riders.

### **Summary:**

- **There is good access into the countryside, which is facilitated by a number of public footpaths. This is not only good for health and wellbeing purposes but may take some recreational pressure off The Broads (SPA, SAC), Broadland (Ramsar) and Trinity Broads (SSSI) Natural Designated Sites which all fall within the parish.**
- **The parish is served by a regular daily bus service to Acle where it is possible to connect for journeys to Norwich or Great Yarmouth. There is also the X6 bus service available for residents to travel towards Great Yarmouth for the purpose of college days and there are two pick up times on a Saturday.**

### **Issues:**

- **Though several public footpaths in the parish may take some recreational pressure off the International and National Designated Sites, a number of footpaths do pass through these sites to the south of the parish, so it is possible that increased tourism or development within the parish overtime could increase pressures in these areas such as from dog walking or trampling on habitats away from the designated footpaths. Informing residents or tourists about the importance of these areas such as through interpretation boards (if not already in existence) would help with reducing any pressures.**
- **Though there are options available in the parish for public transport it is likely that for many the times available will not be convenient enough for making a journey to and from work or for leisure purposes.**
- **There have been several road incidents including 5 severe collisions between 2019-2023 in the parish. Actions should be taken such as discussions with relevant statutory stakeholders to make areas safer.**

Figure 11-Public Rights of Way (Source: Norfolk County Council OS Data)

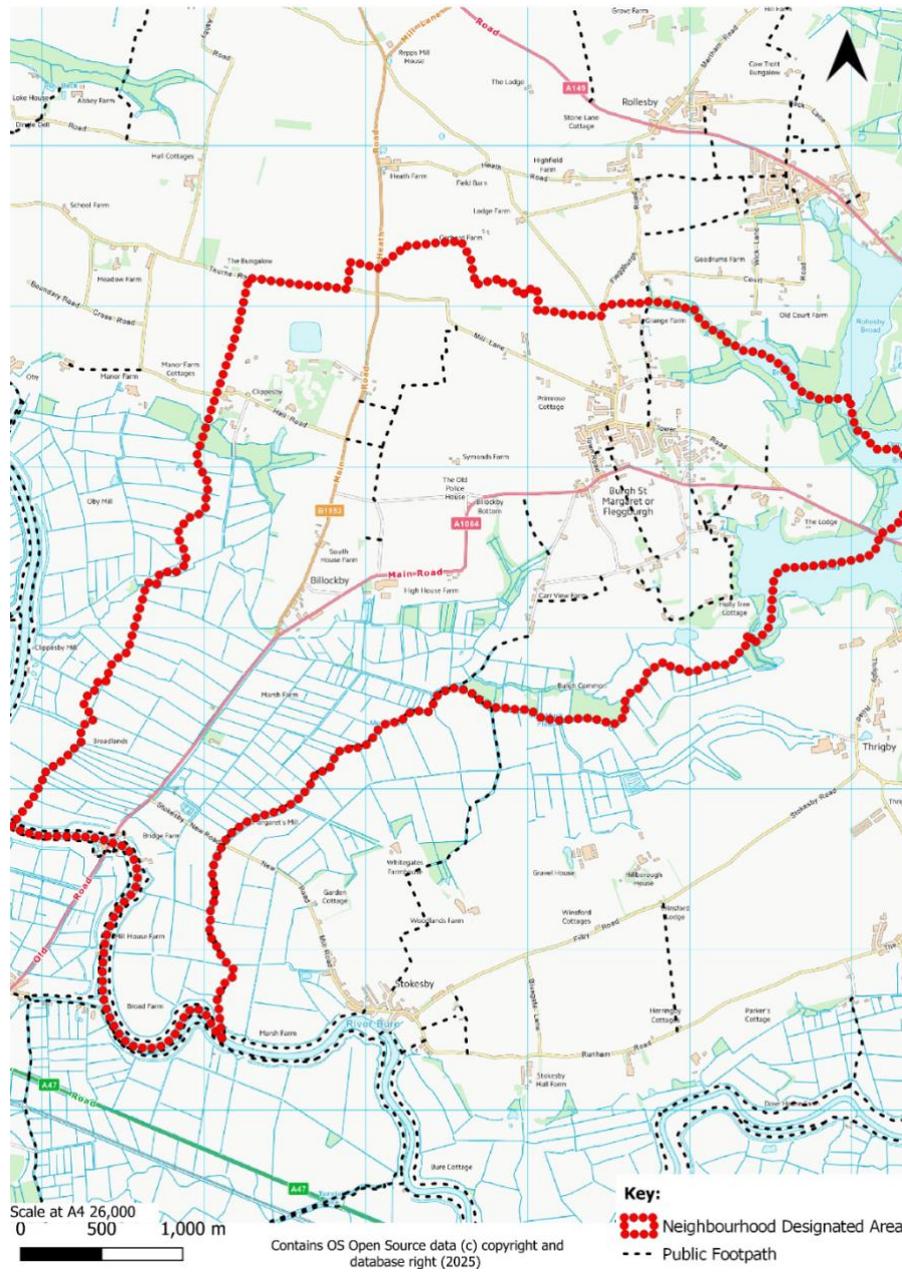
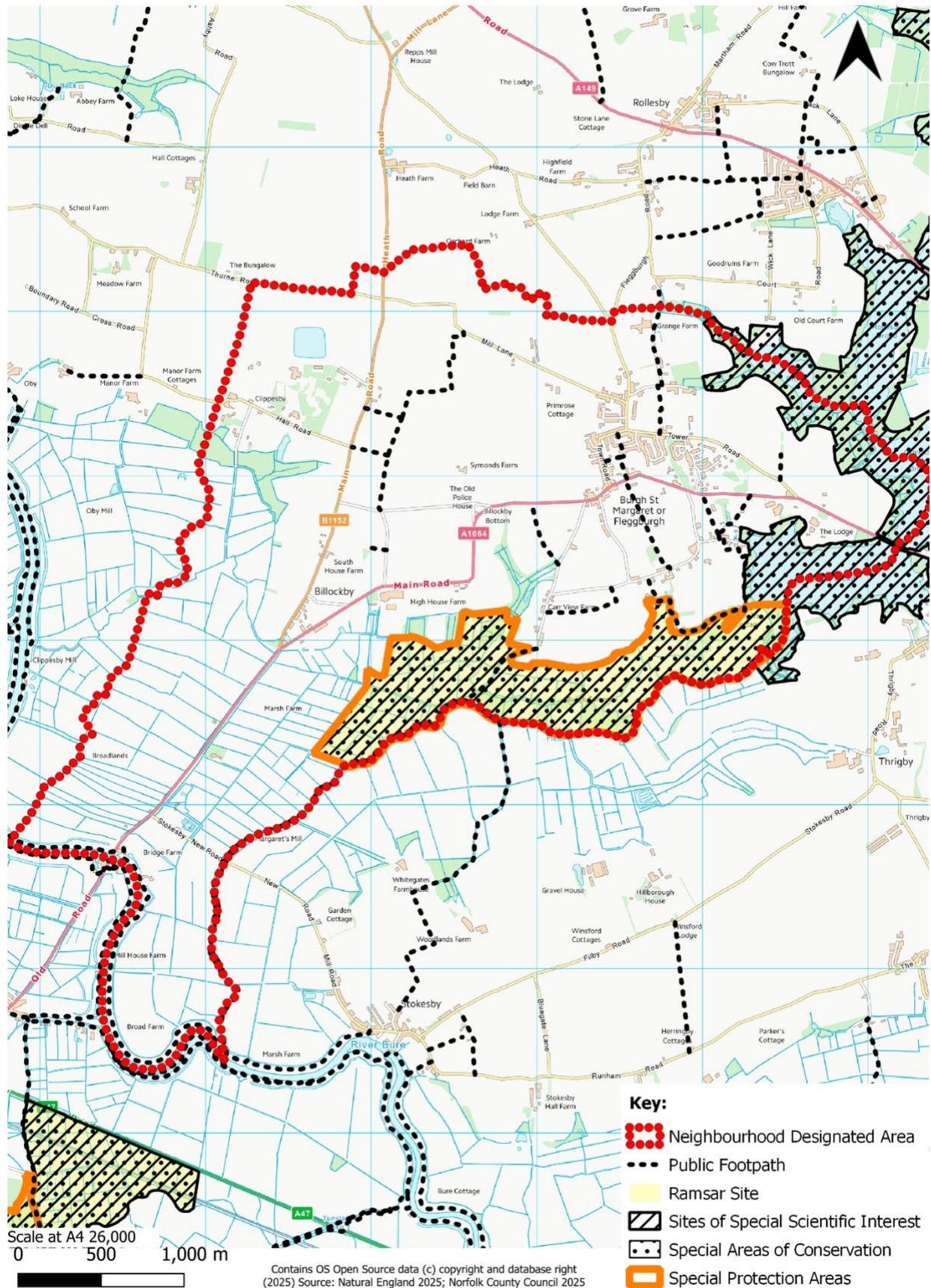


Figure 12- Public Rights of Way adjacent or crossing through International or National Designated Sites (Source Natural England and Norfolk County Council 2025)



## Travel to Work and Car Ownership

According to the 2021 Census, the average distance travelled to work is less than 30km (46.1%) followed by working from home (31.9%). However, the data here would be affected by the Covid-19 restrictions so it is likely that those working from home as of 2025 has reduced potentially. In 2011 Census, the average distance travelled to work was 14 miles (23km). Great Yarmouth is around 8.5 miles from Fleggburgh and Norwich 17 miles, depending on the specific destination (Hospital/UEA 25 miles and Norwich City Centre 19 miles). This suggests that the average person is more likely to work locally than Norwich, perhaps looking to Great Yarmouth as a key centre.

In 2021, 15.6% of residents travel less than 6 miles (10km) to work, which is very low compared to the 41.4% of people who travel less than 6 miles across the Borough.

Figure 13-Distance Travelled to work (Census,2021)

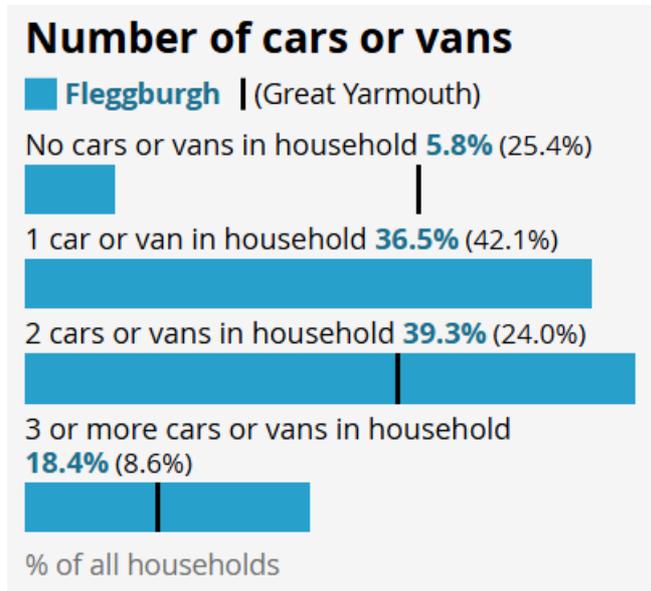


In 2021, the car was the most popular mode for travelling to work (56.8%) compared to 86% in 2011. However, again the Covid-19 restrictions may have had an impact on this percentage. Only 2.2% walk, 1.6% take public transport, 0.6% cycle and 0.2% take the train. The figures in 2011 were low for these methods of travel too which likely reflects the relatively few employment opportunities locally.

The figures for car ownership reflect the need for households to have the use of a car. The 2021 census shows that only 5.8% of households do not own a car this has reduced from 9% in 2011. The majority of households own either 1 or 2 cars. For those households that don't own a car will be very dependent on local services and public transport. In addition, for other households with just the one car, many of the household members

will not have the use of the vehicle if it is used for commuting and so not available for much of the day.

Figure 14-Car Ownership (Census 2021)



### Summary

- A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.
- A small proportion of households have no car and so rely heavily on public transport and local service provision
- The car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away.

### Issues

- High car ownership levels will result in a high demand for home-based car parking spaces.
- The lack of public transport throughout the week could have a detrimental effect on those households who do not own a car if they have limited support getting to core services outside of the parish.

## Services within the Community

Fleggburgh has a number of services and community facilities, including:

- Doctors Surgery
- Primary School
- Nursery
- Outdoor sports facilities – broadland sports club, tennis courts (3 courts), bowling green, basketball court and playing field – including changing facilities
- Kings Arms Pub
- Church
- Village Hall

The Great Yarmouth Open Space Supplementary Planning Document (2023<sup>9</sup>) identifies the open space needs by wards in the Borough. The purpose of this guidance document is to provide further detail to support Policy H4 - Open space provision for new housing development, of the Local Plan Part 2 (2021), in the form of a Supplementary Planning Document (SPD).

The open space needs set out in **Figure 15** has been informed by the Open Space Needs Assessment which has assessed the quantity (provision), quality and accessibility of each type of open space. Where a deficit is identified within a Ward, there is a requirement in line with Policy H4 to provide new space or enhance an existing space. Where a surplus is identified, there is no requirement to provide or contribute to new spaces (or enhance existing spaces). The table can therefore be used to work out which types of open space will be required as part of new residential development by Ward.

For Fleggburgh all open space options except accessible natural green space is in deficit.

*Figure 15- Open space needs in Fleggburgh (Source Great Yarmouth Borough Council Open Space Supplementary Planning Document| February 2023)*

Ward	Outdoor Sport	Formal Play Space	Informal Amenity Green space	Allotments	Parks & Gardens	Accessible Natural Green space
East Flegg	Deficit	Deficit	Deficit	Surplus	Deficit	Surplus
Fleggburgh	Deficit	Deficit	Deficit	Deficit	Deficit	Surplus

**Figure 16** shows the onsite and offsite provisions per dwelling (m2) excepted for open space in Fleggburgh. This shows that onsite provision is not expected of sites below 19 dwellings. However, an offsite provision/contribution (£) will be expected per dwelling. If an allocation is taken forward in Fleggburgh for 20 dwellings as stated in the emerging

<sup>9</sup> Great Yarmouth Open Space Supplementary Planning Document 2023 Source: [Adoption Version Open Space SPD\\_xkj353pzmj7c.pdf](#)

Local Plan this should trigger the need for onsite provision of 23.10m<sup>2</sup> of open space on site made up of informal amenity and play space.

Figure 16- Open Space Provision in Fleggburgh (Source Great Yarmouth Borough Council 2023)

Table 18 - Fleggburgh - On-site Provision per dwelling (m<sup>2</sup>)

Scale of Development	Outdoor Sport	Play Space	Informal Amenity	Parks & Gardens	Accessible Natural Greenspace	Allotments	Total On-site (m <sup>2</sup> )
1-19 Dwellings	0	0	0	0	0	0	0
20-49 Dwellings	0	4.62	18.48	0	0	0	23.10
50-299 dwellings	0	4.62	18.48	0	0	0	23.10
300-499 dwellings	24.65	4.62	18.48	0	0	0	47.75
500+ dwellings	24.65	4.62	18.48	9.24	0	4.16	61.15

Table 19 - Fleggburgh - Off-site Provision per dwelling (£)

Scale of Development	Outdoor Sport	Play Space	Informal Amenity	Parks & Gardens	Accessible Natural Greenspace	Allotments	Total Off-site (£)
1-19 Dwellings	£547.13	£292.72	£248.46	£124.23	£0	£41.75	£1,254.29
20-49 Dwellings	£547.13	£0	£0	£124.23	£0	£41.75	£713.11
50-299 dwellings	£547.13	£0	£0	£124.23	£0	£41.75	£713.11
300-499 dwellings	£0	£0	£0	£124.23	£0	£41.75	£165.98
500+ dwellings	£0	£0	£0	£0	£0	£0	£0

Fleggburgh has a Church of England Primary School that works in partnership with Neatishead and Salhouse Federation. As of September 2025, the school has 53 pupils, and the school capacity is 56<sup>10</sup>. The number of pupils has increased from the previous number (39) recorded in January 2019. The school received a good rating at its last Ofsted inspection in May 2023<sup>11</sup>. There is no nursery provision at the school.

### Summary

- Fleggburgh is considered a Secondary Village within the Great Yarmouth Local Plan. It has a fairly good level of local services, including outdoor recreation space, though no shop. Any development will want to support the sustainability of these services and the vitality of the village.

### Issues

- The primary school is close to capacity. Future development in the parish may increase capacity depending on the demographic of those new residents. However, according to current census statistics the parish looks to be ageing so may not be a concern to Norfolk County Council.
- Most open space provisions show to be in a deficit in the parish. Any further development should contribute to improving these needs either by bringing forward provision on site or contributing financially to such spaces coming forward.

<sup>10</sup> [Fleggburgh CofE Primary School - GOV.UK](#)

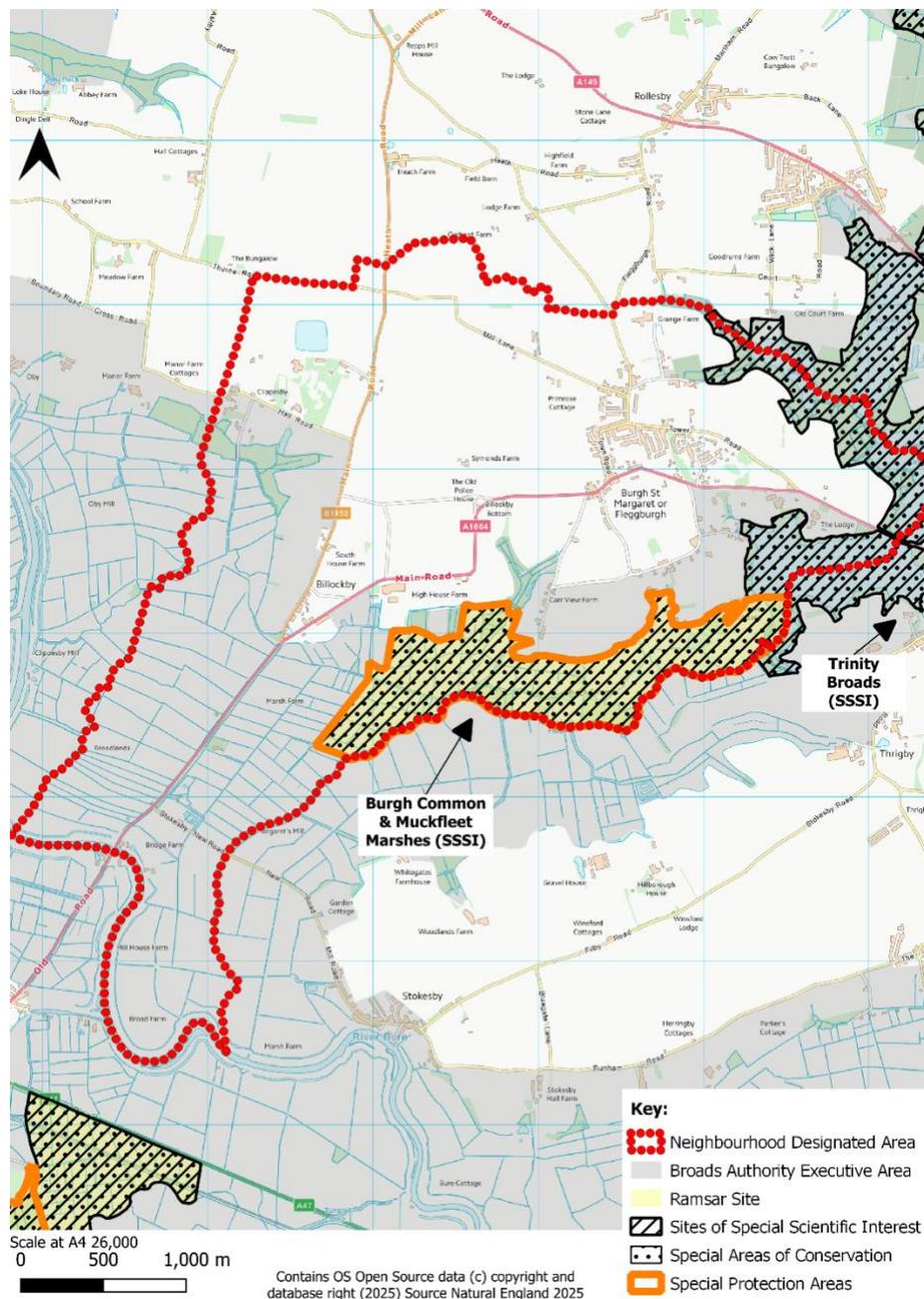
<sup>11</sup> [Fleggburgh CofE Primary School - Open - Find an Inspection Report - Ofsted](#)

## The Natural Environment

The neighbourhood plan designated area encompasses a large part of the Norfolk Broad which holds environmental designations including Special Area of Conservation (SAC) and Special Protection Area (SPA). Within the parish is **Burgh Common and Muckfleet Marshes** and **The Trinity Broads** which both have multiple environmental designations.

**Burgh Common and Muckfleet Marshes** is designated a Ramsar Site, SAC, SPA and a Special Site of Scientific Interest (SSSI). **Trinity Broads** is a SAC and SSSI.

Figure 17-Designated Environmental Sites



The **Trinity Broads** are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem isolated from the main Broads river system, being landlocked. The three broads of Ormesby Broad, Rollesby Broad and Filby Broad are much quieter than others. Filby Broad is the deepest of the three. The Trinity Broads are extremely rich in wildlife with some species rarely found outside of the Broads fen habitats. Habitats include wide expanses of shallow open water, extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. These habitats support a wealth of wildlife, from the tiniest rare snail, to stands of bulrushes which virtually disappeared from the rest of the Broads area, to the bittern. The ecological importance of the area is reflected in the variety of international, national and local nature conservation designations.

Trinity Broads make up 14% of the open water within the Broads National Park. They are a significant fresh water supply with approximately 5 million litres of water abstracted each day, supplying 80,000 homes in the surrounding villages and Great Yarmouth. They cover 162 hectares of open water in total, with 21km of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. It is important to ensure that the water quality is not impacted by future development.

Members of the public can access the Trinity Broads via a public footpath from Filby Bridge car park, which is situated on the northern side of the A1064 between Fleggburgh and Filby. This is popular during the summer months in particular.

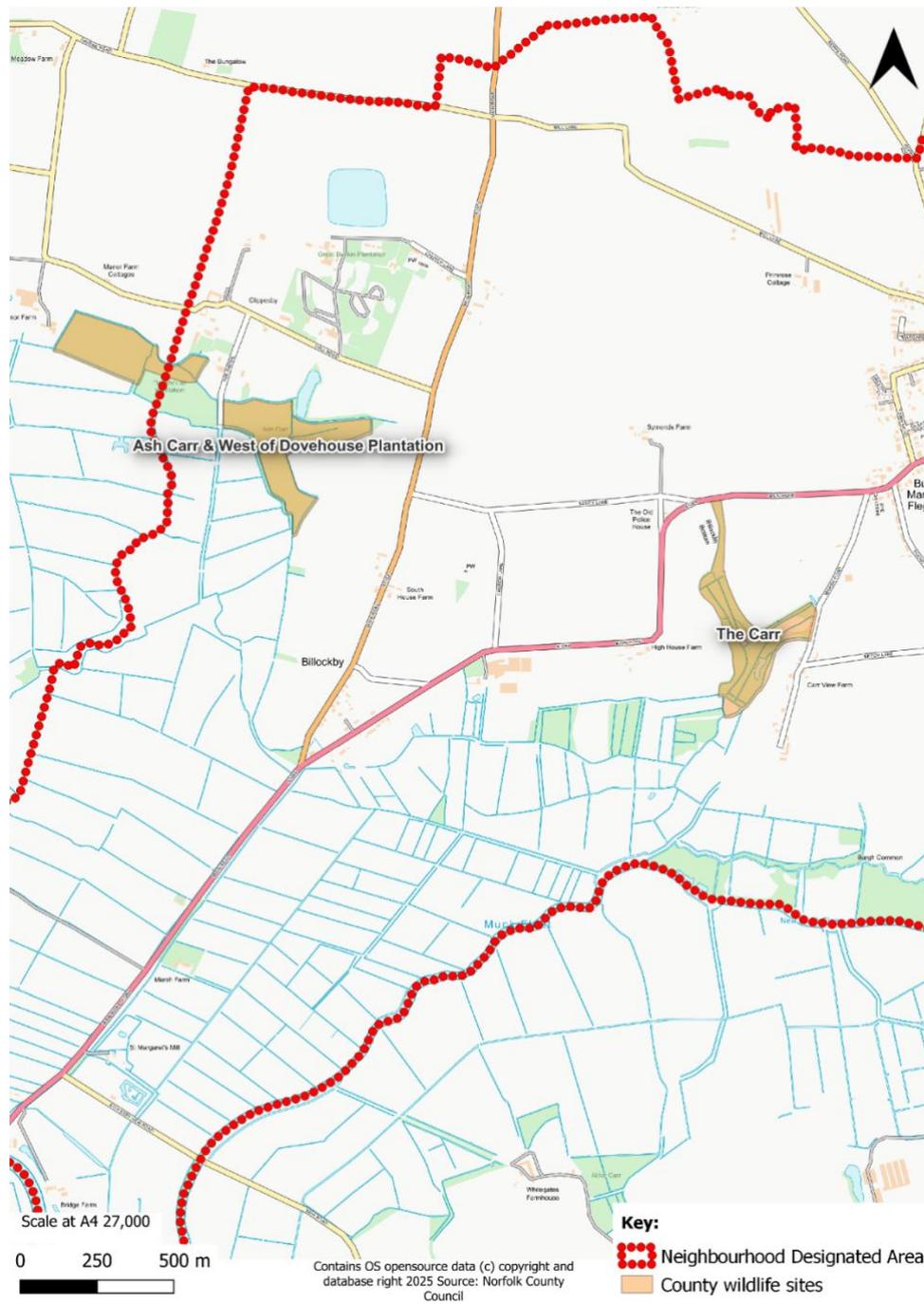
**Burgh Common and Muckfleet Marshes** is a 121ha site of biological importance. The Muck Fleet, a tributary of the River Bure runs through the wetland site, which is traditionally managed by grazing and mowing. Habitats include tall fen, fen meadows and drainage dykes. There are rare plants and invertebrates,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

The site is private land but there are a number of public footpaths across the common, including one at the northeast of the site, and two at the western end running alongside the Muckfleet. There is a footbridge across the Muckfleet along this footpath which is the property of the Broads Authority.

The natural environment in Fleggburgh attracts numerous **visitors** to the parish, those coming to visit the Trinity Broads as well as those walking further afield. A number of circular walks along Public Rights of Way, commencing in Fleggburgh, are advertised by local tourist agencies. There is also a camping and caravan site. These visitors will also make use of and support the vitality of local services such as the pub.

There are two county wildlife sites which fall within Fleggburgh this includes Ash Carr & West of Dovehouse Plantation and The Carr. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

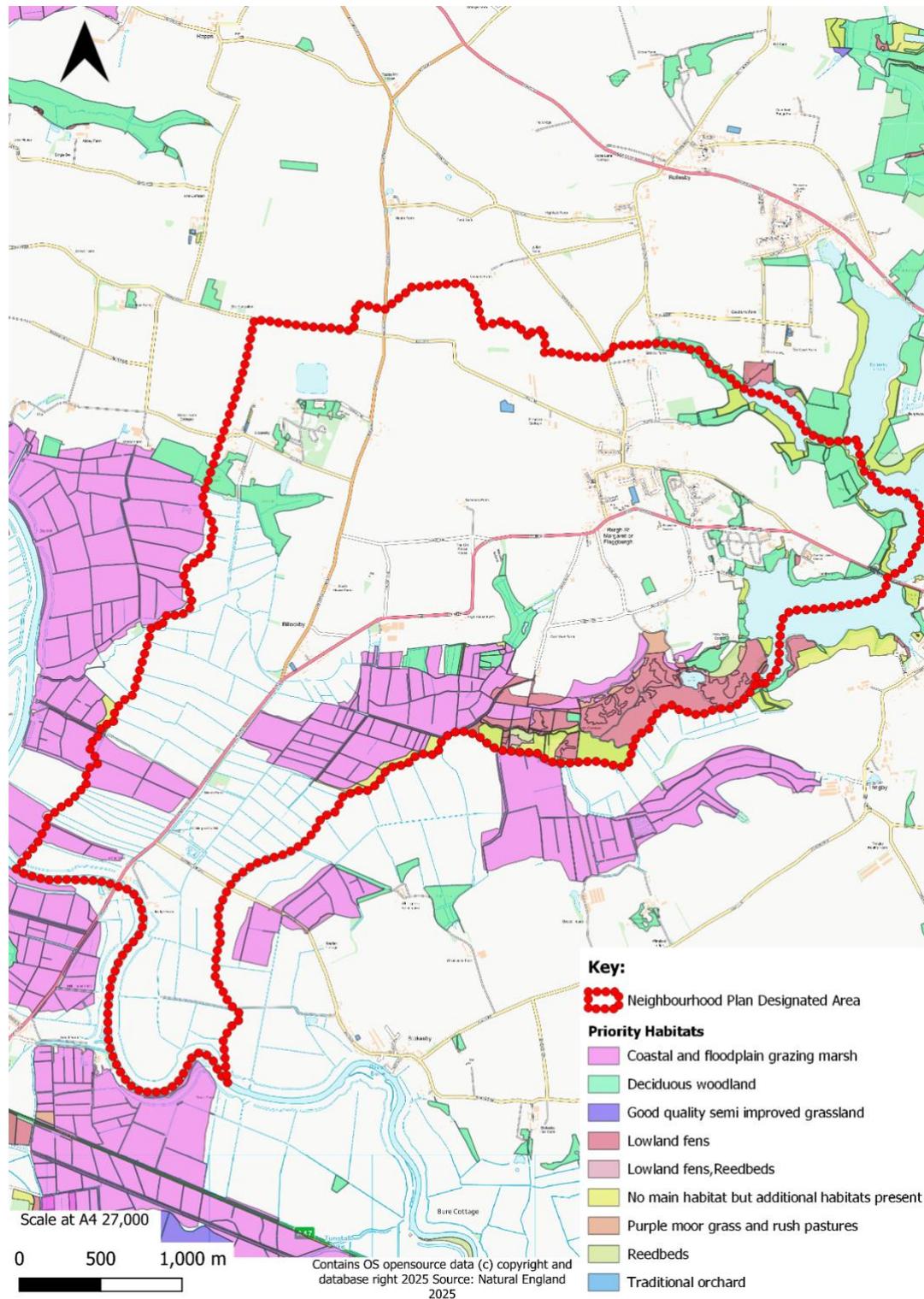
Figure 18- County Wildlife Sites



The parish contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world’s total population. There are nine main types of priority habitat in the parish (see **Figure 19**) these include coastal and floodplain grazing marsh, deciduous woodland, good quality semi-improved grassland, lowland fens, lowland fens reedbeds, purple moor grass and pastures, reedbeds and traditional orchard. There are also sites which are known as no main habitat but additional habitats present. Deciduous woodland accounts for 39% of the

total priority habitats resource in England<sup>12</sup>, the largest proportion of any habitat group, and this priority habitat is present in various areas of the parish.

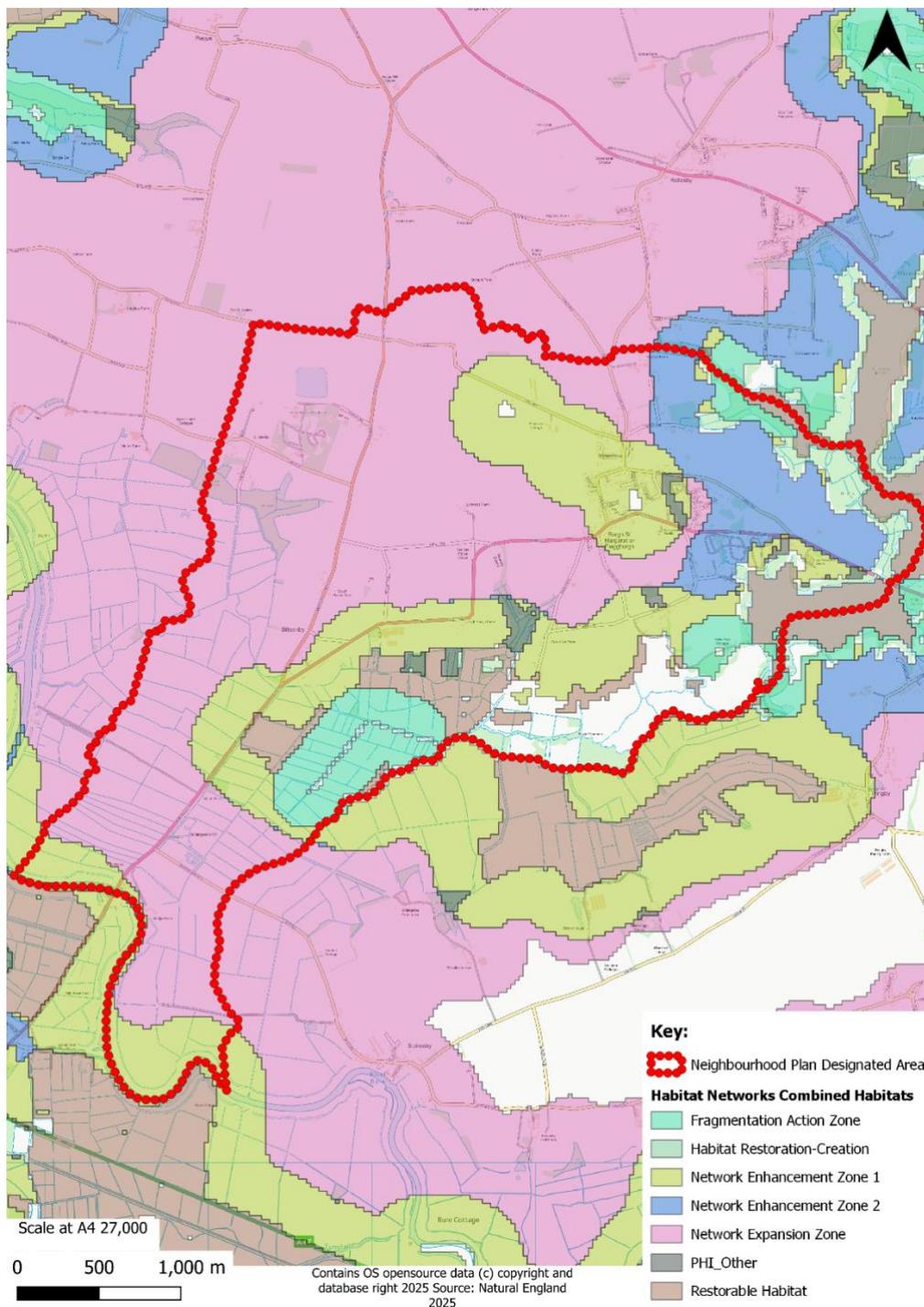
Figure 19- Priority Habitats



<sup>12</sup>[https://assets.publishing.service.gov.uk/media/654df579c0e06800101b2d2b/2a\\_Extent\\_and\\_condition\\_of\\_priority\\_habitats.pdf](https://assets.publishing.service.gov.uk/media/654df579c0e06800101b2d2b/2a_Extent_and_condition_of_priority_habitats.pdf)

As shown in **Figure 20**, the majority of the parish contains habitat network zones. These habitat networks are within close proximity of sites that are suitable for habitat restoration or creation such as areas with existing priority habitats. These areas could be used to connect and link up networks across the landscape such as through wildlife corridors<sup>13</sup>. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

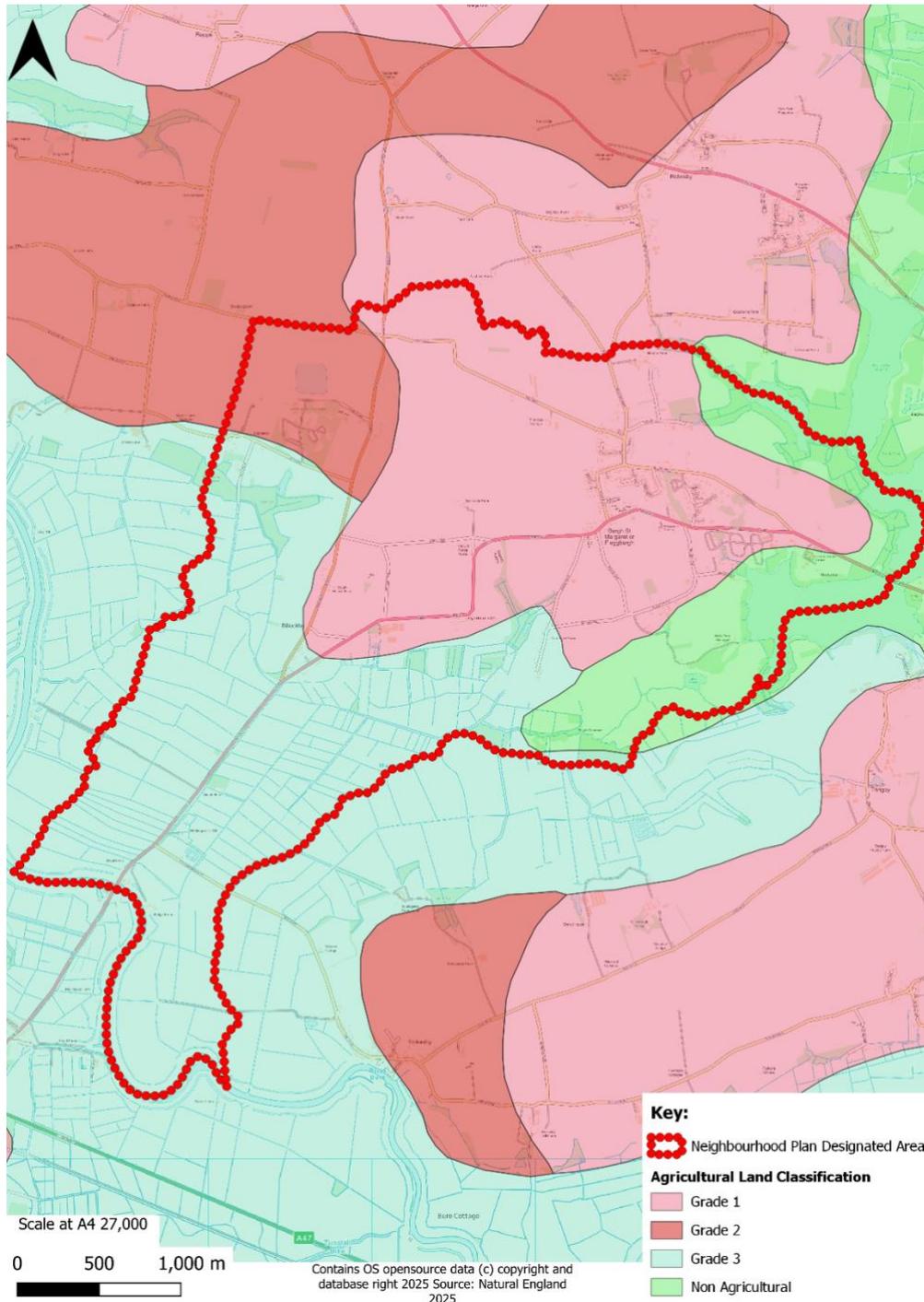
Figure 20- Habitat Networks



<sup>13</sup> [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk)

Much of the land surrounding the built-up areas of Burgh St Margaret, Clippesby and Billockby is arable farmland. The area is unique as arable land continues into the Broads buffer zone. Land in the north of the parish is identified as the best and most versatile agricultural land, or Grade 1 according to the Agricultural Land Classification Scale, see **Figure 21**.

*Figure 21-Agricultural Land Classification*



The Great Yarmouth Character Assessment (2008) classifies the parish as being part of the west **Flegg Settled Farmland Area**. Key characteristics include:

- An undulating landscape coupled with wooded edges of the Broads;
- Views often punctuated by features such as windpumps, turbines or round towered churches;
- Predominantly arable with localised areas of rough grazing and improved pasture;
- The field pattern is predominantly 20<sup>th</sup> century agriculture, with remaining hedgerows and isolated hedgerow trees important features;
- It is a large-scale landscape, although more enclosed where small scale field patterns exist around villages;
- A network of small rural lanes cross the area in addition to more significant roads of the A1064 and A149;
- It is a relatively tranquil landscape due to its distance from large settlements and proximity to and views across the lowland wetlands of the Broads.

The Character Assessment identifies a principle objective of conserving the areas function as part of the landscape setting of the Broads, particularly the views of the Broadland landscape.

In the Broads Landscape Character Areas Assessment<sup>14</sup>, Fleggburgh parish falls within **Character Area 25- Fleggburgh to Bure Loop Arable Marshlands and Character Area 26- Muck Fleet Valley- The Trinity Broads (Figure 22)**. A summary of points from the Landscape Character Area have been drawn out below:

**Character Area 25** lies in the main, to the north of the River Bure although at both the eastern and western ends of the area it straddles the river. The area comprises the valley floor and part of the valley side of the northern Lower Bure floodplain along with the Pickerill Holme tributary area in Mautby/Caister. This is a large scale, open marsh landscape comprised of a wide valley floor (often around 1km in width. Although the valley floor of this area was traditionally an area of grazing marshes, the land cover of both valley sides and valley floor is now almost entirely in arable cultivation although some grazing marshes are retained around Ashtree Farm for horses. Skylines remain relatively undeveloped within the area due to presence of open marsh and arable cultivation.

#### **Points to keep the area special:**

- Care needs to be taken when **landscape change** occurs, to ensure that those positive characteristics that contribute to an areas unique sense of place are conserved and enhanced. What follows are examples of local issues and opportunities.
- **Landscape** –Traditional land use for grazing within this marshland area has been mostly lost. The reversion to arable within much of this area has led to a significant loss of the dyke networks, with their associated marginal and aquatic vegetation. Within those dykes that are retained water levels are kept at a lower level than on the grazing marshes, to facilitate arable cultivation. This has an effect of the biodiversity value of the water body. The potential for enhancement opportunities

---

<sup>14</sup> [LCA Part-3 Areas-24-to-31.pdf](#)

for these areas is very much linked to the agricultural subsidy system, the long-term future of which is currently unknown. Opportunities for removal of overhead wires and associated infrastructure should be sought to help reduce the urbanising effect on the marshes.

- There are considerable **visual impacts** from built development of Great Yarmouth and Caister at the eastern end of this area. These include the industrial estate to the south of the Bure Loop, along with the sewage works and heliport to the east of Caister Marshes. The area is subject to noise and views of traffic along the Acle Straight. Both aspects detract from the sense of remoteness and the tranquillity of the area. Care needs to be taken to assess the effects on the landscape of any new development within these areas whilst opportunities should be sought to provide mitigation to address the current effects. Settlement Fringe Type uses and activities are significant around West Caister and the Bure Loop with horse-keeping a particular feature.
- **Historic environment** – the drainage mills are a distinct feature of this area lying within this and adjacent areas. They are an important national assemblage. Opportunities to conserve and enhance these features should be sought.

**Character Area 26** primarily comprises a network of large, deep broads known as the Trinity Broad which occupy the upper part of the Muck Fleet Valley, which is a tributary valley of the River Bure. Despite the name that has been attached to these broads, five individually named broads are mapped, along with the detached Little Broad on Fleggburgh Common. In addition to the network of broads, two adjacent areas within the valley, Fleggburgh Common, which is an area of more open fen vegetation to the south of the broads, and Hall Farm Fen, Hemsby, which is an area of species rich fen grazing to the north east of the area, are notable examples of their type. Aside from the roads, parking opportunities near them via a couple of commercial developments, access is quite limited and the broads themselves often appear empty and tranquil. Boating in this area is limited mainly to nonpowered craft. The area sits in the middle of an area known as Flegg, an ‘island’ of higher ground between the Rivers Bure and Thurne. Flegg was historically separated into the two administrative units of East and West Flegg by the Muck Fleet Valley. The soils of the Flegg area are a deep, fertile loam which have made this one of the most intensively farmed areas in the county.

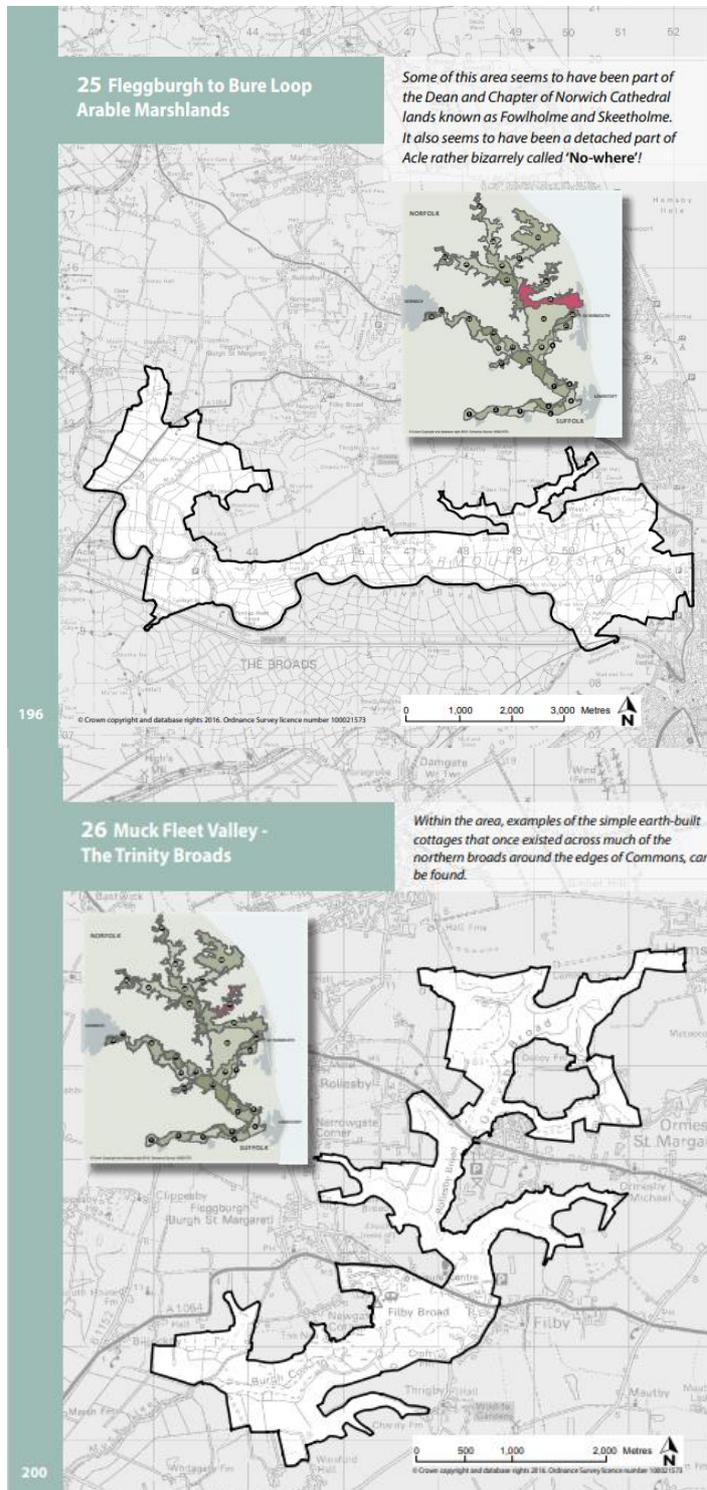
The area is a series of deep interconnected broads occupying a large tributary valley of the River Bure. The valley sides are very gentle rising to around 4m OD. The skylines are wooded and mostly undeveloped, with adjacent settlements heavily foiled by woodland.

**Points to keep the area special:**

- Care needs to be taken when **landscape change** occurs, to ensure that those positive characteristics that contribute to an area's unique sense of place are conserved and enhanced. What follows are examples of local issues and opportunities.
- **Landscape** – Although settlement is limited in the area, where it does exist it can impact on the tranquillity and naturalness of the area. Where new development opportunities are being pursued care needs to be taken to ensure that proposals do not adversely affect the key landscape characteristics of the area.

- **Nature conservation** – water quality is an issues for the Broads in part as a result of the adjacent farming activities. Initiatives are currently underway in relation to catchment management to help resolve these issues.

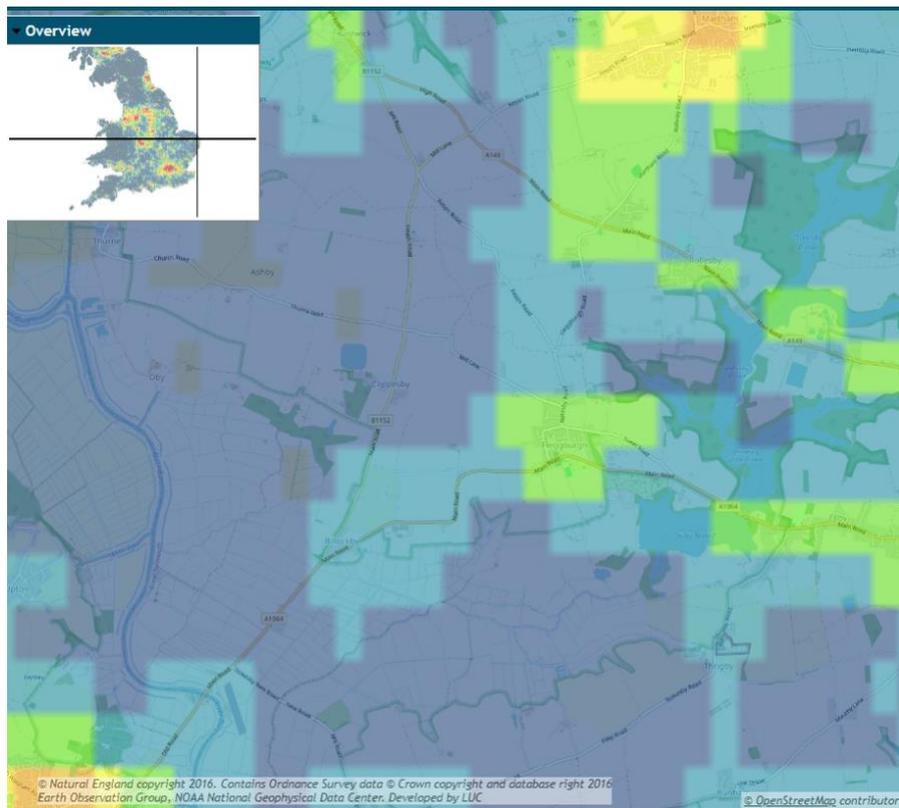
Figure 22- Broads Landscape Character Assessment



The CPRE Dark Skies Mapping<sup>26</sup> shows that much of the Parish, falls into the darkest to dark categories (1-- <0.25 NanoWatts/cm<sup>2</sup>/sr) suggesting that most of the parish is made up of a dark landscape with limited light pollution. However, the areas with the

brighter night lights are around the built-up area along the Main Road, Rollesby Road and Tower Road. Nevertheless, the built-up area of the parish has a tranquil feel to it, largely as a result of being surrounded by the Broads National Park. There are also low levels of light pollution at night, partly due to the vastness of the Broads. Development which can help limit light pollution rather than add to the issue in the parish would be beneficial.

Figure 23-Dark Skies in Fleggburgh

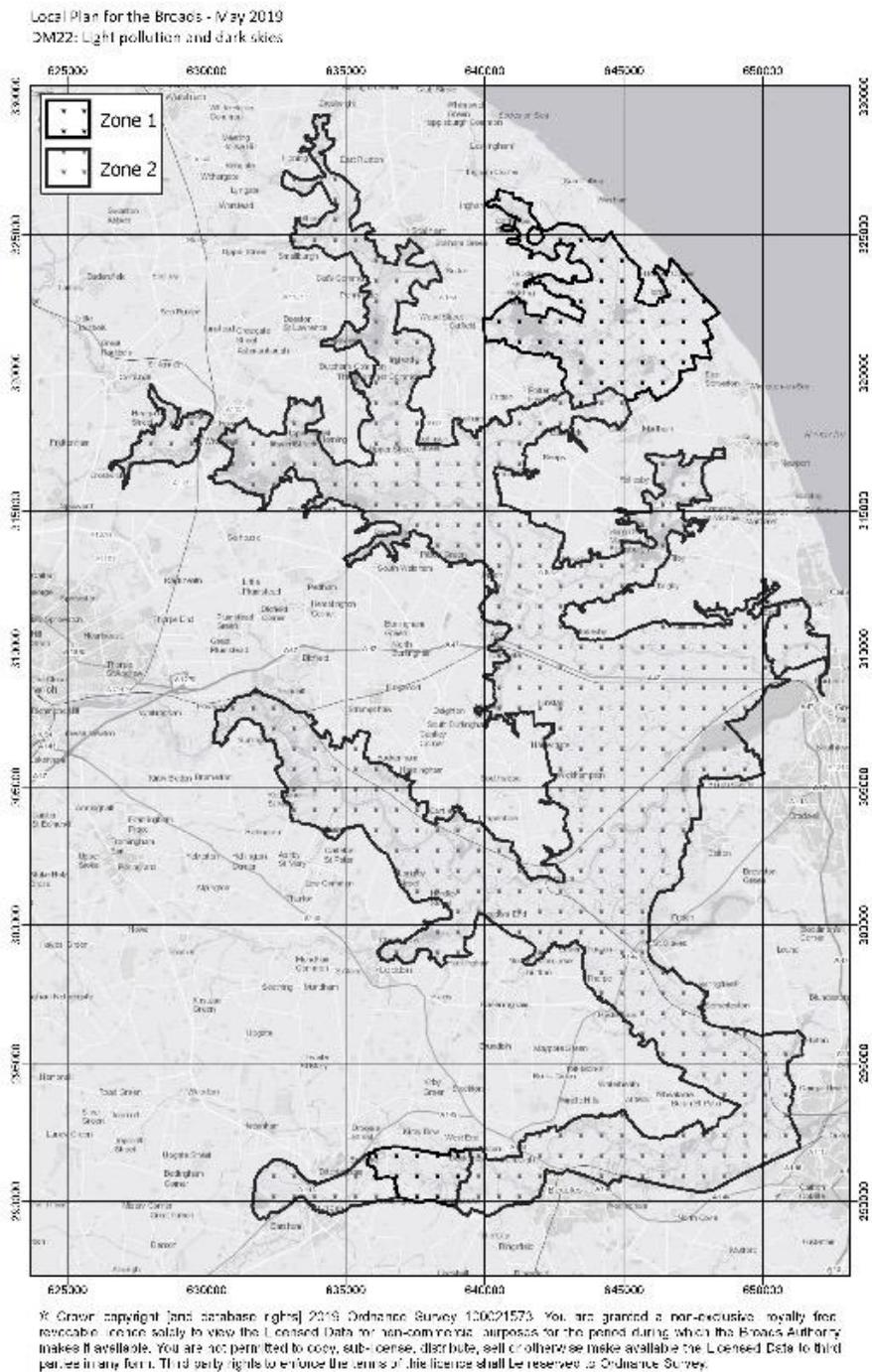


- Night Lights
- (NanoWatts / cm<sup>2</sup>/sr)
- >32 (Brightest)
- 16 - 32
- 8 - 16
- 4 - 8
- 2 - 4 (Brighter)
- 1 - 2
- 0.5 - 1
- 0.25 - 0.5
- < 0.25 (Darkest)

Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels. Please see the [REPORT](#) for more information on this.

Figure 24 highlights that Fleggburgh falls into Zone 2 for light pollution and dark skies in the Broads Authority Area.

Figure 24- Dark Skies of the Broads



**Summary:**

- The neighbourhood plan encompasses a large area of the Norfolk and Suffolk Broads. Within this there are a number of national designations overlapping one another. Two areas within the parish are Special Sites of Scientific Interest (SSSIs) these are the Trinity Broads and Burgh Common and Muckfleet Marshes. Burgh Common and Muckfleet Marshes is also designated as a Ramsar Site, a

Special Protection Area (Broadland) and a Special Area of Conservation (SAC) being part of The Broads. Trinity Broads also falls within The Broads SAC.

- There are two County Wildlife Sites in the parish this includes Ash Carr & West of Dovehouse Plantation and The Carr.
- There are nine types of priority habitat present within the parish.
- The majority of the parish has habitat network zones which are areas that could be suitable for habitat restoration or creation.
- The parish falls within the Landscape Character Area Flegg Settled Farmland Area in Great Yarmouth Borough and Character Areas 25- Fleggburgh to Bure Loop Arable Marshlands and 26- Muck Fleet Valley- The Trinity Broads under the Broads Authority Landscape Character Assessment.

**Issues:**

- An area of the Broads National Park, Trinity Broads SSSI, Broads SAC and Burgh Common and Muckfleet Marshes Ramsar/SSSI fall within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.
- The landscape setting of the parish is open and dominated by arable farmland, some of which abuts the Broadland landscape. Farmland in the north of the parish is identified as the best and most versatile agricultural land, which could be lost to future development.
- Remaining native hedgerows and isolated hedgerow trees are recognised as an important feature of the landscape which could be vulnerable or lost with future development.
- The parish has a tranquillity about it due to its setting within the Broads landscape and network of country lanes that cross it. This is despite the presence of the A1064. However, significant growth in the village could impact upon this therefore light pollution should be considered within the design of future development.

## Flooding

The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea, surface water and groundwater. **Figures 23 and 24** highlights risk of flooding from rivers or the sea. Part of the parish, including the built-up area, falls within Flood Zone 1 which means there is a low risk of flooding from rivers or the sea. However, land to the north-east and a large part of the south, is within fluvial flood risk zones 2 and 3 (medium and high risk).

Figure 25- Flood risk from Rivers and Sea with Fleggburgh

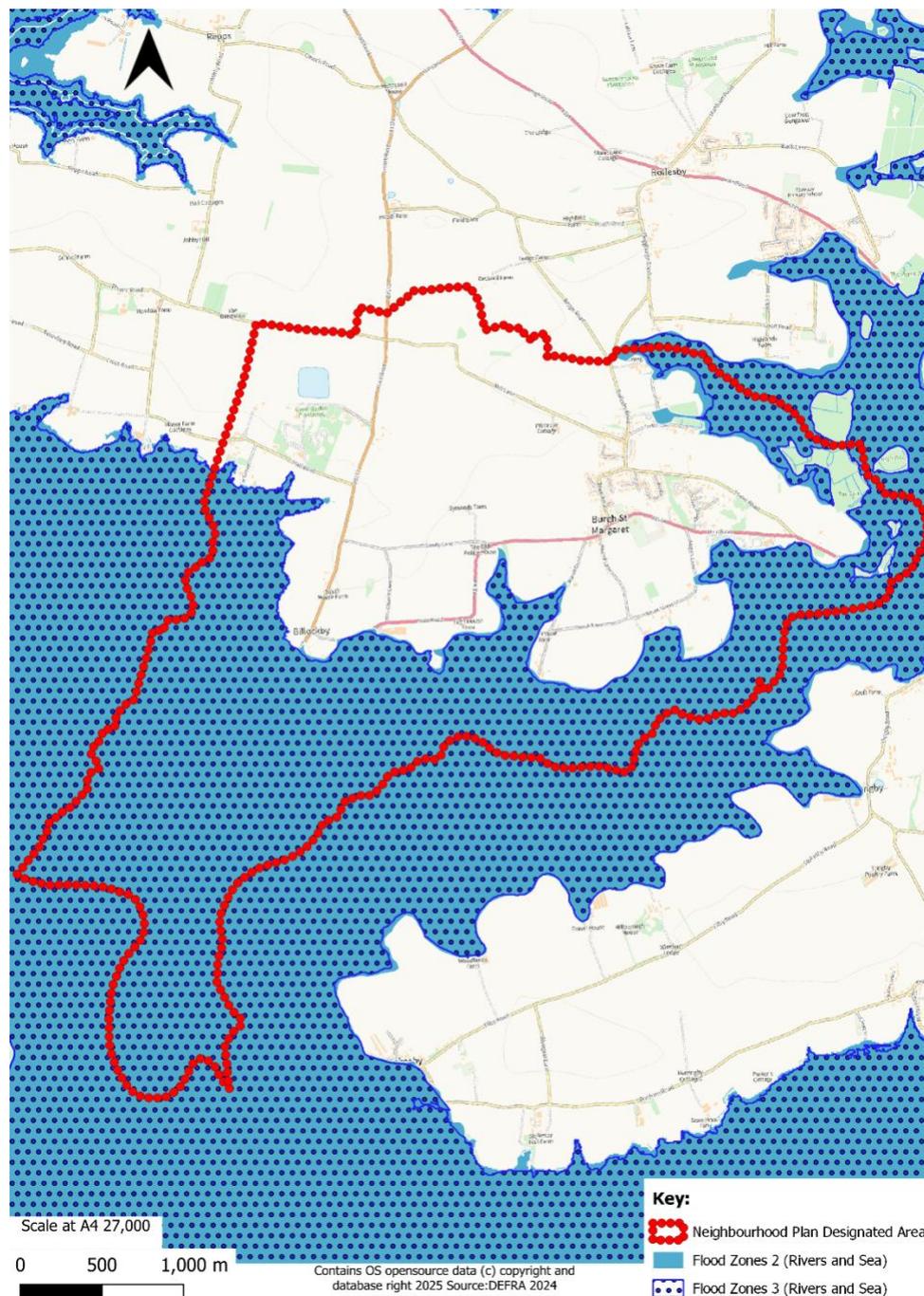
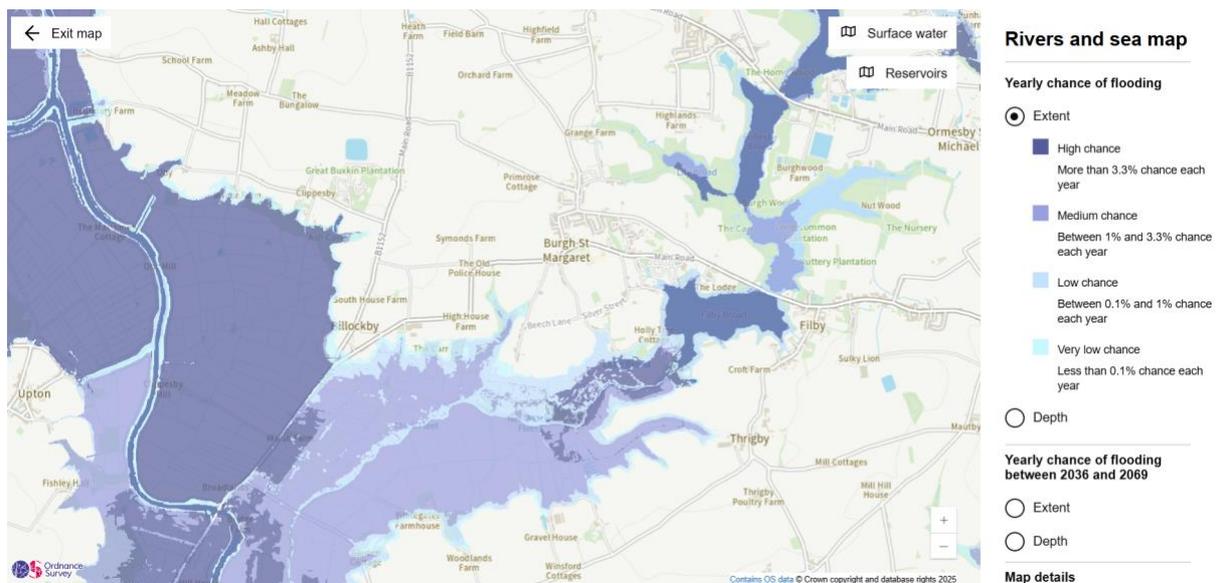
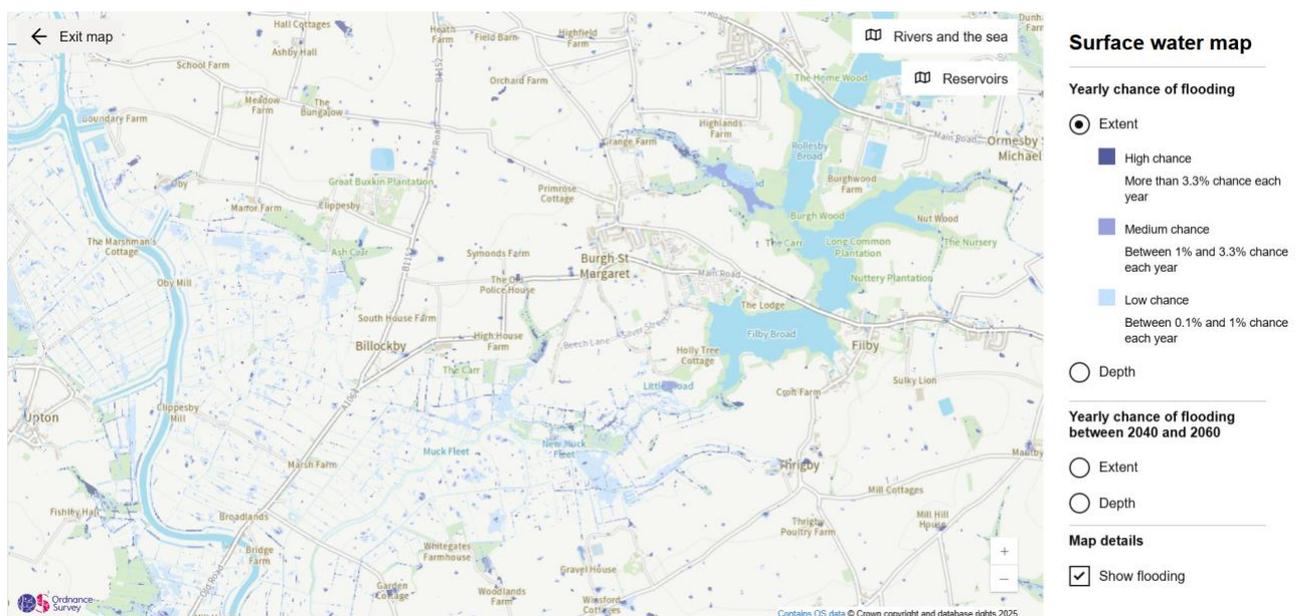


Figure 26-Flood Risk from Rivers or the Sea<sup>15</sup>



The Environment Agency future flood risk modelling shows that there is a low, medium, and high risk of surface water flooding (ponding) in areas of the parish, predominantly to the west, including around existing buildings, roads, gardens, open landscape, and waterbodies. **Figure 25** indicates this mainly affects agricultural land, wooded areas, or where water sources may be present such as drainage ditches, ponds or even ghost ponds. However, residential properties and road networks in the built-up areas are at higher risk including along Silver Street, Broad Road, Main Road, Rollesby Road, Tower Road and Tretts Lane.

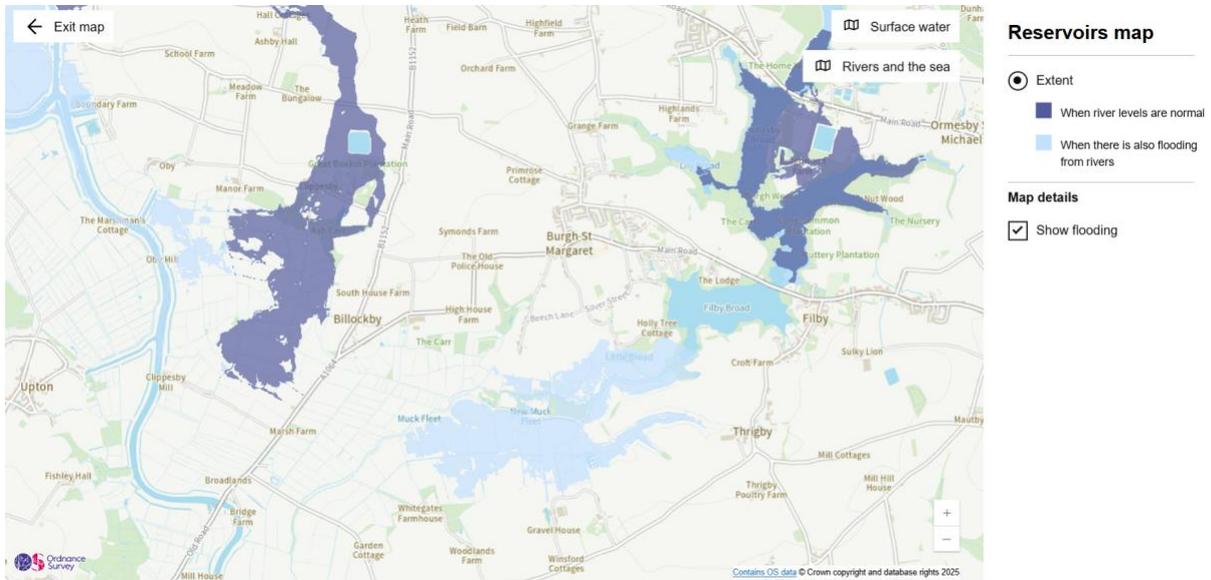
Figure 27-Flood Risk from Surface Water



<sup>15</sup> [Technical map - Check your long term flood risk - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/81111/Technical_map_-_Check_your_long_term_flood_risk_-_GOV.UK.pdf)

Flooding from reservoirs, **Figure 26**, is also an issue in the west of the parish and built-up areas of Billockby and Clippesby.

*Figure 28-Flood Risk from Reservoirs*



**Figure 27** provides some evidence of the extent of surface water flooding in Fleggburgh, with these photos taken by residents in January 2020.

*Figure 29-Surface Water Flooding (photos)*



**Tretts Lane**



**Blocked Drains – at the new development off Rollesby Road**



There have been no flooding incidents or reports noted for Fleggburgh within The Lead Local Flood Authority (LLFA) datasets<sup>16</sup>. There is no mention of Fleggburgh in the Great Yarmouth Strategic Flood Risk Assessment Level 1 Report (2017).

### **Summary**

- **Part of the parish, including the built-up area, falls within Flood Zone 1 which means there is a low risk of flooding from rivers or the sea. However, land to the north-east and a large part of the south, is within fluvial flood risk zones 2 and 3 (medium and high risk).**

### **Issues**

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

---

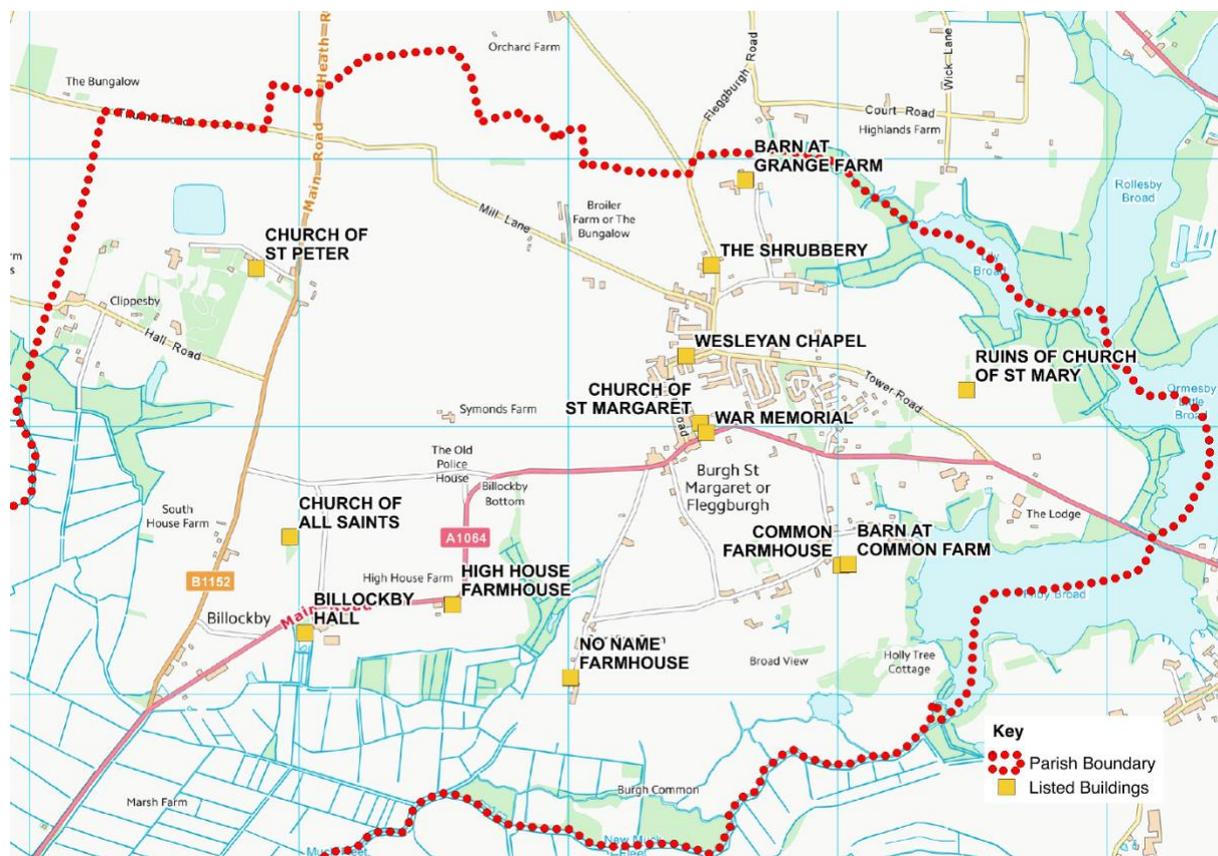
<sup>16</sup> [Flood investigations - Norfolk County Council](#)

## The Built Environment

The parish has a tranquil rural quality owing to the Broads Area, surrounding countryside and historic assets including the Grade II\* listed St Margaret's Church, which acts as a focal point. The church is one of 53 thatched churches in Norfolk. The settlement has become increasingly nucleated in its layout with recent development.

Fleggburgh has 13 Listed Buildings all of which are Grade II, see **Figure 28**. In addition, Norfolk Heritage Explorer identifies there to be 79 sites or finds of heritage importance recorded within the parish<sup>17</sup>. These include but are not limited to buildings, drainage mills, drainage ditches, axe heads, coins, pottery, pillboxes, medieval field boundaries and roads and WW2 defences.

Figure 30- Listed Buildings



There are no Scheduled Monuments and no Borough Council designated Conservation Areas with the parish. However, adjacent to Fleggburgh to the south is the Scheduled Monument Site of St Mary's Priory, Wey Bridge and the Conservation Area Halvergate Marshes. The area has no battlefields, registered parks or gardens or world heritage sites.

The main settlements are surrounded by arable farmland and the importance of farming in this area is demonstrated by the number of farm buildings, see **Figure 29**.

<sup>17</sup> [Your Search Results - Norfolk Heritage Explorer](#)



Appendix A- Broads Authority Housing Data in Fleggburgh (January 2025)

\*No net completions and 1 replacement

BA/2022/0012/FUL	The Bungalow Broad Road Fleggburgh NR29 3DD	FLEGG	Proposed demolition of existing bungalow and surrounding ancillary buildings, to be replaced with a new two-story property and realignment of existing footpath	Replacement	26/07/2022	0
------------------	--	-------	---	-------------	------------	---

Appendix B- Great Yarmouth Borough Council Housing Data in Fleggburgh (February 2025)

[https://www.great-yarmouth.gov.uk/media/7565/Housing-Completions-by-Settlement-Hierarchy-2022-23/XLS/Housing\\_Completions\\_by\\_Settlement\\_Hierarchy\\_2022-23.xlsx?m=1701869476167](https://www.great-yarmouth.gov.uk/media/7565/Housing-Completions-by-Settlement-Hierarchy-2022-23/XLS/Housing_Completions_by_Settlement_Hierarchy_2022-23.xlsx?m=1701869476167)

There were 3 completions in Fleggburgh during 2023/24

As of 31<sup>st</sup> March 2024, there were 8 extant permissions in Fleggburgh

- 06/07/0197/F – South House Farm, Main Road, Fleggburgh, Great Yarmouth - Change of use of rural buildings to four residential units and formation of new access
- 06/17/0479/F – Land at Tretts Lane, Fleggburgh, Great Yarmouth - Conversion of existing outbuildings to form 1 no. dwelling and stables
- 06/19/0638/F – Broiler Farm, Mill Lane, Fleggburgh, Great Yarmouth - Demolition of 3 Broiler Houses and replacement with 3 No. 3 bed detached bungalows, 3 carport/ garages and associated private and visitor parking served from a private drive
- 06/20/0189/F – Arbroath and Tiree, Church Lane, Fleggburgh, Great Yarmouth – Replacement Dwellings
- 06/20/0533/PAD – Barn at Rollesby Road, Rollesby Road, Fleggburgh, Great Yarmouth - Prior approval - change of use of agricultural building to dwelling house
- 06/21/0395/CU – South House Farm, Main Road, Fleggburgh, Great Yarmouth - Proposed change of use from C1 Bed and Breakfast to a C3 dwelling house

- 06/21/0995/D – Land adj New House, Tretts Lane, Fleggburgh, Great Yarmouth - Application for approval of Reserved Matters pursuant to Outline planning permission 06/18/0436/O - details of appearance and landscaping, for residential development of 13 dwellings, access, garages and parking (Amended Description)
- 06/22/0874/F – 2 St Margarets Way, Fleggburgh, Great Yarmouth – Proposed construction of detached 3-bed house and garage, extension of dropped kerb, and provision of new front parking area in front of No.2