

Belton with Browston, Burgh Castle, and Fritton with St Olaves Neighbourhood Plan 2022-2038



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Introduction

1. The Neighbourhood Plan Area (NPA) comprises of three parishes (5 settlements):
 - Belton with Browston
 - Burgh Castle and
 - Fritton and St Olaves

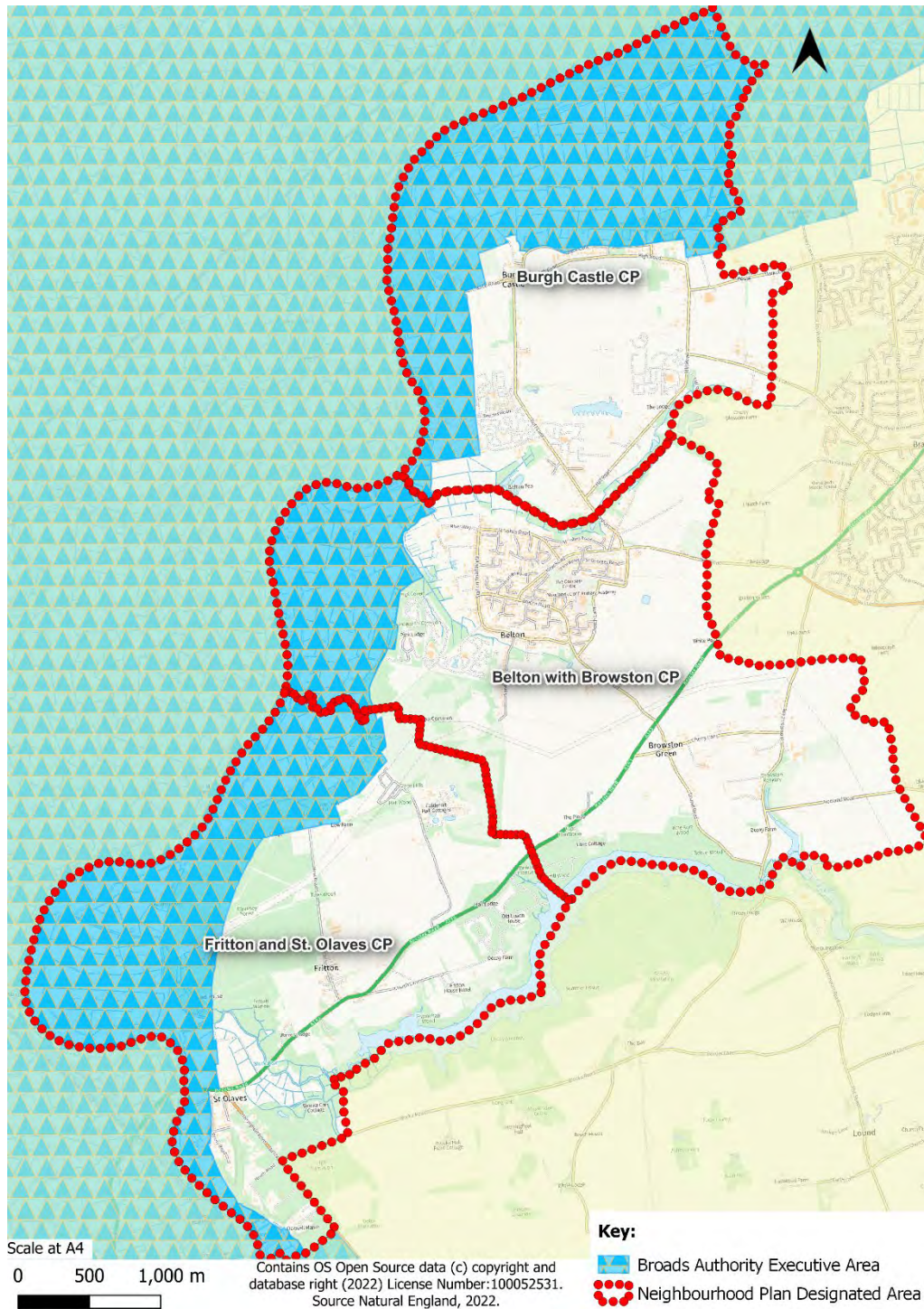
2. Geographically, the NPA is mostly bordered to the East, and interconnected by, the A143 (Browston and some parts of Fritton/St Olaves do extend beyond it), to the North by Breydon Water, to the West by the River Waveney and to the South by Fritton Lake, mostly natural boundaries that encompass these three parishes. The settlements of Burgh Castle, Belton, Browston, Fritton and St Olaves are all predominantly rural also share many similarities e.g.:
 - 30 Listed buildings, 3 scheduled monuments, 341 Historic Environment Records (HERs);
 - surrounded on three sides by the wildlife rich and natural habitat of the biodiverse Broads National Park;
 - a preponderance of farmland, marshland, woodland, heathland, waterlogged wooded carr and reed beds;
 - the risk of flood from the rivers and surface water;
 - the use of natural capital via dyke and pond to alleviate flooding; areas of caravans and holiday lodges on the numerous holiday parks;
 - residential caravan/mobile home sites; no medical/health services to residents within the designated area, with the closest inaccessible by public transport;
 - being a part of the same Ward and historical District of Lothingland.

3. Belton & Browston published a Village Plan in 2012, the summarised outcome is as follows:

The majority of the residents did not want further development in the villages, but there is a need for starter homes and sheltered accommodation. Most residents supported the existing shops but would welcome a Bakery, Butcher and Greengrocer. A need for light industry units / workshops was concluded. A bus that serves Millwood Surgery, still not available, that serves most of the NPA residents, 80% supported a new Medical Centre. A problem with parking, worse now in Belton, especially on the bus route around the village, at times preventing the bus from progressing on the route. Over-demand for allotments was highlighted as was the loss of the existing allotments once the existing graveyard is full, land to address this issue is required. 80% of respondents stated that

they would like to see more money spent on the maintenance of footpaths, countryside walking routes, open spaces and the creation of wildlife preservation areas. A recycling centre within Lothingland serving the southern villages, Bradwell and Gorleston and thus reducing fly tipping. Although travelling to Caister is not far in distance, due to traffic congestion at the Gapton Hall roundabout, it can take in excess of 2 hours.

Figure 1-Neighbourhood Plan Designated Area



Summary of Key Issues

Theme	Key Issues
Demographic characteristics	<ul style="list-style-type: none"> • There has been a downward trend since 2001 within the NPA in population numbers. • Highest age group is 45-64yrs and there has been an increase in the age group 65+ from 2011-2020 suggesting the NPA is an ageing population. Need to ensure for any future development that all age groups are considered for the NPA with a focus on smaller housing units rather than larger family properties to encourage younger people/working age to stay in the area. The working age group has declined which may be as a result of an affordable housing shortage, forcing the people in this age group to move out of the area. • There is around 56% of the population who are single, divorced or widowed which may mean they are living alone indicating a preference for smaller homes. • In 2011 27% of the population had no qualifications so supporting the need for boosting skilled jobs or opportunities into different work opportunities in the NPA could be beneficial. • Index of Multiple Deprivation indicated that the NPA was most deprived in the indicator – barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers' includes issues relating to access to affordable housing for example. Emphasizing the need to better accessibility to different housing needs.

<p>Accommodation profile</p>	<ul style="list-style-type: none"> • In 2011 approximately 85% of homes are owned across the NPA, which may make it difficult for people with lower incomes or the younger generation to stay in the area, with only 5-7% of homes available to rent privately or via social rent. • The Census 2011 data indicates that the most popular house type across the NPA was detached housing (however not specific enough to know whether this is mainly bungalows or houses of two storeys or above). Terraced housing was the second most popular type in Fritton & St Olaves and semi-detached was the second most popular type in Burgh Castle. • Census 2011 data suggested flats/apartments were the least popular. • In 2011 within the NPA approximately 25% of households were single occupancy, suggesting there could be an unmet need for smaller housing units. Amongst the 70% of family households the highest percentages were made up of no children or dependent children; suggesting there will be a need for different types of housing to support single persons, couples, and families. • In 2011 households with no usual residents across the NPA made up approximately 164 households. The highest percentage (17%) was within Burgh Castle. Further data suggests there has been a rise of second home ownership across the whole of the NPA particularly in Burgh Castle. This can also be a concern for the affordability of the area for local people
<p>Land Use and Housing</p>	<ul style="list-style-type: none"> • Feedback from residents indicates that new homes have not met the housing need of the community. • The Great Yarmouth Borough Council's Local Plan Part 2 has allocated one development site within the NPA (Belton) for approximately 100 homes under BN1. Within the NPA Belton is a Primary Village so needs to contribute to a large percentage of the Local plans housing growth. Burgh Castle, Fritton, and St Olaves are designated Secondary Villages since they are considered to have fewer services/facilities and are not accessible enough to offer a sustainable form of development e.g. poor irregular bus service, no shop, school etc. • The area as well as BN1 allocation could have infill/windfall development come forward including affordable housing. Need to ensure that the housing meets the needs of the LPA and is of a scale, design, and layout the NP would like to see. • There are a number of existing holiday accommodation areas within the NPA any expansion to these should have the appropriate infrastructure in place when being considered under GYBC LP Policy L1 and L2. • Strategic gap between Belton and Bradwell must be maintained. • Parking is considered to be a major issue including congestion, parking on pavements and verges and new development should prioritise this.

<p>Transport infrastructure and connectivity</p>	<ul style="list-style-type: none"> • There is good access into the countryside, which is facilitated by a number of public footpaths. This is good for wellbeing and may take some recreational pressure off the Broads SSSI and SAC. • Public Rights of Way are mainly public footpaths and are fragmented between all three parishes. • There are a number of bus services which run through the NPA. However, all of these are hourly services and limited timetables making this particularly hard for people to rely on public transport before 9am and after 5pm. Browston having no public transport whatsoever. • Vehicles travelling in excess of the speed limit is currently a concern for local residents, although the number of road traffic collisions remains low. • Traffic capacity is becoming an issue in the parishes, specifically during the holiday season with numerous holiday parks. Encouraging cycle use such as at leisure/holiday accommodation including holiday parks allowing people to hire them could aid this issue and be a community action. • Promoting/supporting more walking/cycle paths including for recreation could be done in the NPA to help encourage more sustainable ways of movement and create safer routes. Examples such as along Belton to Cherry Lane Garden Centre or from Sandy Lane, Belton to Beccles Road site. • In 2011 the vehicle count for the NPA suggests there is only under 10% of the NPA who do not own a car. However, these people such as children, elderly or because it is financially unviable for some should be considered when needing access to services and for future development coming forward in sustainable locations. This includes that they may need to rely on public transport which is irregular. • High car ownership levels could equate to a high demand for home-based car parking spaces. • Issues around cars parking in inappropriate areas such as on Station Road South making it difficult for the X11 bus- road markings should be encouraged here to improve this. • Being predominantly rural, the car most likely remains the dominant mode of choice for those travelling to work. In 2011 48% of people relied on the car, this could be to do with public transport not being in the right location, not flexible or good/frequent enough for most commuters, or that employment or school provision may not be within walking or cycling distance. • Enterprise/business start-up units would create employment locally and alleviate the need to travel some distance for work.
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<p>Employment and services within the community</p>	<ul style="list-style-type: none"> • The NPA is a mix of one Primary settlement, three Secondary settlements and one Tertiary settlement as classified within the Great Yarmouth Local Plan. The Primary settlement alone has a handful of local services, the closest doctors being outside of the NPA. • Audit of services within the NPA shows the most popular facility in most of the parishes are village and community halls. However, there are hardly any core facilities such as a doctor’s surgery, dentist or secondary school. • Most businesses and employment opportunities are outside of the NPA and may require skills or qualifications which are not suitable to the skill set within the area. • Only 3% of the NPA in 2011 worked mainly from home. However, the shift in work patterns since the Covid-1 pandemic may have changed this demand now meaning houses may need to cater for work purposes. • Any future development will require an improved provision of facilities, services, and infrastructure. • Need to find land for employment opportunities or encourage the provision of facilities such as shops to come forward within the NPA. There is a number of redundant buildings at Greenberry Springs which could suit this purpose. • Encourage need for health provision centres to come forward within the NPA • Find opportunities to have land/recreational use to come forward to meet the needs of younger people such as teenagers. • Deficit amount of informal amenity green space in the NPA and play spaces in areas such as Nursery Close are aged and underused. Need to try boost available spaces for all ages. • Browston has no community facilities- support the provision of new facilities coming forward in the NPA.
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<p>The built and historic environment</p>	<ul style="list-style-type: none"> • There is 354 archaeological sites or finds within the NPA showing there is a wealth of historic significance. • The NPA has a number of buildings of heritage value, including 28 listed buildings within the NPA, 6 in Burgh Castle, 9 in Belton and Browston Green and 13 in Fritton and St.Olaves. There are 2 scheduled monuments (St. Olaves Priory and Burgh Castle Roman font). • There is the Conservation Area for Halvergate Marshes and this is considered to be in very bad condition on the Historic England s At Risk Register. • Effort should be made to retain both the character and setting of these historic sites, ensuring that it is not diluted through new development with inappropriate profiling or materials. This includes renewable energy development. • The Neighbourhood Plan also has an opportunity to identify and protect non-designated heritage assets
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<p>The natural environment</p>	<ul style="list-style-type: none"> • There are a number of international and national designated sites within the NPA including Broadland, Breydon Water, Halvergate Marshes, The Broads National Park, Broadland. All areas are designated for different reasons around their biological, marine and landscape interest. Most of the designations overlap and sit to the northern and western boundary of the NPA meaning development should be particularly sensitive this side of the NPA. Since these designations are extremely rich in wildlife and would be sensitive to impacts from future development. • Consideration should be given for the fact there are holiday accommodation areas within the NPA too that further expansion of these facilities could add further recreational pressure as well as new housing within the designated sites and along public rights of ways. <p>A significant area of the parish contains priority habitat made up of 8 main types. The most apparent main habitats to cover the NPA is the coastal and flood plain grazing marsh to the west. Deciduous woodland also covers a number of spaces within the NPA. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts. There is also lowland heathland which is a scarce habitat within the NPA which will need to be considered if affected by development.</p> <ul style="list-style-type: none"> • There are six county wildlife sites within the NPA which should be given protection and consideration through the planning process. • The landscape setting of the NPA is dominated by arable farmland, woodland and marshland which surrounds the residential areas. The land within the NPA is made up of Grade 1 and 2 to the eastern boundary around Browston Green along Hobland Road, Browston Lane and Cherry Lane. A large proportion of the NPA is made up of Grade 3 land particularly within Burgh Castle and the built-up settlement of Belton. Non-agricultural land falls predominantly along the boundary of the west and to the south of the NPA. Grade 1, 2 and 3 is classified as the best and most versatile (BMV) agricultural land, which would be lost to any future development. • Its proximity to the Broads and other designated sites and general lack of street lighting particularly in Fritton & St Olaves means there are dark expansive skies at night in parts of the NPA. These could be eroded through new development with external lighting that is not dark sky sensitive. • Water quality is an issue for sensitive wetland habitats, an increase in visitor numbers as a result of new housing growth may have potentially negative impacts on some sites.
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Flooding	<ul style="list-style-type: none">• The NPA is constrained in a number of areas by flood risk particularly to the north, west and parts of the south by flood risk, with land falling into Flood Zones 2 and 3. The extent of Medium and High Flood Risk, and therefore existing surface water drainage capacity, will likely constrain developable land within the Neighbourhood Plan Area.• Surface water flooding is an issue in the NPA and particularly to the north, west and central parts of Belton due to the access to surface water features. Nevertheless, much of the flood risk falls into the low category.• Properties at a medium risk of flooding is more apparent in Belton and Browston Green compared to the other parishes within the NPA. A number of roads, lanes and cul de sacs near properties have medium flood risk such as Bracon Road, Beccles Road, Station Road South, Waveney Drive, The Loke and mainly east of Browston Lane in Browston Green.
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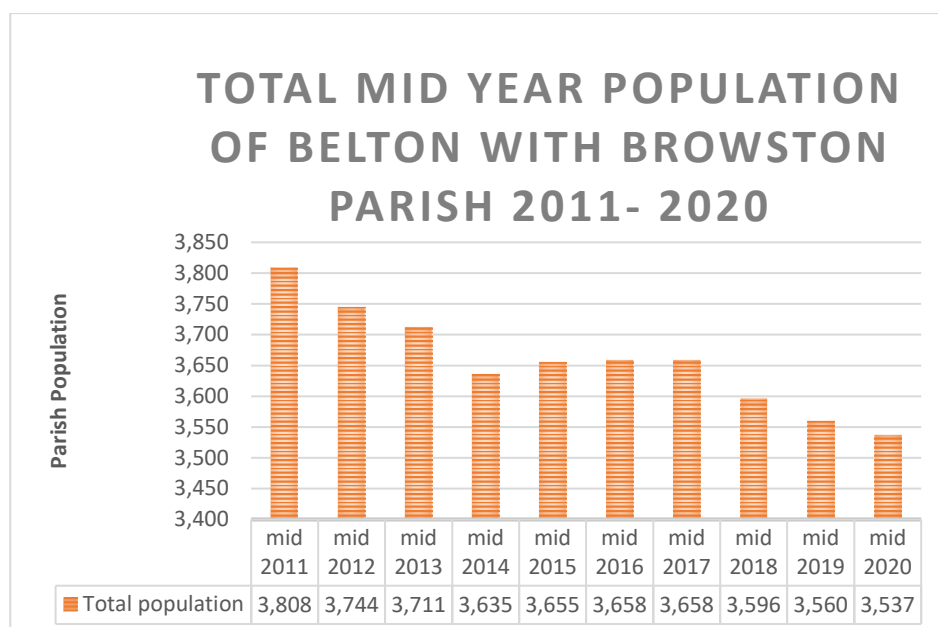
Demographics

The largest population increase in the English region was the East of England, which grew by around 8.3% or 488,000 more residents in the last approximately 10 years. Great Yarmouth Borough Council saw the lowest population growth 2.6% (from 97,300 in 2011 to 99,800 in 2021) in the East of England, 21st out of 23 Local Authority areas in Norfolk, Suffolk, Essex, Bedfordshire, and Cambridgeshire, but above North Norfolk 1.5% and Castle Point in Essex 1.8%. At 2.6%, Great Yarmouth's population increase is lower than the increase for the East of England (8.3%) and England (6.6%).

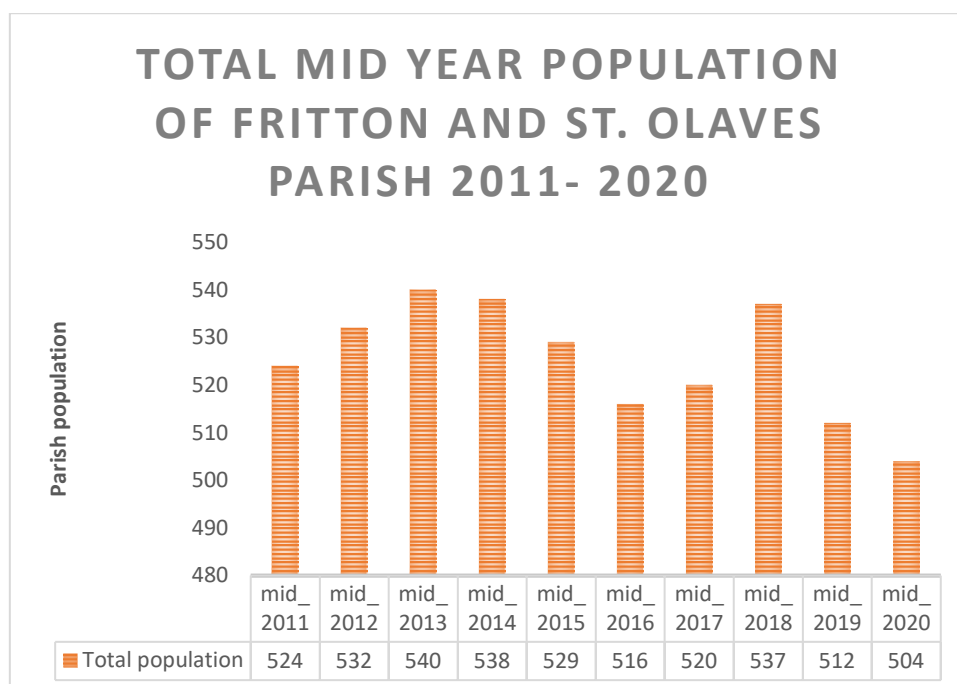
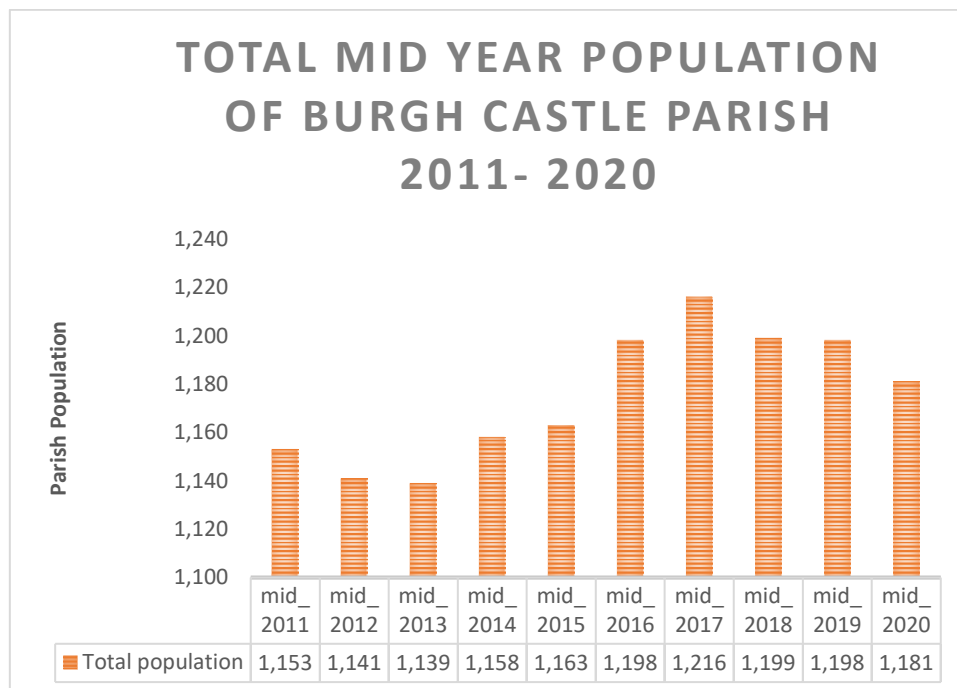
In 2021, Great Yarmouth ranked 246th for total population out of 309 local authority areas in England, which is a fall of nine places in a decade. As of 2021, Great Yarmouth is the 20th most densely populated of the East of England's 45 local authority areas.

According to 2021 Census¹ the total population in the NDP area was 5,583 with a +1.9% change from 5,479 in 2011. The mid-year population estimates from the Office of National Statistics (ONS) for 2020 showed the population of the NPA was 5,222 which was made up of 3,537 people (Belton with Browston), 1,181 people (Burgh Castle) and 504 people (Fritton and St. Olaves) (**Figure 2**).

Figure 2-Bar charts showing the parish population from 2011- 2020 amongst all three parishes (ONS, 2021)



¹ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)



There has been a fluctuation in population within the NPA since 2001². According to the Census 2001 the NPA had a population of 5,596, this then dropped to 5,479 in 2011 but has now rose to 5583 in 2021. **Figure 2** show there has been a decrease in population amongst all the

²https://citypopulation.de/en/uk/eastofengland/wards/great_yarmouth/E05005793_lothingland/
<https://www.norfolkinsight.org.uk/population/reports/>

and

parishes since 2011 (Census, 2011) and the most significant fall in Belton with Browston. Amongst the 2011 population there was an even mix of males and females being 49.8% for male and 50.2% for female. The density (number of persons per hectare) equates to Belton with Browston 4.6, Burgh Castle 1.9, and Fritton with St Olaves 0.7, the Borough of Great Yarmouth is 5.6.

One potential reason there was population decline can be due to mortality, many young couples moved to Belton post development in the 1970s who are now in their 80s, and young people leaving the parental home or moving away for work.

According to the Census 2011, of the total NPA population for 2011, 25% of people are in the 45 to 59 age group, 20% are over 65, 15% are under <16 and 65% in total are of working age. The average age of the population is 46. In Great Yarmouth there has been an increase of 17.8% in people aged 65 years and over, a decrease of 1.7% in people aged 15 to 64 years, and an increase of 0.4% in children aged under 15 years.

Comparing the statistics from 2011 and 2020 (**Figure 3**) the population has dropped in all age categories. The highest age group in 2020 was 45-64yrs (30%) followed by 65-80yrs. This has changed slightly since 2011 where 25-44yrs were the second highest age group in the total NPA. The percentage of 65-80yrs and 80yrs + have increased by approximately 5% showing there is an ageing population. There has been a decline in younger age groups by approximately 2-5%. One reason for the increase in the 65+ age group is that many residents emanate from London and the Home Counties, selling their high price properties, buying in the NPA at much reduced prices compared to the aforementioned areas, to retire and have money from the sale of their property to live comfortably in their old age.

The Census 2021 data also confirms that 45-64yrs is the highest age category still (30.1%) followed by 65yrs+ (28.9%). The lowest age group is still 16-24yrs at 8.8%³.

Figure 3- Age structure comparison between 2011 and 2020 (Census 2011; ONS, 2020)

³ Census 2021. Age Profile. Source: [Build a custom area profile - Census 2021, ONS](#)

Age Structure in 2011	BwB	BC	FwSO	NPA	%
0-15years	637	119	76	832	15.19%
16-24yrs	380	109	35	524	9.56%
25- 44yrs	825	189	95	1109	20.24%
45-64yrs	1275	451	197	1923	35.10%
65-80yrs	622	250	115	987	18.01%
80yrs +	66	32	6	104	1.90%
Age Structure in 2020	BwB	BC	FwSO	NPA	%
0-15years	601	120	38	759	14.60%
16-24yrs	280	66	29	375	7.21%
25- 44yrs	667	159	76	902	17.35%
45-64yrs	1002	397	175	1574	30.27%
65-80yrs	726	340	143	1209	23.25%
80yrs +	239	99	43	381	7.33%

Looking at the legal partnership partnership status of the NPA area there is around 51% of the NPA who are in a civil partnership and around 49% of the population are single, separated, divorced, or widowed which could mean that smaller bedroom housing is needed. Many people live alone in the area, justifying the need for 1 or 2 bed properties, freeing up the larger homes for families.



Figure 4- Legal partnership status (Census 2021)

Socioeconomic

The Census 2021 data states that 57.4% of the NDP area is in active employment. There are a large percentage of people who are economically inactive (e.g. retired) and have been for over 12 months (Figure 5).



Figure 5- Economic Activity and Employment History in the NDP area (Census 2021)

Looking at the socio-economic statistics, nearly half of the population have Level 1 to 3 qualifications. 24.8% of the NPA population in 2021 had no qualifications with an obvious need for an improvement in the education system and need for Further Education. Apprenticeships, facilitating qualification without the burden of student debt, is only 8.6%, this should be promoted more heavily to educators and employers (Figure 6).

Looking at Figure 6, there is a relatively even spread between SEC Classifications with many people in lower managerial or professional occupations. There are 4% of full-time students over

the age of 16, which is encouraging but still low, as many students are therefore remaining in, or furthering their education, at least to a Level 3 qualification. The

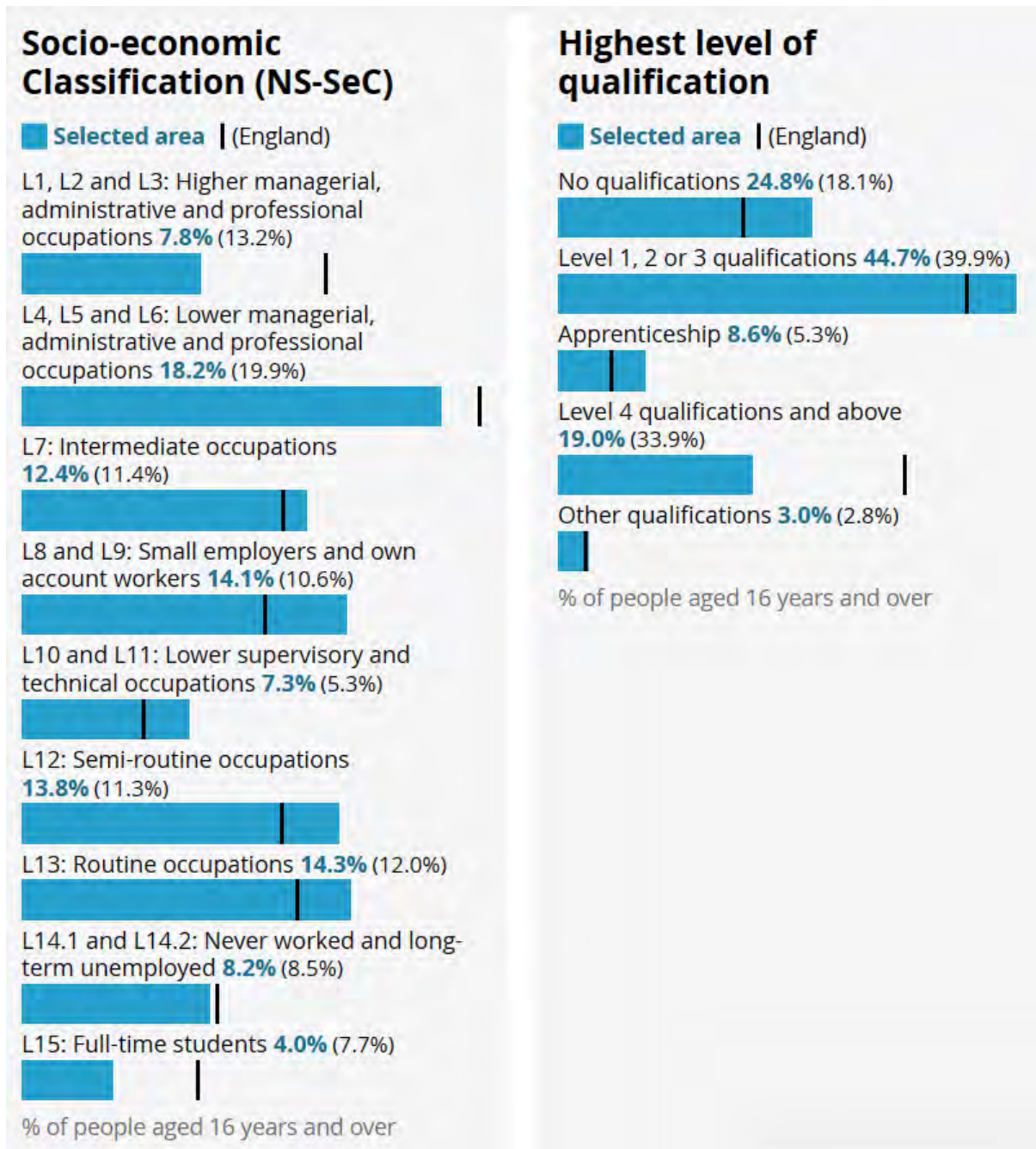


Figure 6- Skills, Qualifications (Census 2021)

Employment Industry

In 2011 the main employment within the NPA emanates from: Wholesale and retail trade; repair of motor vehicles and motorcycles **17.41%**, Human health and social work activities **15.84%**, Construction **9.69%**, Manufacturing **8.81%**, Accommodation, and food service activities **7.53%**, Education **6.84%**, Professional, scientific, and technical activities, **6.22%**, Transport

and storage **5.45%**, Administrative and support service activities **5.08%**. Wholesale, retail, and motor repairs is the highest employment sector, with the second highest employment sector, Human health, and social work activities, being predominantly the James Paget University Hospitals NHS Foundation Trust. Hotels, restaurants and holiday accommodation, including camping and holiday parks, only accounted for 7.53% (206) jobs for the 2734 working age residents of the NPA. Census 2021 data does not give such a breakdown as of yet.

Occupation

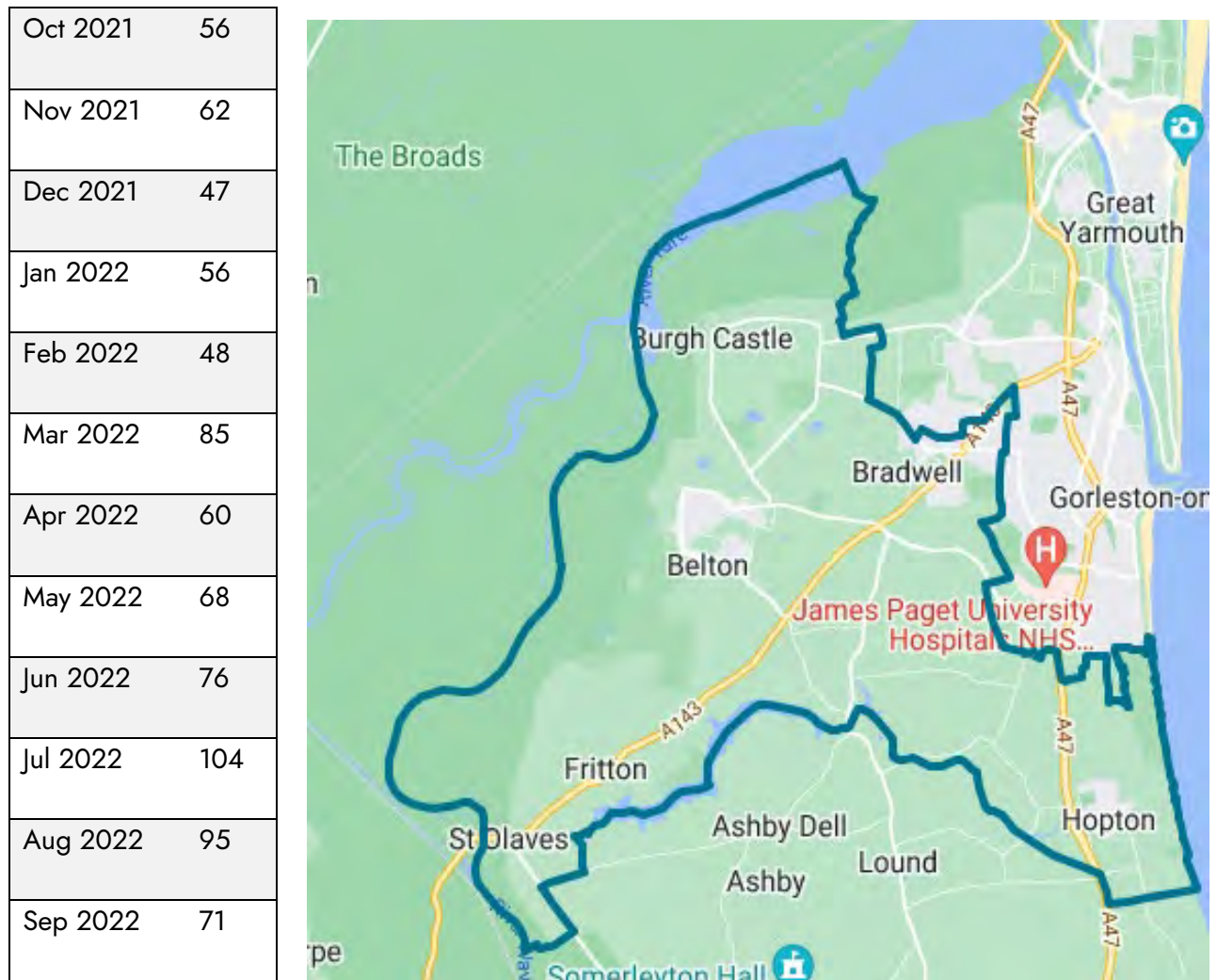
As shown in **Figure 7**, occupation has a very even spread right across all 9 classifications. Skilled trades and occupations headed the list at 14.2%.



Figure 7- Occupation in the NDP area (Census 2021)

As shown in **Figure 8**, the table shows how many crimes have been committed in the Southern Villages area between October 2021 and September 2022 with a particular peak in summer 2022. The reasons are unknown.

Figure 8-Police UK⁴



⁴ <https://www.police.uk/pu/your-area/norfolk-constabulary/southern-villages/>

Index of Multiple Deprivation

On Norfolk Insight area reports are drawn together for different wards covering details such as deprivation. The NPA is covered by the ward Lothingland, and it gives us an indication of some of the deprivation statistics coming out in the area. (Norfolk County Council, 2020⁵) Data suggests that:

- In 2019, 15% of households experienced fuel poverty in 2018 which is above Norfolk (11.5%) and England (10.3%) levels
- In 2011, 27% of males and 39% of females were economically inactive in the area

Within this data shows the percentages broken down of the Index of Multiple Deprivation (IMD). The IMD (2019) is the official measure of relative deprivation for small areas/neighbourhoods in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). Decile 1 represents the most deprived 10% of LSOAs in England while Decile 10 shows the least deprived 10% of LSOAs.

The NPA falls within two LSOAs in the Index of Multiple Deprivation with Burgh Castle (LSOA 012C) ranked as 6,786 out of 32,844 LSOAs and was ranked amongst the 30% most deprived neighbourhoods in the country. However, in 2015 Burgh Castle was ranked amongst the 20% most deprived neighbourhoods so there has been improvement.

Belton with Browston, Fritton and St Olaves falls within the LSOA 012A and this was ranked as 16,903 out of 32,844 and was amongst the 50% least deprived neighbourhoods. In 2015 the LSOA was ranked 18,756 meaning that the area has dropped slightly in the figures but is less deprived than Burgh Castle (**Figure 9**). The local authority overall was ranked 24th in 2019 out of 317 local authorities/districts meaning it is one of the most deprived⁶.

Looking at the Norfolk Insight data⁷, the Index of Multiple Deprivation was broken up into Decile 1 (most deprived) to Decile 10 (least deprived). In summary:

- 25% of the NPA residents are in Decile 3 in terms of deprivation.
- All of the NPA residents are in Deciles 2 to 4 in relation to education, skills, and training.

⁵ [Deprivation - Ward | Lothingland | Report Builder for ArcGIS \(norfolkinsight.org.uk\)](https://www.norfolkinsight.org.uk/Deprivation-Ward-Lothingland-Report-Builder-for-ArcGIS)

⁶ [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://www.communities.gov.uk/indices-of-deprivation-2015-and-2019)

⁷ [Deprivation - Ward | Lothingland | Report Builder for ArcGIS \(norfolkinsight.org.uk\)](https://www.norfolkinsight.org.uk/Deprivation-Ward-Lothingland-Report-Builder-for-ArcGIS)

- All residents are in the lowest 50% in terms of 'barriers to housing and services' with 50% in Decile 2, most deprived.
- 25% of residents are in Decile 1, the most deprived in the 'living environment domain'.

Figure 9-Indicators of Deprivation 2015 and 2019 (GOV,2019)

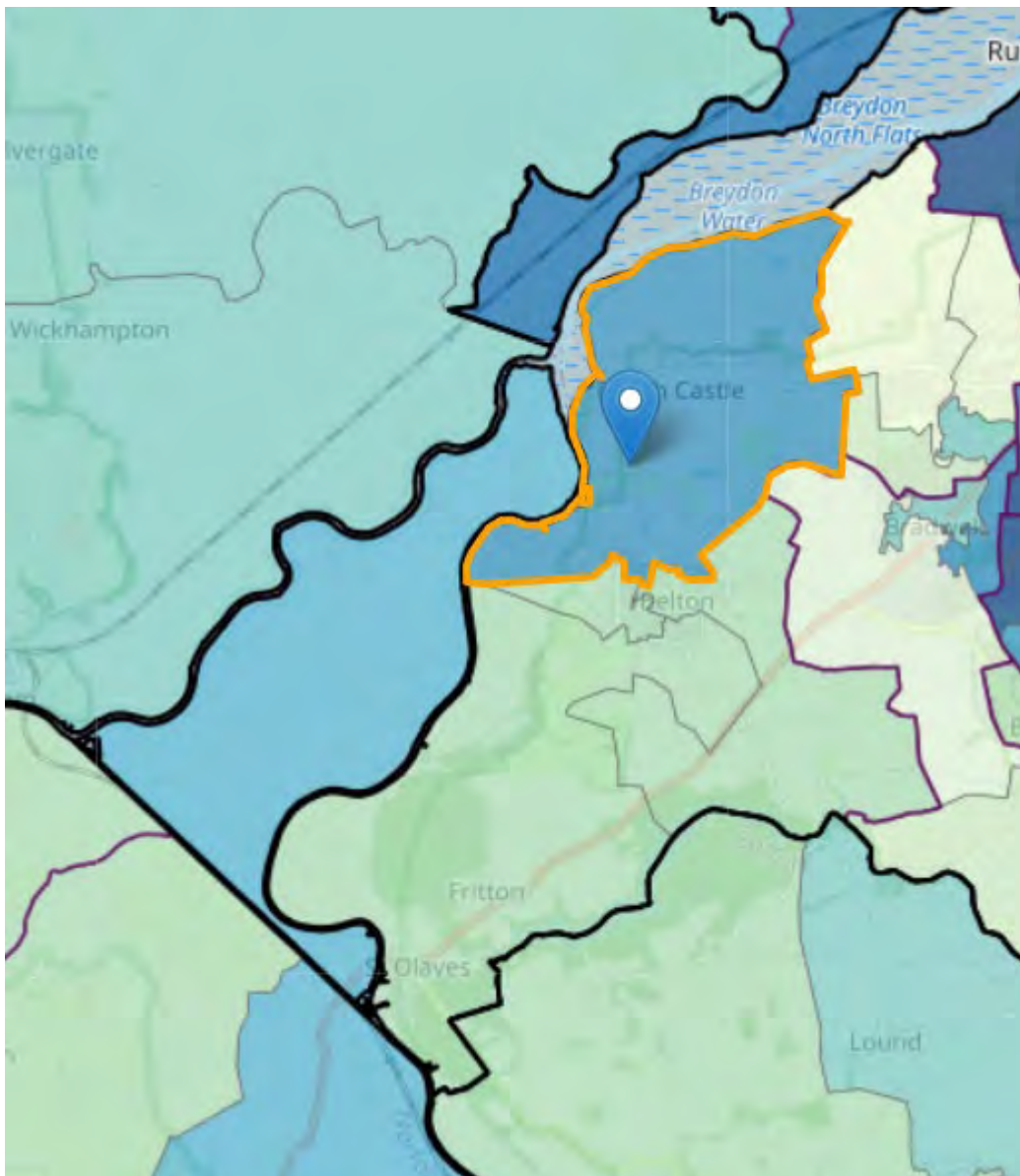


Figure 10 in the table below shows the two LSOA rankings in 2019 for all the indicators of deprivation. The lower the number the more deprived the indicator is. It shows that one of the biggest concerns is the barriers to housing and services where the parish falls within the 30-50% most deprived area in England. Most other indicators shows that the NPA falls on the side of being least deprived.

Figure 10-Indicators of Deprivation in 2019 with 1 being most deprived and 32,844 being least deprived⁸

Indicators of Deprivation	2019 LSOA 012A (BwB and FwS)	2019 LSOA 012C (BC)	% Most Deprived to Least Deprived
Income	20,764	18,448	60-70% least deprived
Employment	18,188	14,755	50-60% least deprived
Education	12,574	13,077	40% most deprived
Health and disability	16,920	12,431	In-between 40-60% most deprived
Crime	21,150	22,391	30% least deprived
Barriers to Housing and services	4,287	13,475	20%- 50% most deprived
Living environment	14,535	20,479	30% to 50% least deprived
Income deprivation affecting children	20,069	14,012	30% to 50% least deprived
Income deprivation affecting older people	24,744	24,185	20% least deprived

Key issues in this section:

- There has been a downward trend since 2001 within the NPA in population numbers.
- Highest age group is 45-64yrs and there has been an increase in the age group 65+ from 2011-2020 suggesting the NPA is an ageing population. Need to ensure for any future development that all age groups are considered for the NPA with a focus on smaller housing units rather than larger family properties to encourage younger people/working age to stay in the area. The working age group has declined which may be as a result of an affordable housing shortage, forcing the people in this age group to move out of the area.

⁸ File 2 and File 3 Source: [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

- There is around 56% of the population who are single, divorced or widowed which may mean they are living alone indicating a preference for smaller homes.
- In 2011 27% of the population had no qualifications so supporting the need for boosting skilled jobs or opportunities into different work opportunities in the NPA could be beneficial.
- Index of Multiple Deprivation indicated that the NPA was most deprived in the indicator – barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers' includes issues relating to access to affordable housing for example. Emphasizing the need to better accessibility to different housing needs.

Housing Profile

Detailed evidence that includes the latest Census 2021 data with respect to housing is provided by the Housing Needs Assessment (2022) which was commissioned by AECOM.

Accommodation profile

In 2011 the most popular type of housing was detached and the least popular were flats/apartments/maisonettes. In Belton with Browston the most popular housing type following detached housing was semi-detached (35.2%) and terraced (19.5%). In Burgh Castle the second popular housing type was terraced (23.2%) followed by semi-detached (9%) and for Fritton & St Olaves the % was very close for semi-detached and terraced being between 11-12%. As shown in **Figure 11**, the Census 2021 data only shows a certain amount of data at a parish level so far. For the NDP area the data highlights that for accommodation type most households have a whole house or bungalow (which will include detached, semi-detached, and so forth).

There are 2500 households in the parish and the most common household size is 2 people followed by 1 person. The most popular bedroom size in existing properties is 3 bedrooms followed by 2-beds, 4 beds and a low percentage of 1 beds. The tenure of households in the NDP area is mainly people owning their house outright or with a mortgage. The amount of social rented housing available is low a 4.4%. This shows that people will find it difficult to get on the property ladder or even find suitable housing within the NPA to rent due to a large percentage of the housing stock is already owned. It will be interesting to see if the percentages have changed since the 2011 data for NPA households.

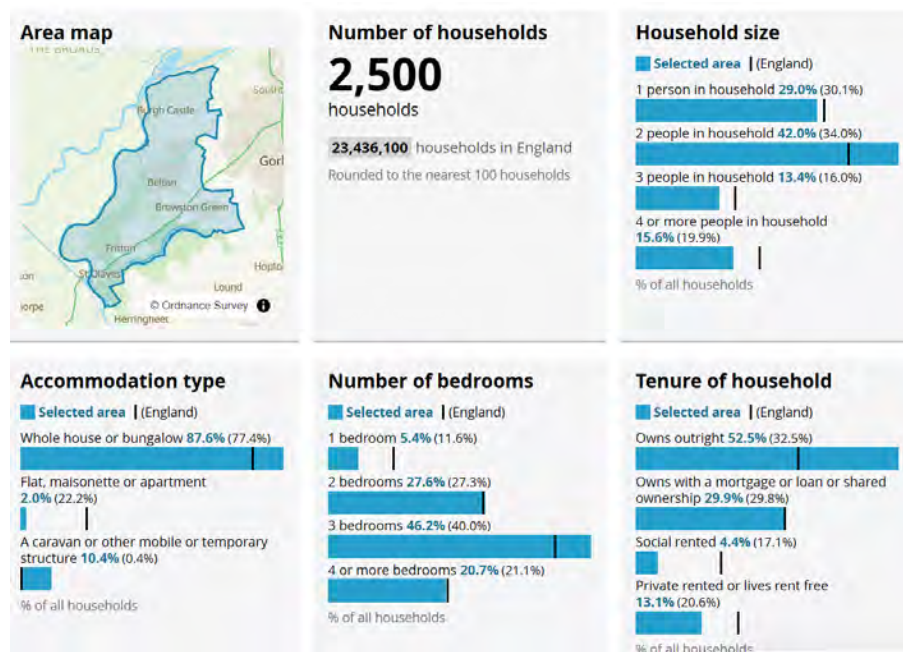


Figure 11- Housing data from the Census 2021

In 2011 households with no usual residents across the NPA made up approximately 164 households. The highest percentage (17%) was within Burgh Castle. As well as this the Great Yarmouth Medium Term Financial Strategy looked at the change of second homes between October 2017 and October 2022. As shown in **Figure 12** there had been an increase amongst all the parishes with the rise of second home ownership. Further data provided by GYBC in January 2023 stated that the second homes data as of 03.01.2023 is:

- Belton and Browston- 17 (indicating -1 since 2022)
- Burgh Castle- 79 – (indicating -2 since 2022)
- Fritton with St Olaves- 1 (indicating -22 since 2022)

However, the majority of the homes within the above Burgh Castle figure were part of Waveney Holiday Village, without these holiday homes the figure would actually be **17 for Burgh Castle**.

The rise of second homes within the NPA is alarming, since this can push house prices up and make it more difficult for young people born in the area to purchase a home. 2022 prices for freehold properties in NR31 (Lothingland) were 22% up on 2019. Properties in NR31 had an overall average price of £235,246 over the last year. The majority of sales in NR31 during the last year were terraced properties, selling for an average price of £176,069. Detached properties sold for an average of £340,695, with semi-detached properties fetching £230,907⁹.

Figure 12:- GYBC Medium Term Financial Strategy 2023/24- Change in the number of second homes between 1/10/2017 and 1/10/2022 by parish area

Parish	As at 1/10/2022	As at 1/10/2017	Number of increase/decrease	% increase/decrease
Belton	16	13	3	23%
Burgh Castle	19	7	12	171.4%
Fritton and St Olaves	23	22	1	4.5%
NPA	58	42	16	38%

This emphasizes the need for affordable housing, shared ownership, or social housing. The salaries for jobs in Great Yarmouth are between £16,000 and £36,000 with an average salary of £26,000. Based on the average salary, an individual purchasing a property may obtain a £90,000 mortgage plus a deposit of £3,600 totalling £93,600 with a terraced house in the area costing £176,000 an £80,000+ shortfall.

⁹ www.rightmove.co.uk/house-prices/nr31

In 2021 within the NPA approximately 29% of households were single occupancy, suggesting there could be an unmet need for smaller housing units. This figure has increased from 25% in 2011. There are 66.3% of family households in the parish these could be made up of no children or dependent children; suggesting there will be a need for different types of housing to support single persons, couples, and families.

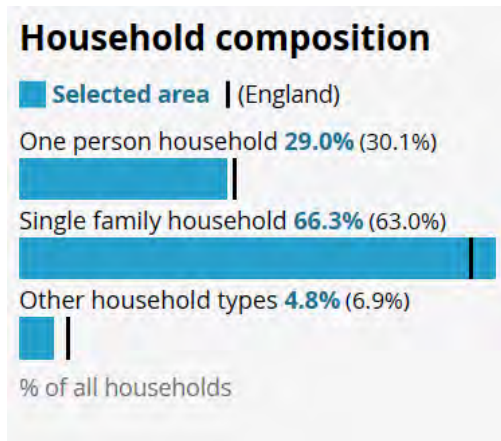


Figure 13- Household composition (Census 2021)

It is important that the homes that are built are the right type in terms of size, affordability, and tenure. In this regard key issues are providing suitable homes for:

- Those on lower household incomes who are unable to afford market prices and rents.
- Young couples forced to move away from the NPA due to the cost of housing, resulting in a decrease in the under 16 age group.
- A rapidly aging population
- Downsizers and retirees, moving from London and the Home Counties to this.

Key issues:

- In 2021 approximately 82.5% of homes are owned across the NPA, which may make it difficult for people with lower incomes or the younger generation to stay in the area, with only 14.5% of homes available to rent privately or via social rent.
- The Census 2011 data indicates that the most popular house type across the NPA was detached housing (however not specific enough to know whether this is mainly bungalows or houses of two storeys or above). Terraced housing was the second most popular type in Fritton & St Olaves and semi-detached was the second most popular type in Burgh Castle.
- Census 2011 data suggested flats/apartments were the least popular.
- In 2021 within the NPA approximately 29% of households were single occupancy, suggesting there could be an unmet need for smaller housing units. There are 66.3% of family households so there will be a need for different types of housing to support single persons, couples, and families.
- In 2011 households with no usual residents across the NPA made up approximately 164 households. The highest percentage (17%) was within Burgh Castle. Further data suggests

there has been a rise of second home ownership across the whole of the NPA particularly in Burgh Castle. This can also be a concern for the affordability of the area for local people.

Housing and Land Use

Within the Great Yarmouth Local Plan Part 1 Core Strategy (2015¹⁰) Policy CS2 Belton has been identified as a **Primary Village** within the settlement hierarchy. Primary villages are expected to deliver approximately 30% of new housing growth over the plan period. A large amount of development as stated in the Local Plan is already committed in the Primary Villages through existing permissions, with an allowance for windfall, and units already completed. As shown below in Table 3.7 from the Great Yarmouth Local Plan Part 2 (2021)¹¹ the expected housing delivery in the primary villages should total in growth by 1850 dwellings including from 584 allocated dwellings in the Local Plan. Within this NPA and specifically in Belton approximately 100 dwellings of the total 584 should be delivered through allocation BN1- Land south of New Road (**Figure 14**). A call for development land in the NPA was recently issued during Summer 2022 and was extended to February 17th, 2023, by the LPA.

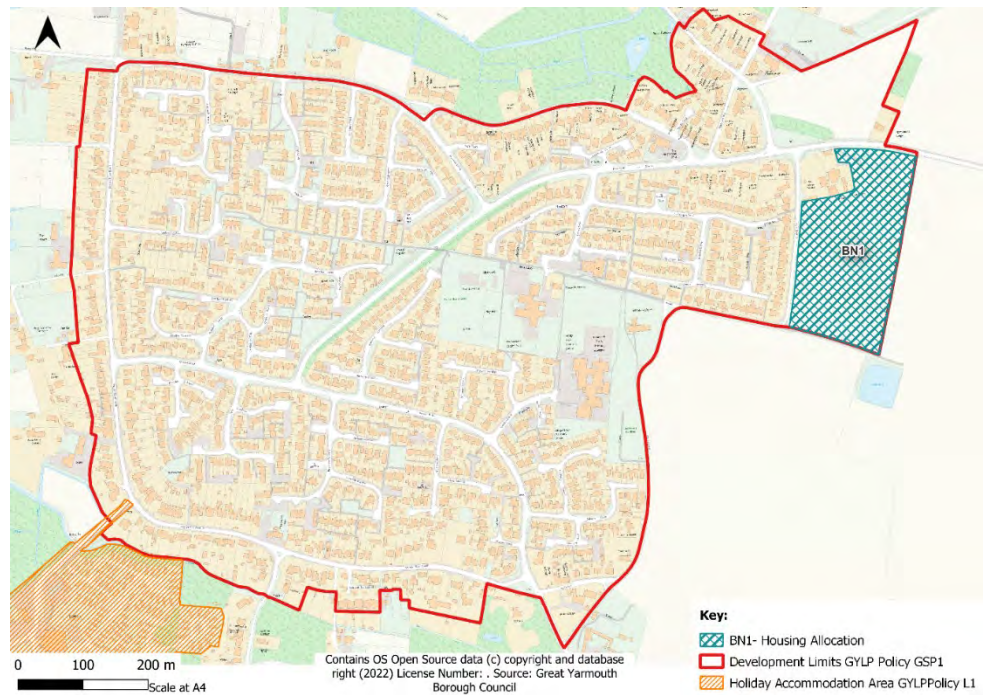
Figure 14-Table 3.7 Great Yarmouth Local Plan Part 2 (2021)

Homes Built 2013-2020	Existing Housing Commitments	Homes allocated in Local Plan expected to be delivered in plan period	Anticipated Windfall	Total Growth 2013-2030
281	870	584	115	1850

¹⁰ [Local Plan Core Strategy Adopted 2015 NF.pdf \(great-yarmouth.gov.uk\)](#)

¹¹ [Local Plan Part 2 \(2021\) \(great-yarmouth.gov.uk\)](#)

Figure 15-BN1 Housing Allocation in Belton (Source: Great Yarmouth Borough Council,2021)



Regarding Burgh Castle, Fritton & St Olaves, the settlement hierarchy identifies these settlements within the NPA as **Secondary Villages** because they contain few services and facilities, with limited access to public transport and very few employment opportunities. Policy CS1 sets out that approximately 5% of new development will take place in Secondary and Tertiary villages so this may be one reason as to why these areas have not been allocated sites within the Local Plan.

The Tertiary Hamlet of Browston is rural in character and only offers one or two facilities. It also lacks accessibility and therefore there is a heavy reliance on the use of a car. Growth of this settlement is considered unsuitable, and development should be very limited¹².

The Secondary Settlements of Burgh Castle, Fritton and St Olaves, and the Tertiary Settlement of Browston, lack fundamental facilities and services and are not accessible enough to offer a sustainable form of development. None of the aforementioned settlements has a shop of any description, post office, school, doctor's surgery, dentist, library, leisure centre, footpaths, or streetlights, two have a public house, three have a poor irregular bus service and one has a playing field. These also have a deficiency of utility services. There is no public transport that provides access to the Millwood Surgery in Bradwell, parishioners are therefore wholly reliant on the car or a lift from a fellow parishioner, relation, or friend to attend doctor's appointments. The settlements lack accessibility and there is therefore a heavy reliance on the ownership and use of

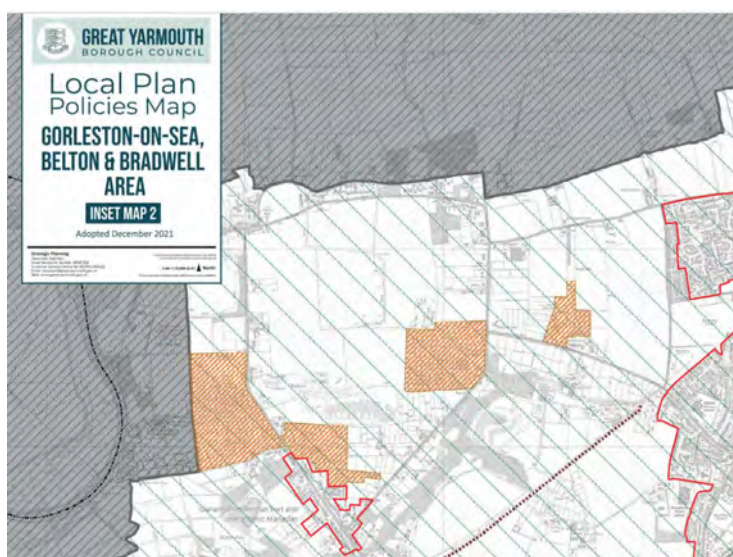
¹² Great Yarmouth Borough Council - November 2012. Hierarchy Sustainable Settlements Study

a vehicle. Growth of these settlements is unsustainable and consequently development is limited.

Looking at the Great Yarmouth Local Plan Part 2 (2021) Policies Map¹³:

In Burgh Castle- There are four areas which are designated as holiday accommodation areas under Policy L1. The Local Plan for Holiday accommodation areas (Policy L1) principally aim to encourage year-round sustainable tourism. However, there are no site allocations for development (**Figure 16**).

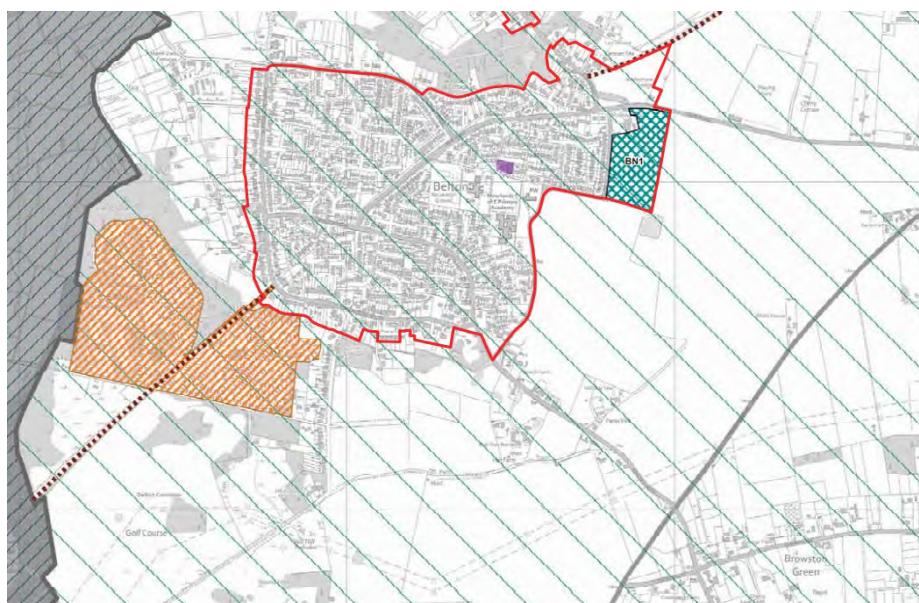
Figure 16-Burgh Castle Development Area (Great Yarmouth Local Plan Part 2 (2021) Policies Map)



In Belton with Browston- There is two areas designated as a holiday accommodation area under Policy L1 and one area falls into Fritton & St Olaves. There is one site allocation within the Great Yarmouth Local Plan Part 2 (2021) which sits within the development limits (Policy GSP1) to the east of the boundary. This site is **BN1- Land south of New Road, Belton**, which is approximately 4.1 hectares and allocated for residential development of around 100 dwellings.

¹³ [Adopted Gorleston, Belton, Bradwell policies map \(great-yarmouth.gov.uk\)](http://great-yarmouth.gov.uk) and [Adopted Fritton and St Olaves policies map \(great-yarmouth.gov.uk\)](http://great-yarmouth.gov.uk)

Figure 17-Belton Development Area Great Yarmouth Local Plan Part 2 (2021) Policies Map



The area immediately east of the site is identified in Policy GSP3 as being part of the Strategic Gap between Belton and Bradwell. Planning consent had been granted (but has now expired) to the north of New Road for 64 dwellings¹⁴.

As set out in the Great Yarmouth Borough Council Local Plan Part 2 Para 2.11 *“The Local Plan seeks to maintain the separate identities of settlements and maintain distinct gaps as far as practicable. The Core Strategy stated this Plan would include Strategic Gaps between Great Yarmouth and Caister-on-Sea, Bradwell and Belton, and Gorleston-on-Sea and Hopton-on-Sea and consider others”*.

Relevant to this NPA, the strategic gap between Bradwell & Belton comprises the area between the edge of Bradwell and the Belton Housing Allocation (BN1) along New Road and is largely undeveloped, aside from the Sports and Social Club. The land between the two settlements is largely made up of Grade 2 agricultural land and preserves a rural gap between the built-up areas.¹⁵ The Strategic Gap between Belton and Bradwell must be maintained in perpetuity.

As set out in the Great Yarmouth Local Plan Policy CS11 and supporting text, the allocation and protection of strategic gaps between settlements will help to ensure that they retain their unique identities and maintain and enhance their landscape setting. Reliance on countryside policies alone is unlikely to provide sufficient protection against the reduction or loss of important gaps between settlements, particularly in the long term. Without the added protection of designated green wedges/strategic gaps, it is likely that incremental development will eventually lead to

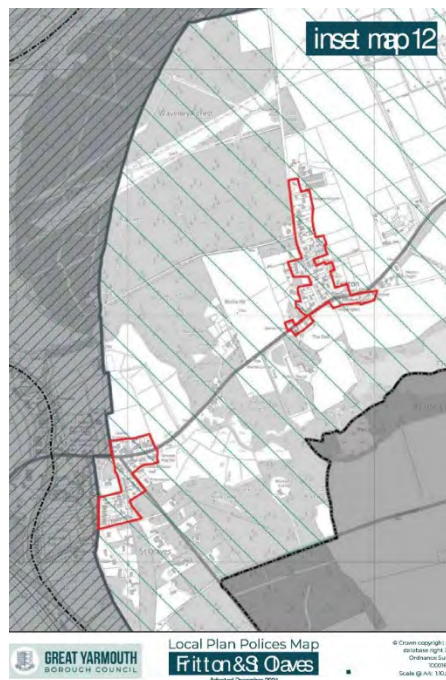
¹⁴ GYBC LP2 Para 3.172-173

¹⁵ GYBC LP2, 2.13

coalescence and in turn the loss of the individual character and/or setting of the settlements concerned.

In Fritton & St Olaves- There are two areas designated as holiday accommodation under Policy L1. However, there are no site allocations for development (**Figure 18**). The total population of the NPA is 5479, whilst during the holiday season it is estimated that the population of the NPA rises to 25,000, i.e., the population of a small town¹⁶. The current number of tourism sites in the NPA is vast for the rural area with insufficient infrastructure and the demands on water supply/pressure and sewage capacity. Whilst existing holiday accommodation areas/tourist sites are supported in the Local Plan under Policy L1 and new or expanded sites may be permitted outside of the development limits in Policy L2 if it meets the set criteria, any further expansion should be limited and if approved should have the appropriate infrastructure in place.

Figure 18-Fritton, St Olaves Development Area Great Yarmouth Local Plan Part 2 (2021) Policies Map



Housing need

The Indicative Local Housing Need (December 2020 Revised Methodology) Published 16th December 2020 for the Borough of Great Yarmouth is 357 and, in the Norfolk, Strategic

¹⁶ Calculated this based on number of caravans/lodges on the numerous holiday parks @ 3 people per unit.

Planning Framework, 6.3 Future Housing Demand and Need 2015-2036, using the Annualised housing need applying standard methodology (2014 base) it is 363.

As the Council is seeking to confirm a five-year supply of deliverable sites through a recently adopted plan, national policy only requires a 10% housing buffer to be applied to the housing requirement. This resulting change to the housing buffer has meant that the calculation of the housing land supply requirement (between 2020 and 2025) has reduced from 2,178 dwellings (as previously calculated within Documents C6 & C6.1) to 1,997 dwellings. This factor alone has resulted in an increase of the housing land supply to 8.10 years¹⁷.

In the GYBC Housing Needs Assessment (2022)¹⁸ the annual housing need is 353 homes per year for the whole of the Borough. This means that over the plan period from 2021 to 2041, 7,060 homes need to be built to meet needs. Many of these homes already benefit from planning permission or allocation in the existing Local Plan (4,032 homes) and some have been built since 2021 (362 homes). This means the Local Plan will need to ensure provision of at least a further 2,666 homes.

Evidence from the Council's Local Housing Needs Assessment indicates that to meet future affordable housing need to 2041, the Local Plan will need to plan for at least 2,644 affordable homes, or 37% of the total amount of housing planned. Of the 2,644 affordable homes, 86% should be provided for affordable rent, and 14% should be provided as affordable homes to buy.

Housing Growth within the NPA

Great Yarmouth Borough Council shared for the development of the NDP the latest housing completions data over the last ten years (2013-2023) in the area. This showed that for Belton the total new dwellings in addition to the allocated site BN1 is 9, in Burgh Castle there has been 23 new dwellings, 2 in Browston and 3 in Fritton. These permissions represent windfall development outside of any planned growth in the Local Plan.

¹⁷ GYBC Statement of Five-Year Housing Land Supply – Supersedes C6 & C6.1 (Document C6.2, published 9th February 2021) – 8.10 years.

¹⁸ https://www.great-yarmouth.gov.uk/media/6777/Local-Housing-Needs-Assessment-2022/pdf/Great_Yarmouth_and_The_Broads_Authority_LHNA.pdf?m=637901268632800000

Figure 19- Total number of new dwellings in the designated area between 2013-2022 (Source: Great Yarmouth Borough Council, 2023)

	Settlement total new dwellings 2013-2022	21- 22	20- 21	2019- 20	18- 19	17- 18	16- 17	15- 16	14- 15	13- 14
Belton	9	1	1	1	1	2	2	0	0	1
Burgh Castle	23	3	5	0	5	5	1	1	3	0
Browston	2	0	0	0	1	1	0	0	0	0
Fritton	3	0	0	0	0	2	0	0	0	1
St Olaves	0	0	0	0	0	0	0	0	0	0

As well as this Great Yarmouth Borough Council provided the NP with a snapshot of permissions with outstanding commitments (dwellings on sites with planning permission). Looking at the data (full tables are in **Appendix A and D**) there have been 27 planning permissions which have been granted, started, or completed. It must be noted that site allocation BN1 for up to 100 homes in the Local Plan Part 2 and the development limit being extended around a lapsed permission for 64 houses north of New Road means that a further 164 dwellings could boost the total new net dwellings in the NPA over the development period.

Figure 20-Snapshot of outstanding permissions in the NDP area (Source: Great Yarmouth Borough Council, April 2022 Monitoring Data)

Parish	Granted	Started	Completed	Total Permissions	Total Gain
Belton with Browston	5	2	4	11	13
Burgh Castle	7	2	4	13	22
Fritton and St Olaves	2	-	1	3	4

Looking at the descriptions of the planning permissions coming forward in the NDP area with regard to Appendix A to D in this document there is a variety of development taking place which has been summarised in Figure X below. The erection, conversion or change of use to residential development has been the most popular permission in all three parishes; this is particularly the case with regard to detached or semi-detached bungalows as well as two storey buildings between 2 and 4 bedrooms. As well as this conversion of old rural buildings such as barns and stables have also been apparent in the last 6 years. Interestingly Burgh Castle has had permission come forward to support housing for the elderly with warden-controlled dwellings.

Self-contained annexes with bedrooms for residential or tourist use has also been of an interest in the parish.

Figure 21-Summary descriptions of the outstanding permissions in the NDP area (Source: Great Yarmouth Borough Council, April 2022 Monitoring Data)

Parish	Types of permission
Belton with Browston	<ul style="list-style-type: none"> • New residential development (including garages, private drive, 4 bed detached self-build, detached bungalow, • Conversion of barns/stables into residential dwellings • Change of use from doctors' surgery to 2 bed annex • Demolition existing building and construction of new residential dwellings
Burgh Castle	<ul style="list-style-type: none"> • New residential development (one to two storeys, including garages and access, car ports/private drive) • Sheltered Housing/ Housing for the elderly (warden controlled) • Self-contained annex • Demolition existing building and construction of new residential dwellings (bungalows, detached and semi-detached dwellings) • Change of use annex to residential dwelling and subdivision of garden plot
Fritton and St Olaves	<ul style="list-style-type: none"> • New residential development (2–3 bedrooms) • Conversion garage to annex for holiday let use

Affordable Housing Need

There are currently 433 homes in the NPA equating to 27% that are rented. Many of the 'council houses' in the area have been sold to their tenants over the last 30 years. According to GYBC (January 2023) there are currently 63 existing affordable rent properties within the NPA housing stock, and this is made up of a number of housing types including flats, bungalows and houses including two requiring accessibility needs. The highest stock being 3 bed houses followed by 2 bed houses and 1 bed flats. There is only 1 affordable home ownership within the NPA which is a 3-bed house bought through shared ownership. This equates to 64 affordable houses in total in the NPA currently.

Existing Rented Stock

- 1 Bed Flat – 14
- 2 Bed Bungalow (Accessible) – 1 (1 x ART)
- 2 Bed House – 16 (1 x ART)
- 3 Bed Bungalow (Accessible) – 1 (1 x ART)
- 3 Bed Bungalow – 1 (1 x ART)

3 Bed House – 28

4 Bed House – 1

Existing Affordable Home Ownership

3 Bed House – 1 (Shared Ownership)

Individuals wishing to acquire help with gaining social housing can fill out an application form on the GYBC website. Within this process individuals can state where they want to live for the first 3 months. Following this their areas are opened up meaning they can be considered for anywhere in the borough. Currently within the NPA the waiting list shows people are waiting for:

- **1 Bed = 14**
- *Of which 2 need level access but no fully accessible properties required.*
- **2 Bed = 6**
- *Of which 1 needs level access but no fully accessible properties required.*
- **3 Bed = 4**
- **4 Bed = 2**

This shows the biggest need on the waiting list currently is for smaller sized homes. However, the need with 1 to 4 beds will vary on family size.

Considering what affordable housing has been delivered in the NPA in the last 5 years shows there has only been 4 delivered between 2019 and 2021. The GYBC stated they believe this is Dovedale and Louis Dahl. In addition, New Road is a Site Allocation (ref. BN1) of the Local Plan Part 2. Figures below:

- **21/22 – 1 = 2 Bed Bungalow (Accessible)**
- **20/21 – 0**
- **19/20 – 3 = 1 x 3 Bed Bungalow, 1 x 3 Bed Bungalow (Accessible) 1 x 2 Bed House**
- **18/19 - 0**
- **17/18 - 0**

Lothingland Community Land Trust

The Lothingland Community Land Trust was founded 5 years ago and 'fits' with the Neighbourhood Plan. A Community Land Trust is required in order to deliver development to meet the established housing need of the parish and respond positively to the sensitive landscape and heritage setting of the village.

The aim of providing Community-Led Housing Trust is to:

- meet local demand;
- maintain a good social balance within the community; and
- encourage more young families to stay in the Parish.

Governance arrangements will therefore need to be put in place which ensure that the affordable homes are always available to local people who most need them i.e., the scheme must be planned and managed by the local community itself. In 2016 the government released £60million to invest in community Led housing and about £9million has been allocated to Norfolk, (Breckland, Gt Yarmouth, Kings Lynn and West and North Norfolk will all receive a share)¹⁹ The issue here is the potential win/win scenario: if smaller houses or sheltered accommodation were available, many older people currently living in large houses could down-size, thus releasing family homes for younger couples. This is something the parish councils can be proactive with in discussions with the land trust.

Key issues:

- Feedback from residents indicates that new homes have not met the housing need of the community.
- The Great Yarmouth Borough Council's Local Plan Part 2 has allocated one development site within the NPA (Belton) for approximately 100 homes under BN1. Within the NPA Belton is a Primary Village so needs to contribute to a large percentage of the Local plans housing growth. Burgh Castle, Fritton, and St Olaves are designated Secondary Villages since they are considered to have fewer services/facilities and are not accessible enough to offer a sustainable form of development e.g. poor irregular bus service, no shop, school etc.
- The area as well as BN1 allocation could have infill/windfall development come forward including affordable housing. Need to ensure that the housing meets the needs of the LPA and is of a scale, design, and layout the NP would like to see.
- There are a number of existing holiday accommodation areas within the NPA any expansion to these should have the appropriate infrastructure in place when being considered under GYBC LP Policy L1 and L2.
- Strategic gap between Belton and Bradwell must be maintained.
- Parking is considered to be a major issue including congestion, parking on pavements and verges and new development should prioritise this.

¹⁹ <https://www.communityactionnorfolk.org.uk/sites/content/community-led-planning>

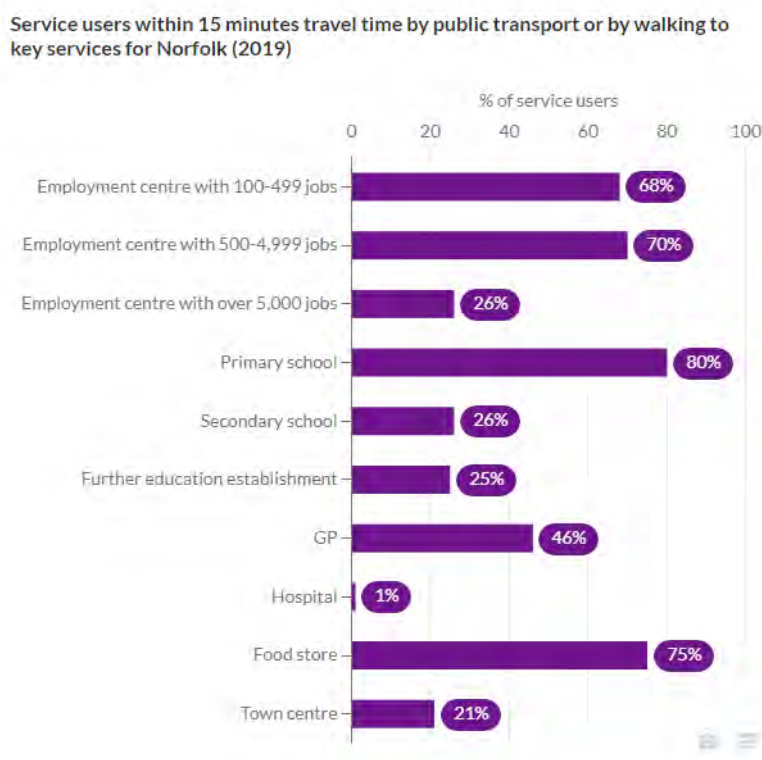
Infrastructure

The allocated development for the NPA (Belton) is 164 with 1600 dwellings proposed for the adjacent parish of Bradwell. The population of the NPA is 5479 rising to an estimated 25,000 during the holiday season. The area has difficulty coping with the tourist influx due to a lack of infrastructure, specifically single lane rural roads and the demands of utilities such as sewage capacity and the lack of facilities in the primarily secondary and tertiary settlements.

Transport and connectivity

Understanding journey times to key services is essential to measure how policy makers can help making these journeys both more feasible and attractive. Walking, cycling, and taking public transportation are encouraged when journey times are lowered, and this helps reducing the carbon footprint of every individual. In Norfolk 70-80% of service users are considered to be within 15 mins of travel time by public transport or walking to a primary school, food store and employment centre. However, in the NPA this is not necessarily the case (**Figure 22**).

Figure 22-Service users in Norfolk²⁰



²⁰ <https://www.norfolkinsight.org.uk/environment>

Looking at **Figure 23** in 2011 the vehicle count for the NPA suggests there is only under 10% of the NPA who do not own a car. However, these people such as children, elderly or because it is financially unviable for example should be considered when needing access to services and for future development coming forward. The Census 2021 data shows that for the designated area as a whole the amount of people who do not own a car is 10.2%, the most common answer was 42.5% of residents owning 1 car or van, followed by 32.7% owning 2 cars/vans and 14.6% owning 3 or more cars.²¹ The large percentage of people with cars is not surprising since households could be made up of families where couples have their own car including work vehicle as well as older children who may have passed their test.

Figure 23- Vehicle Count (Census 2011²²)

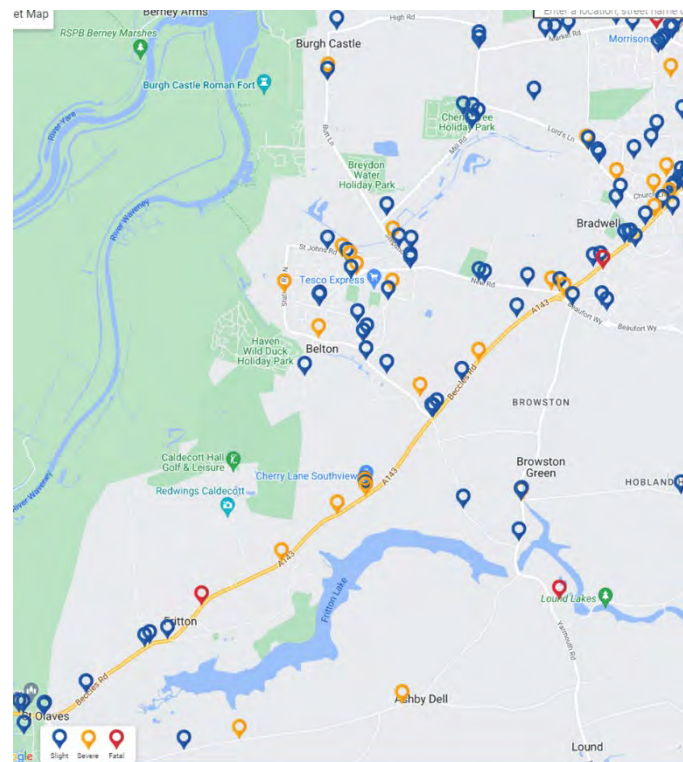
Car or van availability	Belton with Browston		Burgh Castle		Fritton with St Olaves		NPA
	count	%	count	%	count	%	
Households	1,579		519		225		2,323
All households	1,579		519		225		2,323
No cars or vans in household	158	10	44	8.5	6	2.7	208
1 car or van in household	653	41.4	270	52	73	32.4	996
2 cars or vans in household	567	35.9	151	29.1	100	44.4	818
3 cars or vans in household	152	9.6	32	6.2	34	15.1	218
4 or more cars or vans in household	49	3.1	22	4.2	12	5.3	83
sum of all cars or vans in the area	2,450		762		446		3,658

Traffic capacity is becoming an issue in the parishes, specifically during the holiday season with numerous holiday parks. There has also been a number of road accidents within the NPA between 2013-2021 as shown on **Figure 24**. The majority are slight. However, a number of the fatal more severe accidents have occurred on the A143. There have also been severe accidents within Belton. There has been a few near the Parkdean holiday part on Mill Rd, Burgh Castle and along Browston Ln, Browston Green.

²¹ Census 2021. Number of cars and vans. Source: [Build a custom area profile - Census 2021, ONS](#)

²² https://www.nomisweb.co.uk/sources/census_2011_ks/report?compare=E05005793

Figure 24-Road Accidents within the NPA 2013 - 2021²³



Belton and to a lesser extent Burgh Castle, Fritton and St Olaves provide some local services for everyday needs, however for higher order services such as secondary schools or a hospital, people will need to travel to Gorleston on Sea. Gorleston on Sea is very close (approximately 3 miles) and would be a 9-minute car journey or 15-minute cycle from Belton for example. However, if children of a secondary school age needed to get to school via public transport, they would need to get the X1 or X11 coastlink bus which can take around 20-35 minutes depending on traffic. To get to the hospital via public transport from Browston Green the 580-bus service only takes 7 minutes from Lound Road which could be suitable for residents in the Browston area who may not drive.

A number of roads within the settlements are of a reasonably standard, but generally outside of the settlements the road network in the parish is defined by rather narrow rural roads, which in places retain something of the more intimate historic character where boundary hedgerows, trees and woodland remain. Some of the rural roads are open and offer quite expansive views.

The NPA is served by a few bus services. For Belton the X11 runs through this area towards larger settlements including Gorleston, Great Yarmouth, Acle and Norwich. There are numerous stops individuals can get on from Belton including Amhurst Gardens, Selwyn Drive, Sandy Lane, Station Road North, Dashwood Close, River Way, Berry Close, Bure Close, Kings Head and Belton playing field. The service runs between 8am -6pm with an hourly service²⁴ which may be

²³ <https://www.think.gov.uk/thinkmap/>

²⁴ [X11 - Great Yarmouth - Gorleston - Belton | Timetable \(bustimes-timetable.com\)](https://www.bustimes-timetable.com/)

suitable for one way travel or leisure. However, not ideal for workers/children needing to get to school before 9am. The community can also get the number 6B bus service to Bradwell and Gorleston which runs at 7.30am, 9pm and 11pm²⁵. The service is useful for someone needing an early or late bus but limited to get back home outside of the three times listed above.

For Burgh Castle (Queens Head) and Belton (one stop at Bure Close), the First Eastern Counties 5 bus service runs through here to Bradwell and Great Yarmouth. This service is limited running between 9am-4pm on an hourly basis²⁶. For Fritton and St Olaves, Borderbus 580 bus service from Bungay to Great Yarmouth passes through this parish at Fritton opposite Decoy Tavern and adjacent Herringfleet Road in St Olaves. The service passes by at 9.55am and stops around 5.40pm²⁷. The service similar to others go on an hourly basis and may support the needs of leisure users or people using the service to get home from school or work. However, it wouldn't suit people needing to rely on a service early in the morning.

Some of the bus stops within the NPA are just a bus stop flag on a pole with no seating facilities or shelters. On a rainy day, this is far from ideal. Some bus shelters such as on St Johns Rd in Belton does have shelter/seating. Most if not, all appear to have raised kerbs close by to help those with mobility difficulties or pushchairs to get on and off the bus.

Children beyond the age of 11 have to walk, cycle or more likely be driven to school. Those that cycle have to cross the very busy A143 and those from the outlying areas of the NPA are reliant on parents taking them to school by car. The X11 bus frequently has difficulty traversing the route around Belton with Bracon Road, Station Roads North and South, and St Johns Road, restricted to a single lane road due to the residents' cars being parked on these roads. On Station Road South, there is frequently cars parked on the road adjacent to the Bus Stop, road markings to designate this area as a bus stop is required.

A pedestrian/cycle way is perfectly feasible to connect the 5 settlements within the area via Angles Way and disused rail lines providing NCC undertake their statutory duty and obligations by clearing these routes to enable cyclists and pedestrians to move between the settlements via these routes avoiding the danger of being compelled to use the very busy and pavement less A143. Route 4 In the Great Yarmouth Local Cycling and Walking Infrastructure Plan (LCWIP, 2022²⁸) connects Bradwell to St. Olaves via Belton. It follows the Angles Way for some of its route, using public rights of way and quiet roads. Across the river from St. Olaves is the Haddiscoe railway station, which is on the Norwich to Lowestoft line. The route could potentially follow a disused railway line running between, Great Yarmouth and The Broads via Bradwell, Belton, Fritton, St Olaves and Haddiscoe.

²⁵ [GY Town Services - Bus Times from 16-05-21.pdf \(firstbus.co.uk\)](#)

²⁶ [5 - Great Yarmouth - Bradwell - Burgh Castle – First Eastern Counties – bustimes.org](#)

²⁷ [580 - Bungay - Gt Yarmouth – Borderbus – bustimes.org](#)

²⁸ [Great Yarmouth Local Cycling and Walking Infrastructure Plan \(norfolk.gov.uk\)](#)

Figure 25- Table 18 Schemes - Bradwell to St. Olaves (route 4)²⁹

Timescale	Ref	Location	Description
Short-term	WC-04	Various Public Rights of Way	Feasibility to identify route using existing rights of way.

The lack of a pedestrian route or cycle way between Belton and Cherry Lane Garden Centre has been raised as a perceived need i.e., one cannot walk or cycle safely from Belton to Cherry Lane, there being no footpaths/pavements or safe cycle routes with the traffic on the A143 travelling at speeds in excess of 60mph on a main road with deceptive bends. It has been suggested a route from Sandy Lane Belton to the Beccles Road site would be helpful. **Figures 26 and 27** illustrates Public Rights of Way within the NPA which are mainly public footpaths. These are fragmented amongst all three parishes and most of the public footpaths falls within Belton or to the west of the NPA.

There are a number of B roads, lanes, and quieter streets throughout the NPA where paths do not exist, paths are narrow or on one side of the street. Nevertheless, as shown in **Figure 27** there are multiple public footpaths, bridleways and long-distance trails connecting the parishes in the NPA as well as settlements outside of the development area. Angles Way³⁰ (Great Yarmouth to Thetford³¹) is a popular 93-mile-long distance walking trail which falls within the NPA following on from Great Yarmouth to the north-east through Burgh Castle, Belton, Fritton and towards Somerleyton outside of the NP area. Parts of Angles Way follows public footpaths to the north and connects other lanes/bridleways through the settlements within Belton and Fritton.

Part of Angles Way falls within the Broads Authority Executive Area and along public footpaths within wildlife designations including Breydon Water (SPA; Ramsar; SSSI) to the north and Halvergate Marshes (Conservation Area) to the west. Part of the footpath also is adjacent to Burgh Castle Roman Fort (Scheduled Monument) meaning recreational pressure from residents and tourists could put strain on these areas. Any further development within the NPA would need to consider recreational pressures to nature designations.

²⁹ [Great Yarmouth Local Cycling and Walking Infrastructure Plan \(norfolk.gov.uk\)](http://norfolk.gov.uk)

³⁰ [Angles Way - LDWA Long Distance Paths](#)

³¹ [Angles Way - Norfolk County Council](#)

Figure 26- Public Rights of Way (Source Norfolk County Council, 2022)

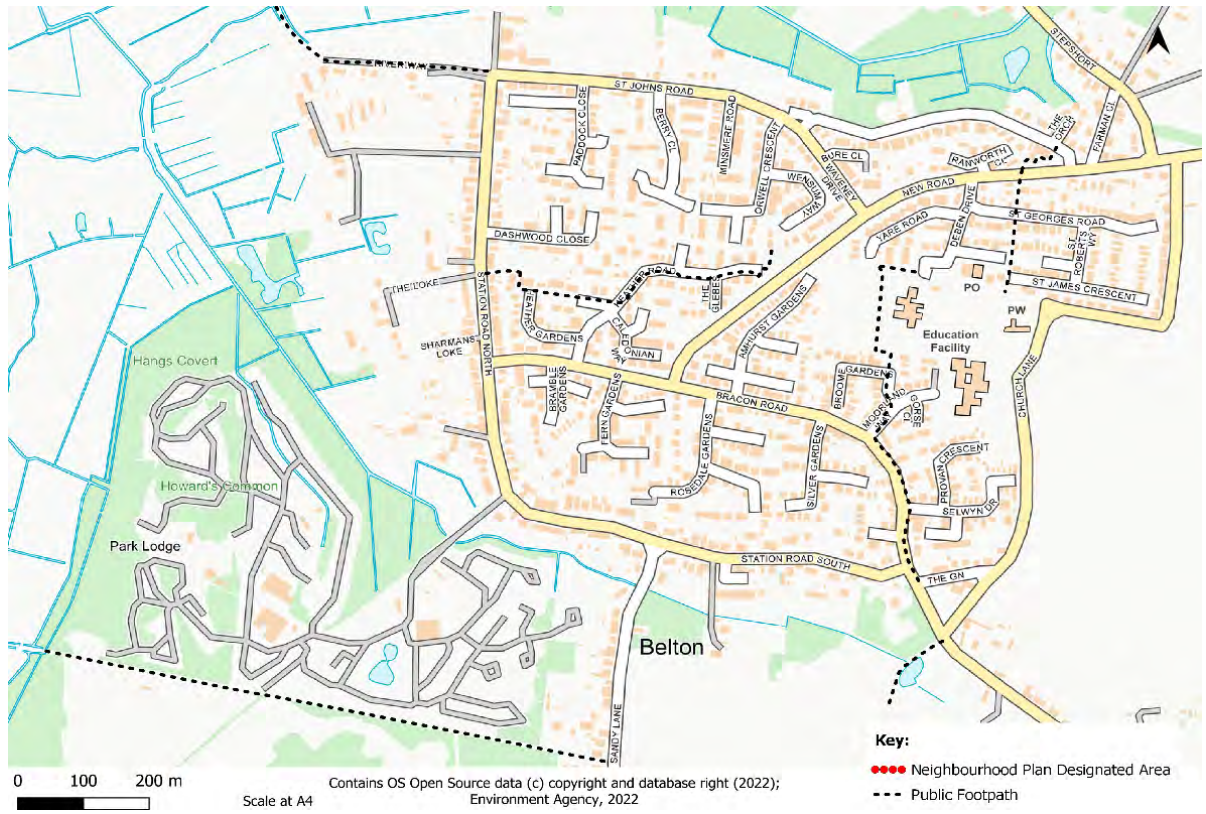
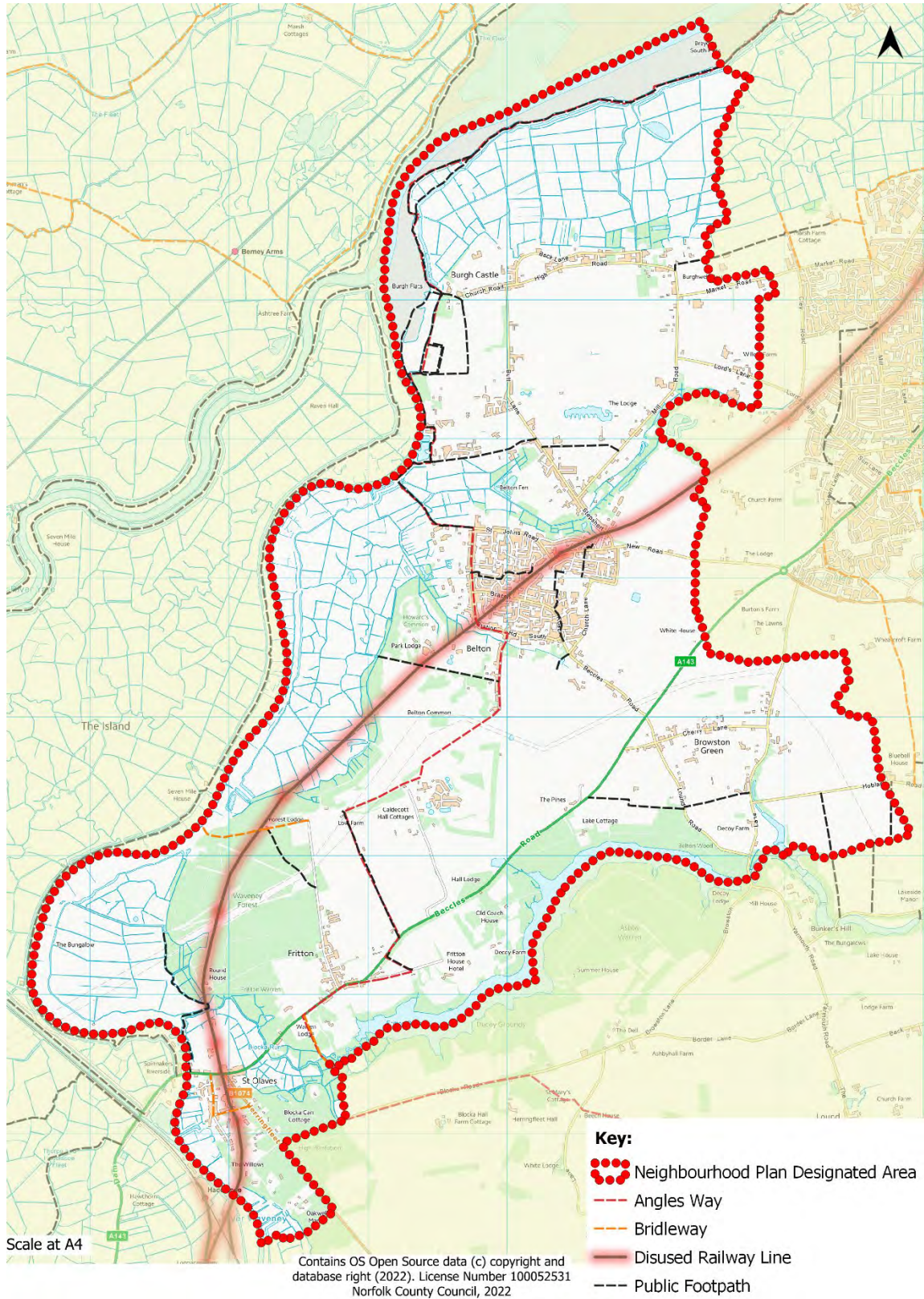


Figure 27-Public Rights of Way (Source Norfolk County Council, 2022)



Key issues:

- There is good access into the countryside, which is facilitated by a number of public footpaths. This is good for wellbeing and may take some recreational pressure off the Broads SSSI and SAC.
- Public Rights of Way are mainly public footpaths and are fragmented between all three parishes.
- There are a number of bus services which run through the NPA. However, all of these are hourly services and limited timetables making this particularly hard for people to rely on public transport before 9am and after 5pm. Browston having no public transport whatsoever.
- Vehicles travelling in excess of the speed limit is currently a concern for local residents, although the number of road traffic collisions remains low.
- Traffic capacity is becoming an issue in the parishes, specifically during the holiday season with numerous holiday parks. Encouraging cycle use such as at leisure/holiday accommodation including holiday parks allowing people to hire them could aid this issue and be a community action.
- Promoting/supporting more walking/cycle paths including for recreation could be done in the NPA to help encourage more sustainable ways of movement and create safer routes. Examples such as along Belton to Cherry Lane Garden Centre or from Sandy Lane, Belton to Beccles Road site.
- In 2011 the vehicle count for the NPA suggests there is only under 10% of the NPA who do not own a car. However, these people such as children, elderly or because it is financially unviable for some should be considered when needing access to services and for future development coming forward in sustainable locations. This includes that they may need to rely on public transport which is irregular.
- High car ownership levels could equate to a high demand for home-based car parking spaces.
- Issues around cars parking in inappropriate areas such as on Station Road South making it difficult for the X11 bus- road markings should be encouraged here to improve this.
- Being predominantly rural, the car most likely remains the dominant mode of choice for those travelling to work, since public transport is not flexible or good/frequent enough for most commuters, and that employment or school provision may not be within walking or cycling distance. Enterprise/business start-up units would create employment locally and alleviate the need to travel some distance for work.

Business & Employment

Employment is available in areas outside of the NPA including Gorleston at Beacon Park Enterprise Zone, Riverside Industrial Centre and Long's Industrial Estate and Gorleston High Street. In Great Yarmouth employment opportunities exist at The Eurocentre, South Denes and Outer Harbour, River Yare West Bank, Yarmouth Business Park, Southtown Port Area, South Denes, Gapton Hall and Harfreys Industrial Estates and Great Yarmouth town centre. Further employment opportunities exist at Gapton Hall and Pasteur Retail Parks, and within the borough of Great Yarmouth in the tourism and hospitality sectors and retail establishments.

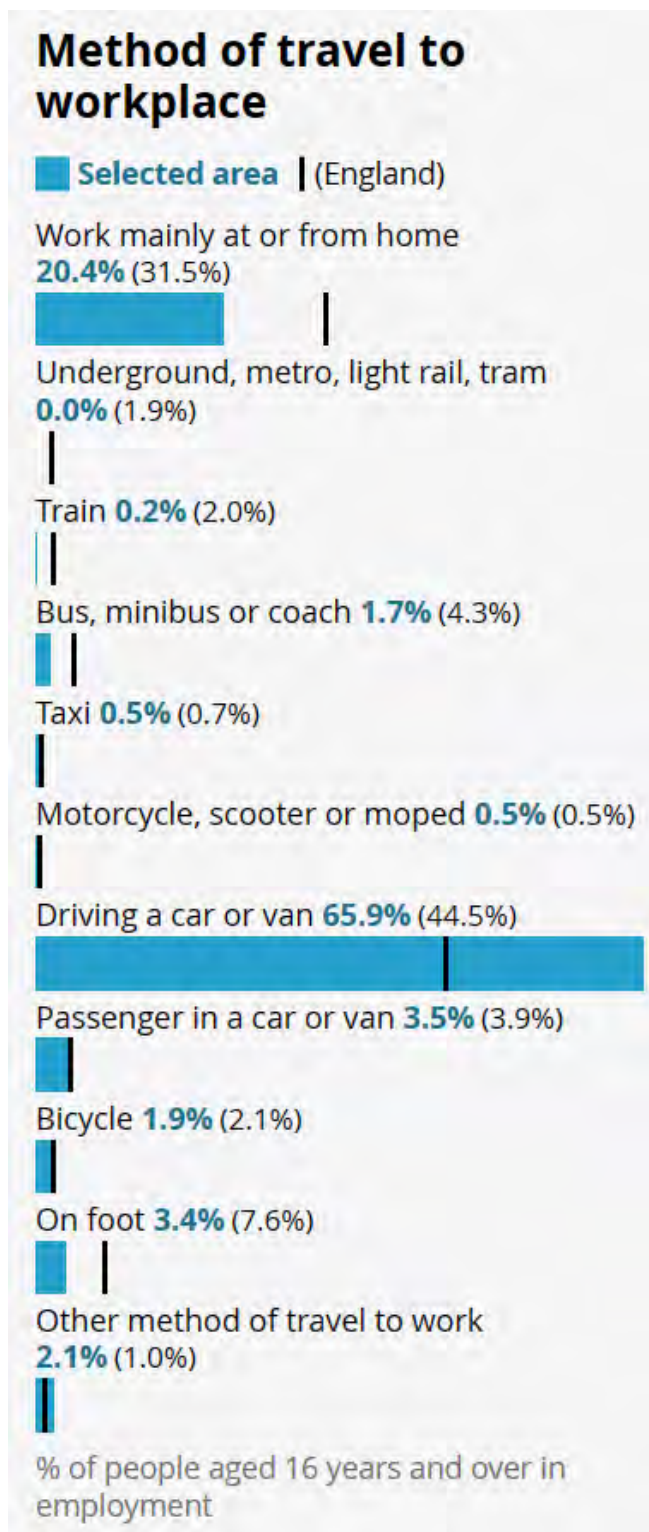
Some parishioners could travel to these locations by bus or cycle, whereas for some, there is no bus service or it's too far to cycle or has no appropriate cycle path. Most employment involves commuting with poor transport links in the NPA, the exception being Belton.

Most of the employment is outside of the NPA and with an infrequent public transport service, (4 out of the 5 settlements of the NPA have a very limited or non-existent bus service) car ownership is therefore essential for access to work. The vast majority of NPA residents have to travel outside the NPA for employment. At best the journey to work is 4 miles if their employer is located in the Great Yarmouth area, for many people the journey is 25 miles, if, for example, they work in Norwich or beyond.

As shown in **Figure 28** the vast majority of employees in 2021 utilised a car or van to travel to work, mainly due to a lack of public transport. In the designated area this figure has increased to 65.9% of people driving a car/van to work. Followed by 20.4% of people working mainly from home. However, we must be aware that the Census 2021 data was conducted through the Covid-19 pandemic so working from home figures may have been due to travel restrictions³².

³² Census 2021. Method of travel to workplace. Source: [Build a custom area profile - Census 2021, ONS](#)

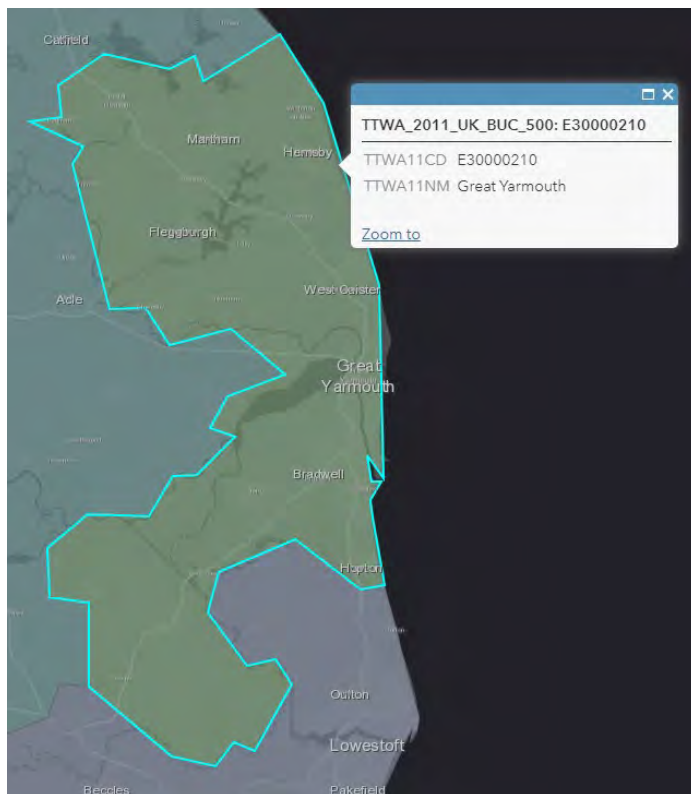
Figure 28-Method of Travel to Work in East of England (Census,2021)



Many employment opportunities within the TTWA are in the burgeoning 'green energy' sector and this is likely to increase exponentially. To gain access to this sector, will require technological training, skills and qualifications, an area that the post compulsory education sector needs to invest in. Similarly, the hospitality, catering, retail, nursing, manufacturing,

construction, engineering, transportation, and administrative sectors will require appropriate courses.

Figure 29-Great Yarmouth – Travel to Work Area (TTWA) 2011



Businesses within the NPA:

Several of the following businesses employ many people, some, family owned and run. The NPA doesn't have a major employer, the closest being outside of the NPA, the James Paget University Hospitals NHS Foundation Trust. The following are the largest employers within the NPA:

- EE Green/Folkes
- *Holiday Parks:* Haven, Belton: Wild Duck. Parkdean Resorts, Burgh Castle: Cherry Tree, Breydon Water (Yare Village and Bure Village). Burgh Castle: Marina, Kingfisher. Fritton: Caldecott Hall/Tingdene Golf & Leisure.
- *Camping, caravan tourer/motorhome and glamping:* Burgh Castle: Willoways / Hall Farm. Belton: Swallow Park / Rose Farm. Fritton Lake: Hotel, Lodges/Cabins and Holiday Cottages. St Olaves: Priory Farm, Caravan & Motorhome Park.
- *Restaurants* Fritton: Caldecott. St Olaves: Priory Farm. Burgh Castle: Kingfisher, Burgh Hall, plus numerous public houses in the NPA serve food.

Figure 30-Holiday Accommodation Areas within the NPA

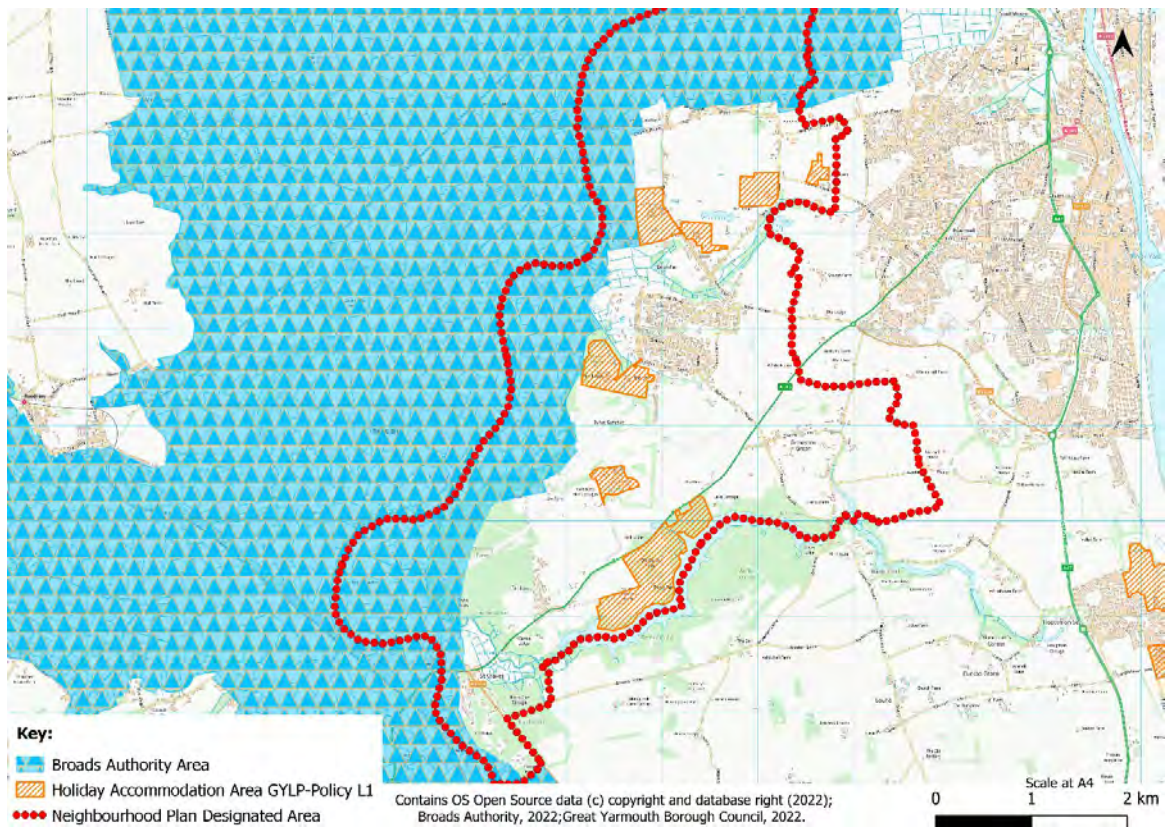
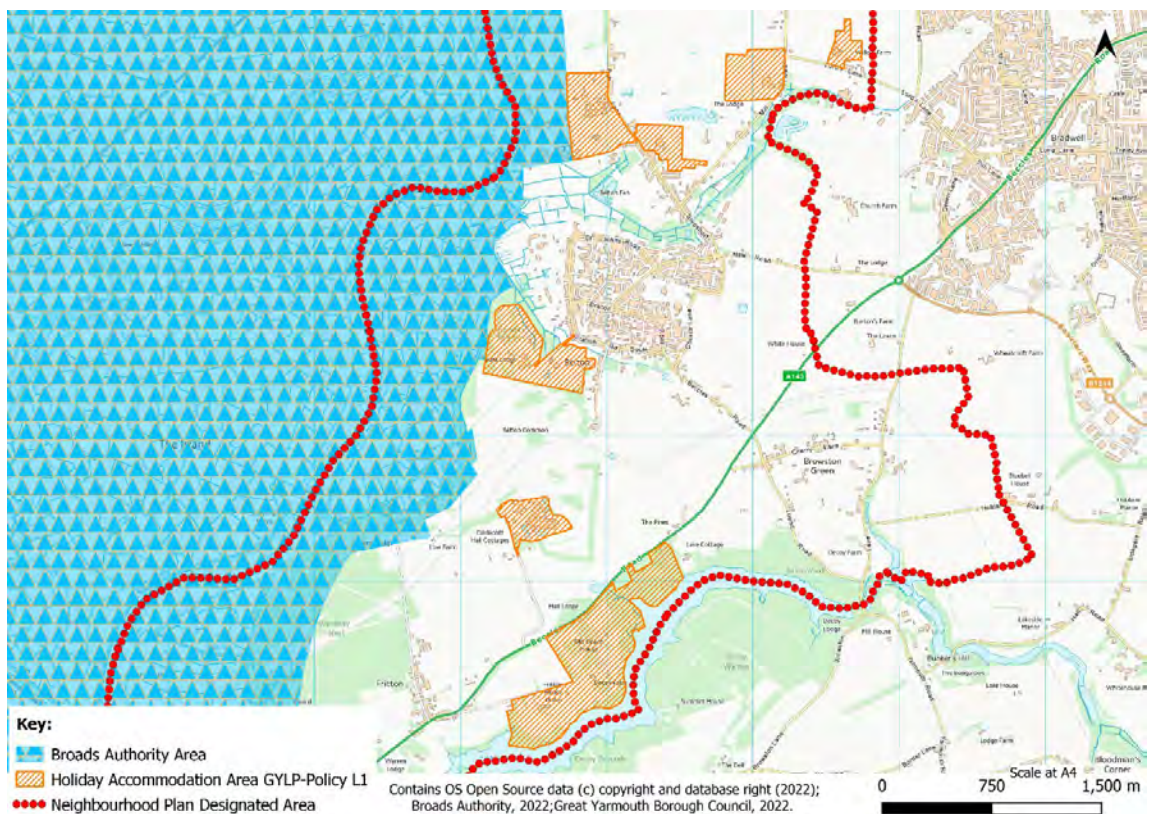


Figure 31-Holiday Accommodation Areas within the NPA



There is no health provision within the Neighbourhood Plan Area i.e. Medical/Health Centre, Doctor's Surgery, Dentist, Chiropodist, and the closest Surgery is not accessible by public transport. Belton has had access to a doctor within Belton from the 1940s to 2012, i.e. when the population was 800, but not since 2012 when the population was 4000. Prior to 2012 there was a surgery at St Johns Road, before this a twice weekly surgery was held at the John Green Institute, and before this, a surgery was held in a house at Henry Terrace, Station Road South.

The nearest health care centre is Millwood where the graph below shows that the number of patients has been on the increase in the last year. The median patients per practice is 8539 people³³. Millwood alone has 19,900 patients with 9 GPs currently making this 2211 patients per doctor. Norfolk and Waveney CCG map shows there is 1447 patients per doctor³⁴.

Figure 32-Graph of registered patients at Millwood³⁵



Rural economy

The availability of incubation/starter/enterprise units may encourage rural enterprises and business start-ups within the NPA. An employment land supply would be required or a landowner or farmer keen to diversify. There is a demand for enterprise units, 1000-1500sq ft, for fledgling businesses that could be housed in the numerous redundant buildings at Greenberry Springs, behind the current pharmacy on Station Road North that could be converted for this use. This will utilise an area, tantamount to a brown field site, to create

³³ Patients registered at GPS in England. Source: [Microsoft Power BI](#)

³⁴ <https://www.nuffieldtrust.org.uk/chart/number-of-patients-per-gp-by-ccg>

³⁵ NHS. Millwood Partnership.

business opportunities and local employment and reduce the reliance on the car to travel to work.

Villages in the Borough of Great Yarmouth “desperately” need more space for businesses to start up, councillors have warned. The point was raised by Conservative councillor Paul Hammond at a meeting of the borough authority’s economic development committee. He asked: “Would it be possible for us to look for land to build starter units for businesses, of about 1000-1500sqft?” He said the units were needed borough-wide, in the villages, it will stop people commuting so much. The parishes desperately need small starter units. *“We’ve got very successful starter units in Martham - there’s about ten of them, they’re always full.”*³⁶

Issues:

- Encourage need for health provision within the NPA

Community facilities

The NPA is a mix of one Primary settlement, three Secondary settlements and one Tertiary settlement within the Great Yarmouth Local Plan. The Primary settlement alone has a handful of local services. Some services such as the closest doctors falls outside of the NPA and is not accessible via Public Transport. The services marked in **X in Figure 33** are unavailable in the NPA nor within walking distance of the NPA and not easily accessible via Public Transport. The nearest services such as a hospital or secondary school can be found In Gorleston on Sea which is approximately 3 miles away (9 minute car journey, 20-30 min bus ride, 15 min bike ride or 1 hour walk).

The Community facilities in the NPA include Belton New Road Sports and Leisure Centre, John Green Institute, Burgh Castle Institute, Fritton Village Hall, and St Olaves Village Hall. There is no longer a community facility in Browston as this role was undertaken by the Mission Hut, a rare tin tabernacle, which fell out of use and is now in an uninhabitable condition.

³⁶ EDP November 18th 2022

Figure 33-Audit of Services within the NPA (September 2023)

	Primary	Secondary			Tertiary
	Belton	Burgh Castle	Fritton	St Olaves	Browston
Doctors Surgery	X	X	X	X	X
Dentist	X	X	X	X	X
Pharmacy	1	X	X	X	X
Grocer	1	X	X	X	X
Butcher	X	X	X	X	X
Baker	X	X	X	X	X
Greengrocer	X	X	X	X	X
Florist	X	X	X	X	X
Cafe	1	X	X	X	X
Takeaway/ Restaurant	3	2	X	1	X
Secondary School	X	X	X	X	X
Primary School	1	X	X	X	X
Pre School	1	X	X	X	X
Church	1	1	1	X	X
Village Hall	1	1	1	1	X
Post Office	1	X	X	X	X
Cash Point	1	X	X	X	X
Playing Field	1	1	X	X	X
Hairdressers	1	X	X	X	X
Play Area	1	X	1	X	X
Community Hall	1	X	X	X	X
Library	X	X	X	X	X
Public house	2	1	X	1	X
Leisure Centre	1	X	X	X	X
Golf Club	X	X	1	X	X
Footpaths	✓	✓	X	X	X

Map of the community facilities within the NP area

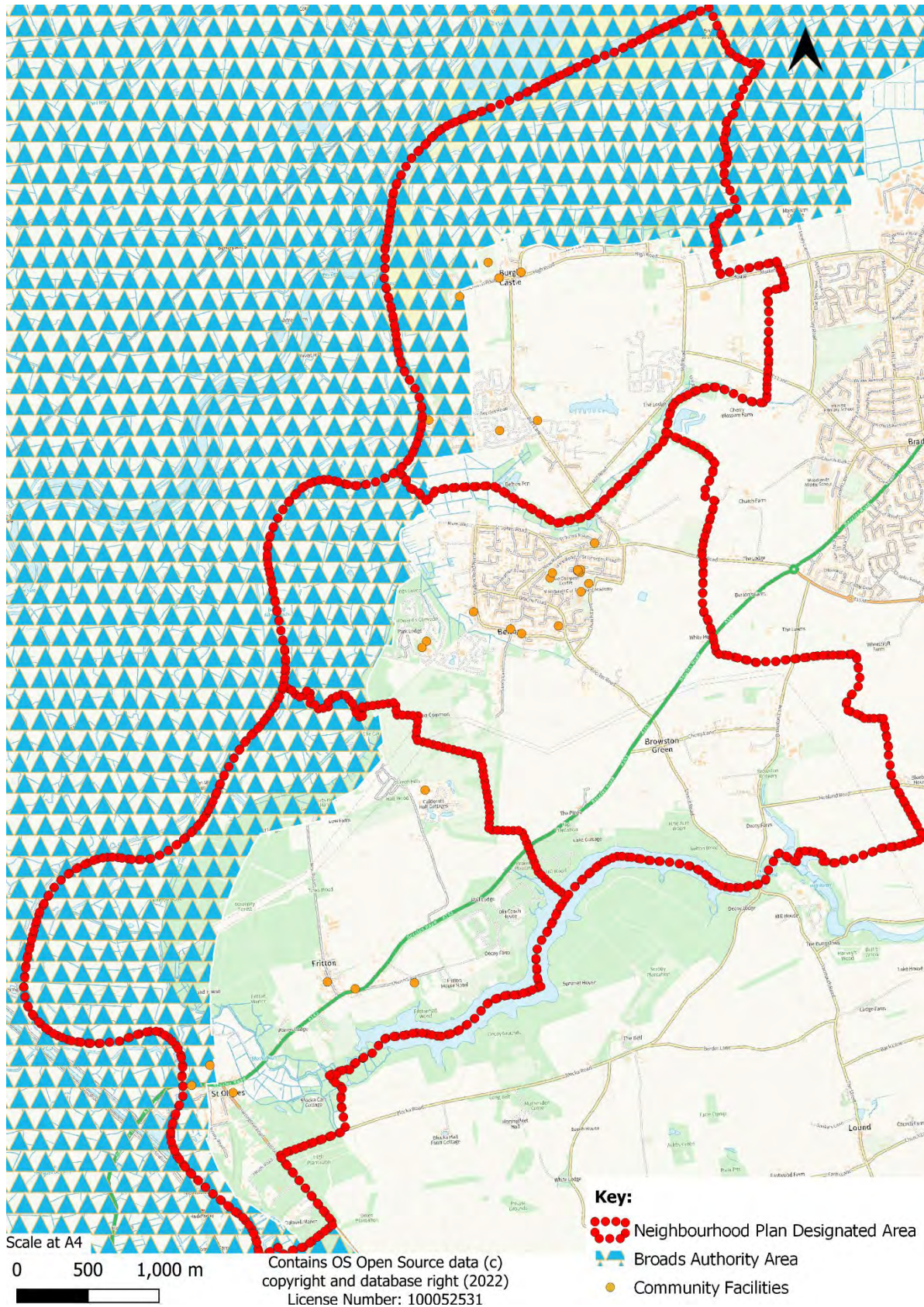


Figure 34- Community facilities within Burgh Castle

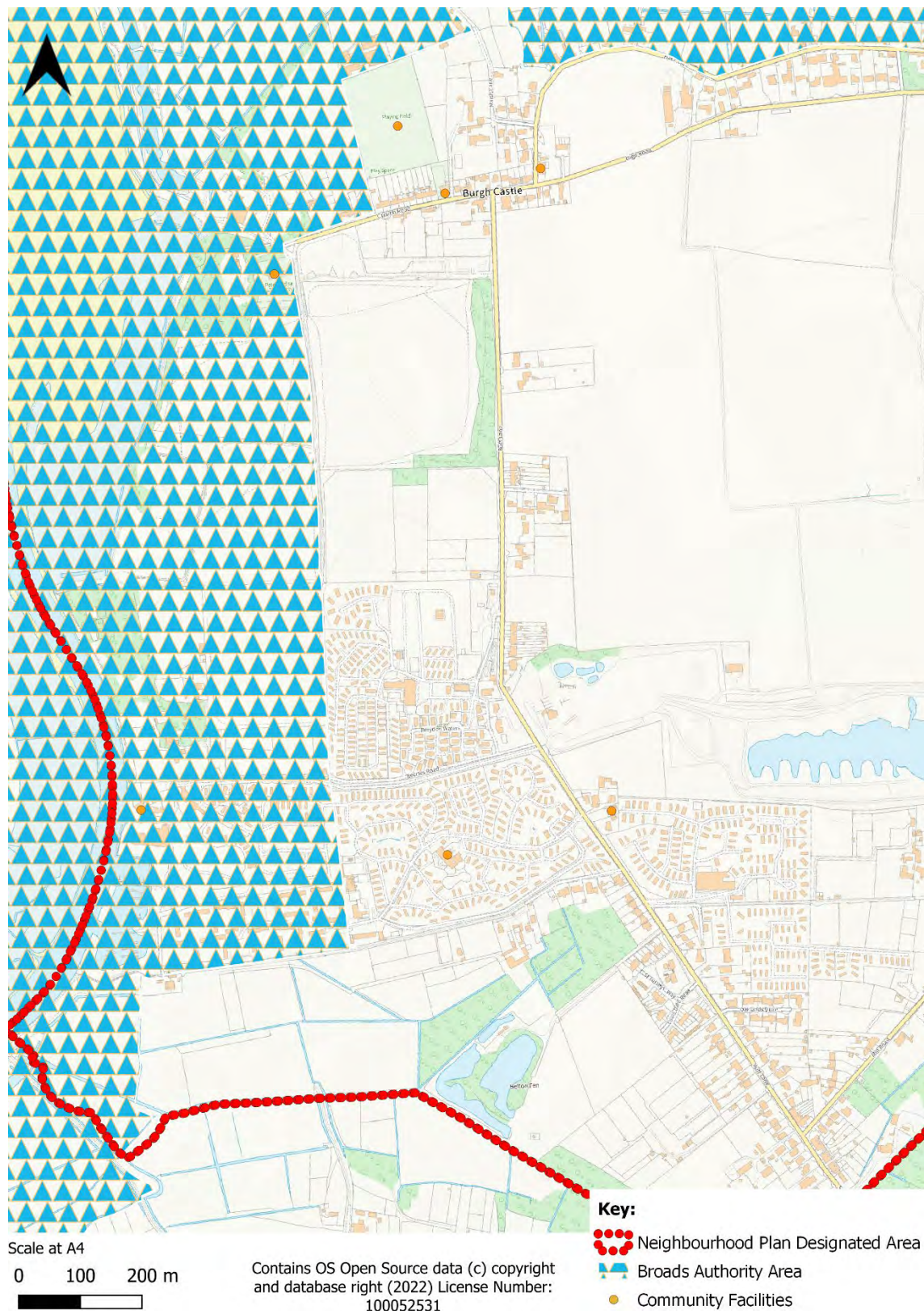
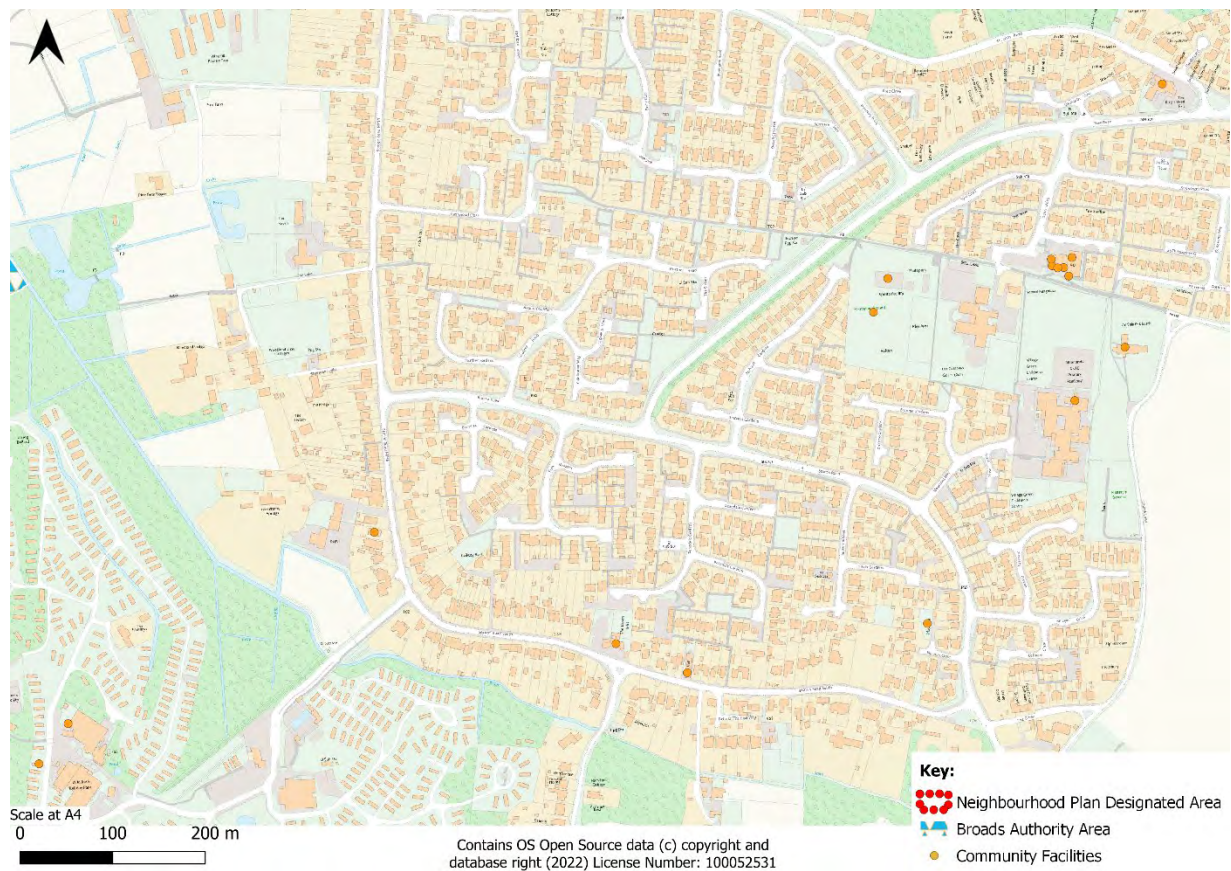


Figure 35- Community facilities within Belton and Browston

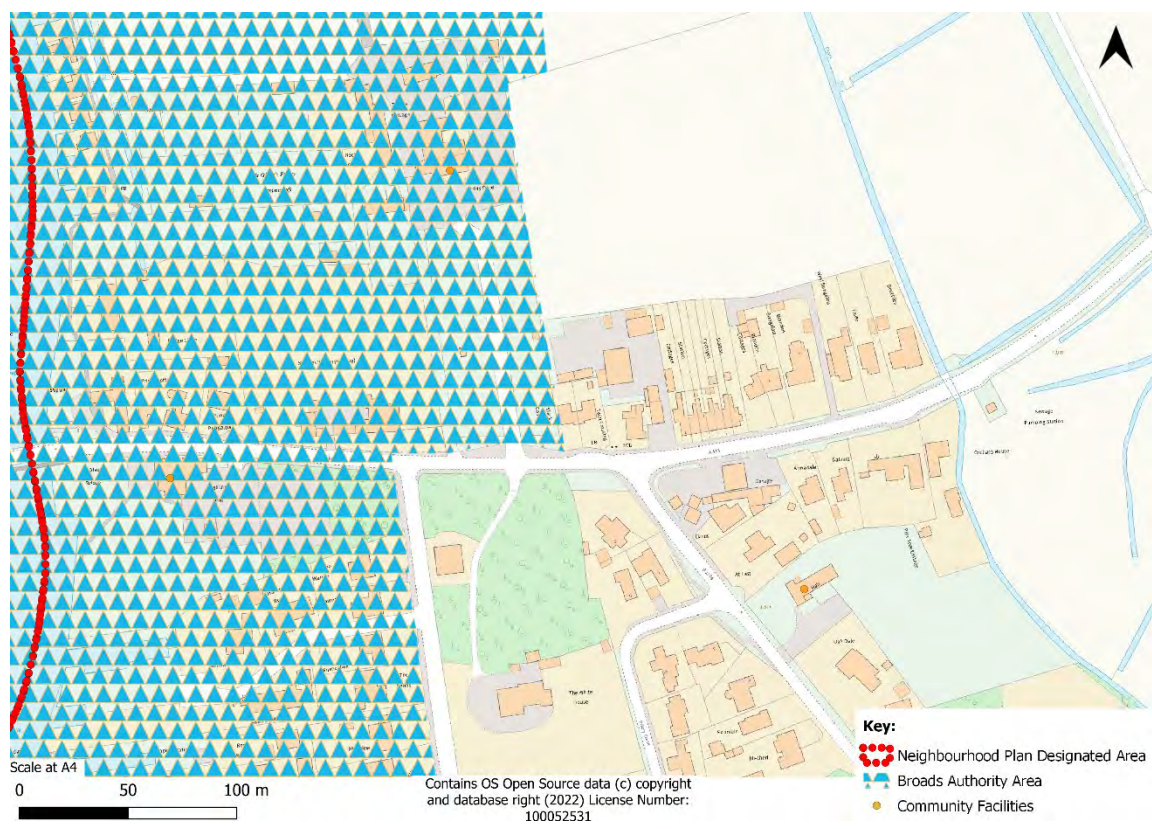


In the village of Belton we periodically have trouble from adolescent parishioners the age group who no longer partake in childhood activities but are too young to participate in some of the adult pastimes, i.e. between the ages of 13 and 18 years old. It is understandable, in that they have no venue to attend. To alleviate the occasional participation in objectionable activities, the notion of providing a Youth Club has been floated on numerous occasions, but sourcing trained and vetted staff and finance has been a barrier to this proposal.

Figure 36- Community facilities within Fritton



Figure 37- Community facilities within St Olaves



Shopping

The closest shopping Centre is Gorleston High Street with Great Yarmouth beyond that. Norwich is currently the favoured shopping destination due to the loss of shops and decimation of the town centre in recent years.

The provision of more shops in the NPA has been suggested e.g. Baker, Butcher and Greengrocer, as highlighted in the 2012 Village Plan. There are numerous redundant buildings at Greenberry Springs, behind the current pharmacy on Station Road North that could be converted for this use.

The outcome of the GYBC Open Space Audit concluded the following:

Play spaces

In terms of accessibility for resident:

- Potential to remove equipment at Nursery Close (at end of life) and consolidate, enlarge and improve provision at Bell Lane.
- Although there is a current surplus of provision, new development associated with the Local Plan Part 2 may lead to a deficit. Allocation BN1 provides an opportunity for provision of an equipped play space.
- Otherwise, existing play spaces should be retained and protected in accordance with Policy E3.

The play equipment at Nursery Close, only three items, is aged and underused. It would be beneficial to focus upon, modernise, enlarge and improve the provision at Bell Lane, which is at the epicentre of the village. Having one central location would aid the ease of maintenance and monitoring. There is also a deficit of equipment serving the 14+ (teen) age group and adults such as a trim trail.

Informal Amenity Green Space

Identified quantity deficit in informal amenity green space provision, more green space required. There is also a deficit in the quality of informal amenity green space, enhancements such as trees, seating and bins are required to address this issue.

- On-site requirement as part on any new development (where practicable)

Identified quality deficit in informal amenity green space provision, prioritised quality enhancements required at:

- Rosedale Gardens, Belton (two sites)
- Fern Gardens, Belton

- Caledonian Way/Crofters Walk, Belton
- Heather Road, Belton (two sites)

In terms of accessibility for residents, existing informal amenity green spaces should be retained and protected in accordance with Policy E3 Protection of open spaces. Open spaces which provide local amenity, or recreational benefit to the local community, will be protected.

Parks & gardens

The NPA does not have any formal parks or gardens.

Accessible Natural Green Space

There is no parish-owned accessible natural green spaces within the parish i.e. what was Common Land is now in private ownership.

There are, however, some small parcels of unregistered land within the parish which could possibly be utilised for a natural green space, dedicated to wildlife and to enhance the biodiversity of the parish. Natural green spaces should be acquired and protected in accordance with Policy E3 Protection of open spaces. Open spaces which provide local amenity, or recreational benefit to the local community, will be protected.

Allotments

- Identified quantity deficit in allotment provision
- There is a waiting list (10 people) demonstrating a level of additional demand that is not being met
- A new site may be required for Belton Allotments in the coming years as the local church requires the land for cemetery expansion. On-site requirement as part of any new development (where practicable)
- Belton has had a waiting list for allotments for some time and this situation will be exacerbated as the diocese land will very soon be utilised to address the lack of space for burials in the existing graveyard. There is a dire and urgent need to source land for allotments.

Key issues:

- The NPA is a mix of one Primary settlement, three Secondary settlements and one Tertiary settlement as classified within the Great Yarmouth Local Plan. The Primary settlement alone has a handful of local services, the closest doctors being outside of the NPA.

- Audit of services within the NPA shows the most popular facility in most of the parishes are village and community halls. However, there are hardly any core facilities such as a doctors surgery, dentist or secondary school.
- Most businesses and employment opportunities are outside of the NPA and may require skills or qualifications which are not suitable to the skill set within the area.
- Only 3% of the NPA in 2011 worked mainly from home. However, the shift in work patterns since the Covid-1 pandemic may have changed this demand now meaning houses may need to cater for work purposes.
- Any future development will require an improved provision of facilities, services, and infrastructure.
- Need to find land for employment opportunities or encourage the provision of facilities such as shops to come forward within the NPA. There is a number of redundant buildings at Greenberry Springs which could suit this purpose.
- Encourage need for health provision centres to come forward within the NPA
- Find opportunities to have land/recreational use to come forward to meet the needs of younger people such as teenagers.
- Deficit amount of informal amenity green space in the NPA and play spaces in areas such as Nursery Close are aged and underused. Need to try boost available spaces for all ages.
- Browston has no community facilities- support the provision of new facilities coming forward in the NPA.

Heritage & Archaeology

The NPA has records dating back to the Palaeolithic period with subsequent settlements, Iron Age tumuli at Belton and Fritton on what was Common Land, the Roman Period, specifically the wonderfully preserved Roman Fort of Gariannonum at Burgh Castle, and permanent mediaeval settlements in all three parishes.

The NPA has a number of buildings of heritage value, including 30 listed buildings within the NPA, 6 in Burgh Castle, 9 in Belton and Browston Green and 15 in Fritton and St. Olaves. There are 3 scheduled monuments (St. Olaves Priory, Burgh Castle Roman font and Mill Hill Bowl Barrow in Belton). There is the Conservation Area for Halvergate Marshes, and the Heritage at Risk Register shows this to fall predominantly within The Broads area. These historic assets are fairly spread out across the parish.

The NPAs important historic buildings and monuments are key to the character of the area, the Broads and tourism.

Figure 38-Historic Environment showing the whole NPA

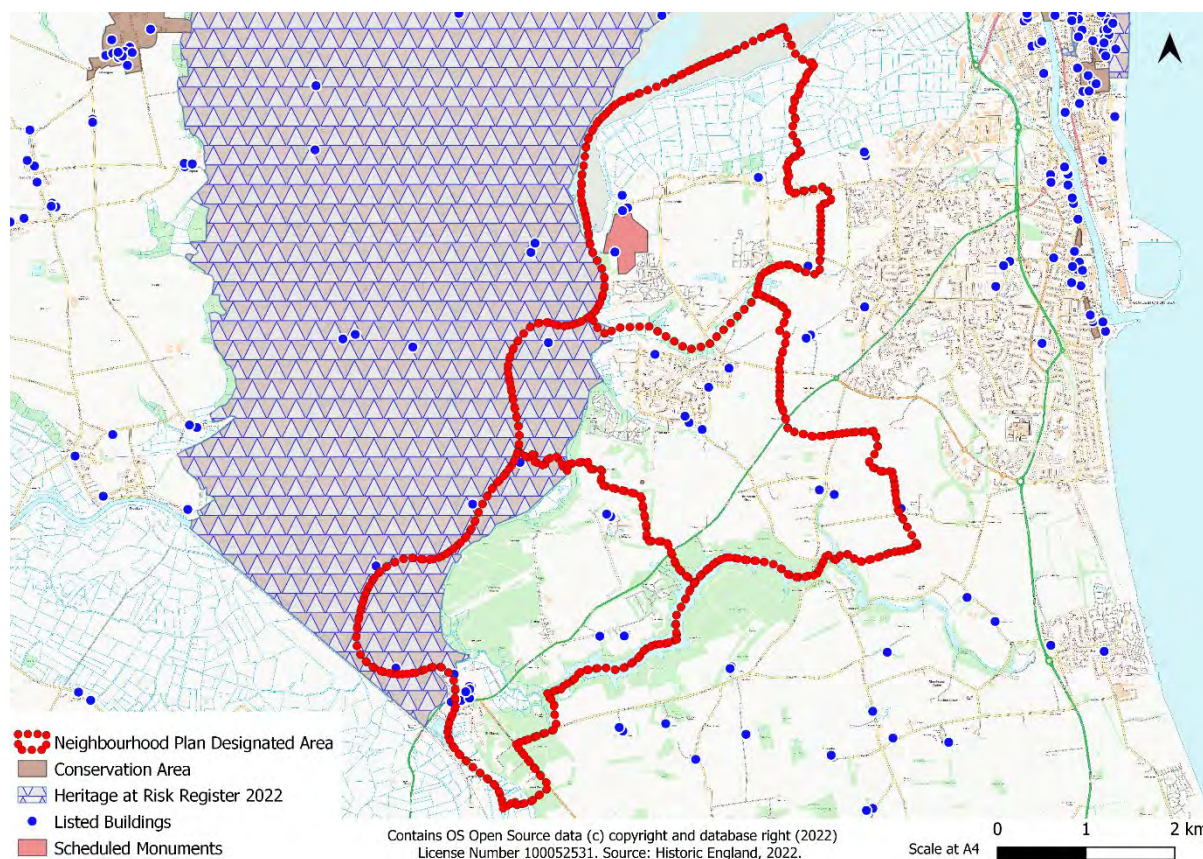
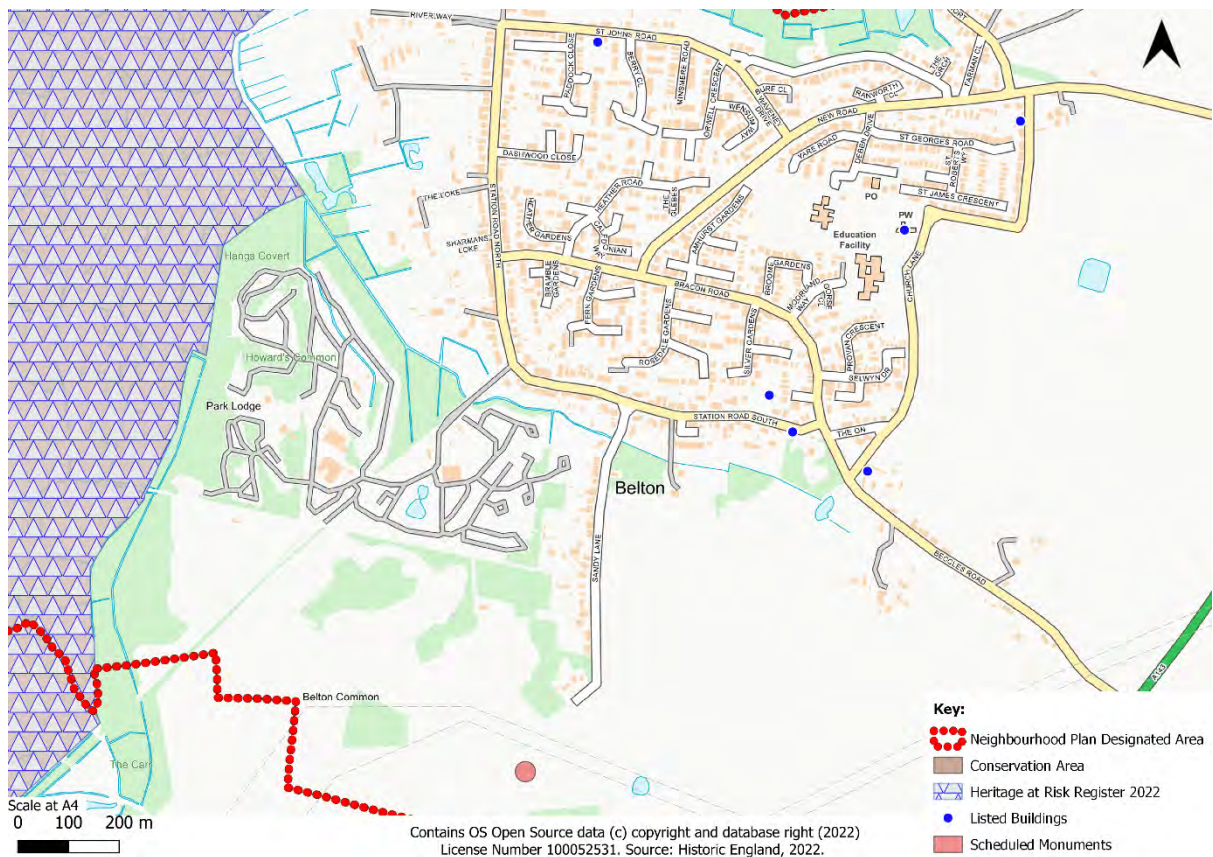
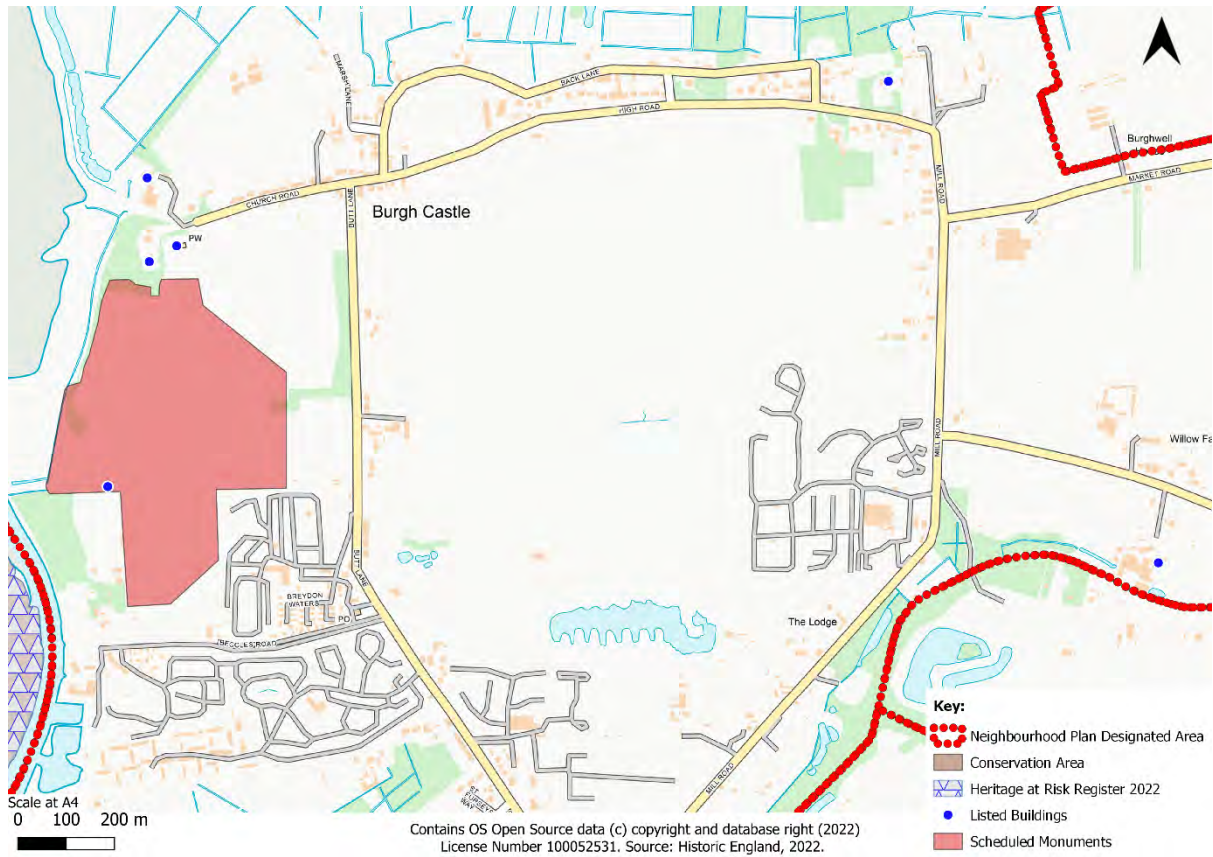
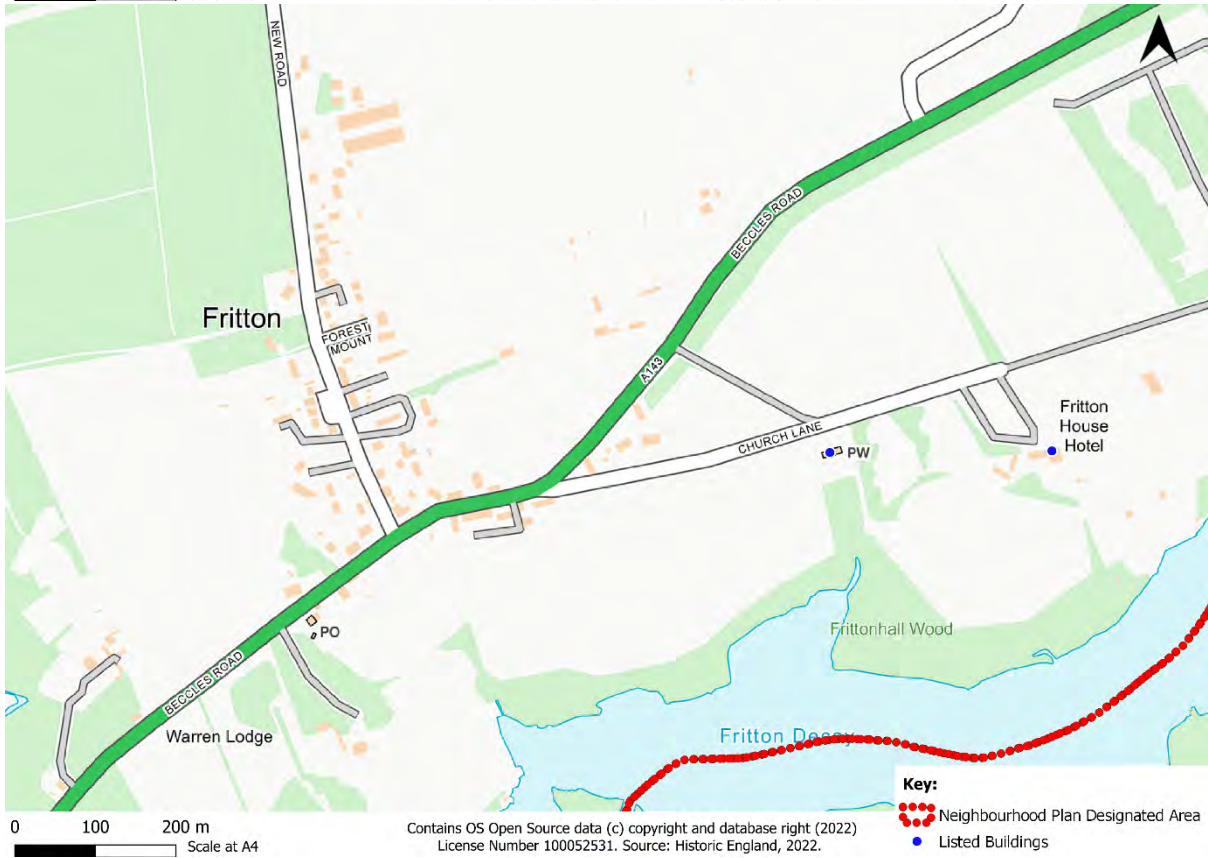
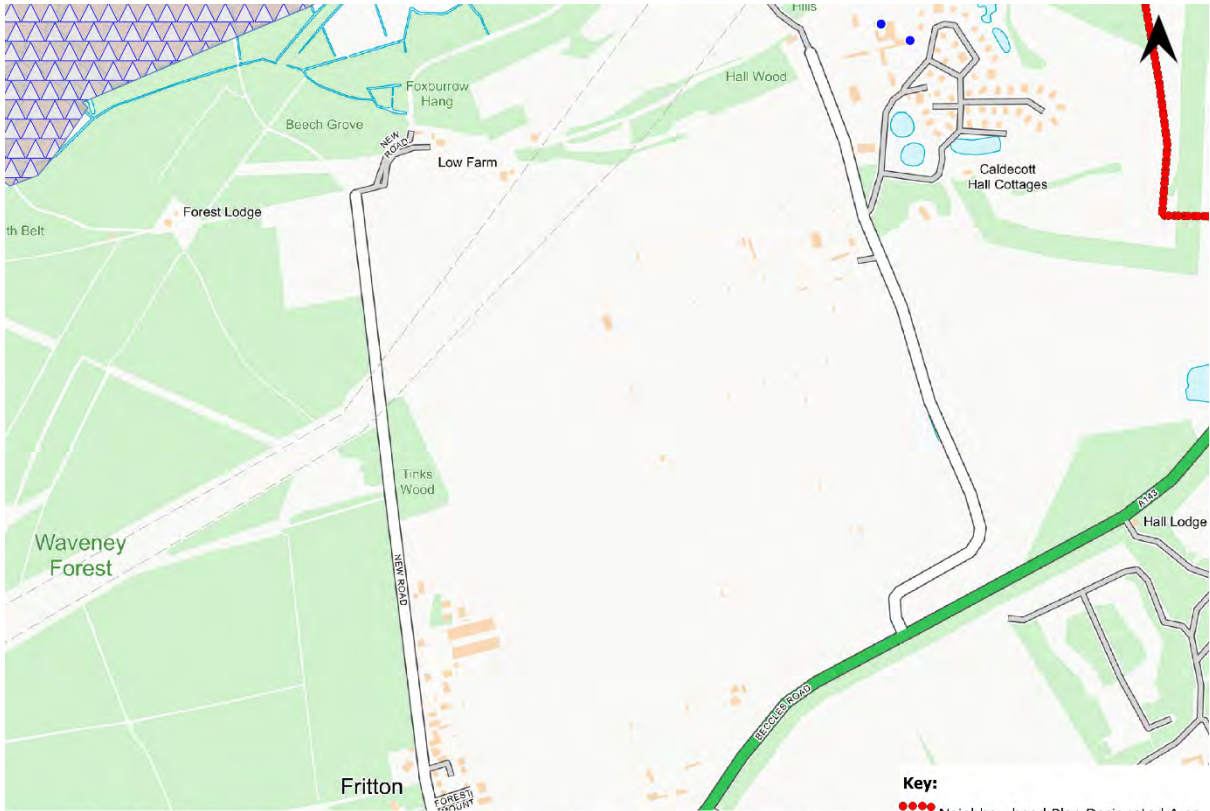


Figure 39-Historic Environment maps of the different assets within the NPA



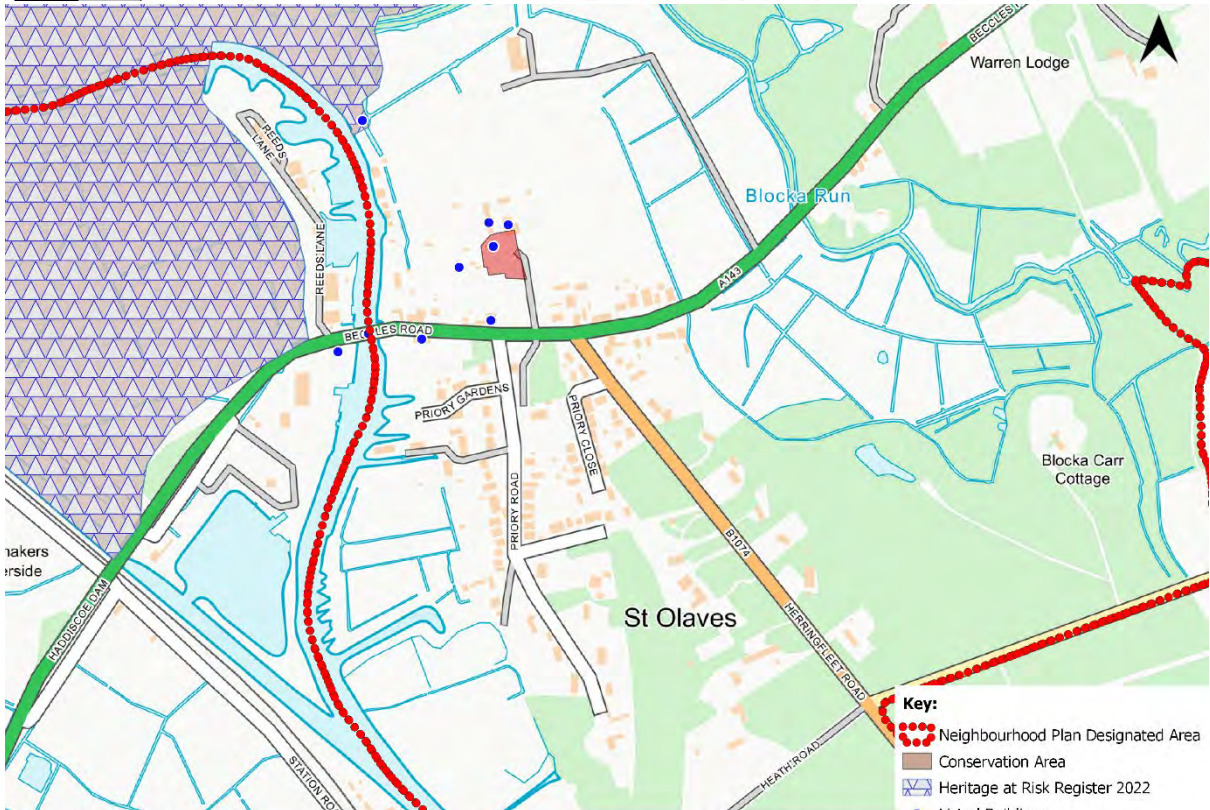




0 100 200 m
Scale at A4

Contains OS Open Source data (c) copyright and database right (2022)
License Number 100052531. Source: Historic England, 2022.

Key:
 Neighbourhood Plan Designated Area
 Listed Buildings



0 100 200 m
Scale at A4

Contains OS Open Source data (c) copyright and database right (2022)
License Number 100052531. Source: Historic England, 2022.

Key:
 Neighbourhood Plan Designated Area
 Conservation Area
 Heritage at Risk Register 2022
 Listed Buildings
 Scheduled Monuments

There is one Conservation Area for Halvergate Marshes which was designated in 1995 for its local distinctiveness and historic interest to the area. The Marshes extend beyond the parish boundary into neighbouring parishes. Halvergate Marshes contain the largest area of grazing marshes in the east of England and epitomise the marshland landscape of the Broads area – vast panoramic grazing marshes, winding waterways, wide open skies, openness, and a high level of visibility within a wide valley floodplain. The area is unique, sparsely populated, a vast panoramic expanse of grazing marshes dotted with mills and often teeming with birdlife. The Halvergate Marshes Conservation Area is one of the distinctive Broads landscape. The panoramic grazing marshes give a sense of openness and remoteness. Big skies, simple skylines, meandering rivers and important nature conservation interest all contribute to the special and unique character of the area. The Conservation Area is identified on Historic England's *At Risk* register, considered to be in very bad condition, its vulnerability is low, but the trend is but improving³⁷.

Norfolk Heritage Explorer identifies there to be 354 sites or finds of heritage importance within the NPA including:

- **Belton and Browston Green= 122 sites**
- **Burgh Castle = 162 sites**
- **Fritton and St Olaves = 70 sites**

This is a real mix of buildings of local importance, monuments, artifact finds, sites and trackways in all the parishes within the NPA.

Within Belton there is a mix buildings of local importance such as the Old Hall, Belton Black Drainage Mill, monuments, artifact finds such as Roman coin, Saxon, Medieval and Roman metal, Late Saxon spear, Palaeolithic flint axe, cropmark sites of post medieval road/trackway, ditches, and pits, saltern mounds, World War Two sites, route of the East Suffolk Railway (Yarmouth to Beccles).

As set out in the Norfolk Heritage Explorer, where further detail can be read, the parish of Belton and Browston is situated on the Norfolk – Suffolk border, north of the River Waveney and west of Great Yarmouth. Consisting of two merged parishes, it was actually in Suffolk until boundary changes in 1974. The original meaning of the word Belton is uncertain and has variously been interpreted as a farmstead in a glade, or on dry ground in a marsh. Alternatively, it could mean a farmstead near a beacon or funeral pyre. In any event, all these possibilities originate from Old English, and the parish was in existence by the time of the Domesday Book (1086), in which it is mentioned.

³⁷ Historic England. Heritage at Risk List Register- Halvergate Marshes. Source: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/3390> (Accessed 24/08/2022)

There is evidence of human activity in Belton from as far back as the Palaeolithic, the oldest archaeological find being a flint axe head from this period (NHER 10472). More flint tools appear in the record from the Neolithic, mainly consisting of axe heads (some of which are polished) and scrapers. Sites or finds relating to the Bronze Age were limited to this mace head and a few metal objects of slightly hazy provenance until advances in aerial photography revealed the cropmarks of several ring ditches. These are probably the ploughed-out remains of Bronze Age burial mounds. See, for example, ring ditches noted at NHER 17225.

There is little to be seen in the record from the Iron Age, the only finds being some fragments of pottery and a piece of worked bone (NHER 10488). The only finds from Saxon times are a spearhead (NHER 39867) found somewhere in the parish about forty years ago, a box mount (NHER 28449), a stirrup strap mount (NHER 41930), and, more interestingly, a Late Saxon (maybe Viking) gold ingot (NHER 33151).

After the Norman Conquest and moving into the medieval period, evidence of human activity and indeed settlement becomes more frequent. Metal detecting enthusiasts have recovered a wide range of medieval objects, including coins, buckles, harness pieces and a Papal Bull seal (NHER 15903). However, more tangible evidence of settlement comes in the form of All Saint's Church (NHER 10502), a medieval parish church with later alterations. The south porch was added in the 15th century, and the whole building was restored in the 19th century, when the west tower was rebuilt. Inside, there is a 13th century font, and late 14th century wall paintings. There was a village in Browston in the medieval period (NHER 11433), but this has entirely vanished. It is thought to have stood near Browston Hall (NHER 24633).

Turning to the post medieval period, metal detecting has again recovered a wide range of objects, including coins (e.g. NHER 37367), spur fragments, buckles (e.g. NHER 25611), seals (NHER 39393) and a candle snuffer (NHER 20920). Of the buildings, probably the oldest to survive, although in a much-altered state, are Thatched Cottage (NHER 34077) and Thatched Cottage on Church Street (NHER 40189), both of which date back to about 1600. Browston Hall (NHER 24633) was originally 17th century, rebuilt in the 18th century and altered in the 19th. The Manor house (NHER 24634) was originally an early 17th century farmhouse and barn, rebuilt in 1689, and now a single dwelling. The Old Hall (NHER 32582) is early 18th century.

Within Burgh Castle there is a mix of buildings such as the Burgh Castle, St Peter and St Paul's Church, 19th Century drainage Burgh Mill, Windmill. There have been artifact finds such as prehistoric and neolithic worked flints, medieval bowls, medieval and multi-period metalwork, Roman and mixed Saxon coins, Bronze Age axe head, Prehistoric flake, mortar fragments. There

have been sites identified such as Iron Age ditch, post-medieval/undated ditches and World War Two spigot mortar base.

As set out in the Norfolk Heritage Explorer, Burgh Castle is a small parish, close to Great Yarmouth, and surrounded by low-lying marshland. The village is situated on a spur of land that was known as Lotheringland, and the archaeological history of the parish is dominated by its position on what was formerly a large estuary. The parish was in Suffolk until 1974, when it became part of Norfolk.

Many prehistoric flint implements, including a Neolithic axe head (NHER 10470), scrapers and flakes (NHER 10468, 10469), have been found scattered throughout the parish, and a possible prehistoric flint-working site (NHER 31204) has also been identified. Several Bronze Age axe heads (NHER 17108, 17505, 18173) and palstaves (NHER 17504, 17505, 17506) have been found in the parish since the 19th century. Excavations by the Norfolk Archaeological Unit revealed a large Iron Age ditch (NHER 23720), probably a boundary ditch, which appears to cut off the promontory on which the present village stands, and Iron Age pottery (NHER 23720) and coins (NHER 24325) have been found. This suggests that Burgh Castle was of some importance during the Iron Age period, but no evidence of any settlement has been found.

The Roman fort (NHER 10471) is Burgh Castle's most well-known landmark, and is an important survival of a network of similar forts, known as the Saxon Shore forts, constructed in the late 3rd century to protect the coast against Saxon incursions. The fort was called Gariannonum during the Roman period, but today it is known as Burgh Castle; 'Burgh' comes from the Old English for 'a stronghold or fortification'. The probable site of a Roman vicus (NHER 10486) is visible on aerial photographs just outside the walls of the fort, and a Roman field system (NHER 13227) has been excavated by the Norfolk Archaeological Unit. The large number of Roman finds, including coins, pottery, brooches and more personal objects such as rings (NHER 10486, 11605, 15795, 17261) are the tangible remains of the daily lives of those who lived, worked and farmed in and around the walls of the fort.

In the Saxon period the fort (NHER 10471) is thought have been the site of the monastery of St Fursey, founded in the early 630s. Bede records that St Fursey's monastery was at 'Cnobheresburg', a name that has long been associated with Burgh Castle. Excavations by the late Charles Green within the fort revealed the remains of possible Middle Saxon buildings, and an Early Saxon cemetery (NHER 10471). Early Saxon brooches (NHER 17261, 38150), Middle Saxon coins (NHER 17261, 19308) and brooches (NHER 23796), and Late Saxon metalwork (NHER 22940, 23796), including brooches (NHER 17261) have been found in the parish. A Late Saxon field system (NHER 13227) has been excavated by the Norfolk Archaeological Unit, on the site of an earlier Roman field system. The parish church of St Peter and St Paul (NHER 10500) has a Late Saxon round tower, and parts of the nave walls may also date back to the Late

Saxon period. In Domesday Book a church was recorded in the settlement, which was relatively substantial and wealthy.

In 1086 Burgh Castle was held by Ralph the Engineer, who may have been the builder of the Norman motte and bailey castle (NHER 10471), which was built within the walls of the fort. The motte was demolished in the 19th century, but is still visible as a cropmark on aerial photographs. The medieval manor house (NHER 10400) may have been located on the site now occupied by the Queen's Head, although no evidence of a medieval complex of buildings has yet been found. A timber beam is all that survives of St Peter's Guildhall (NHER 31892). The beam is now kept in the church, and is carved with an inscription commemorating the rebuilding of the Guildhall in 1548 after an earlier building was destroyed by fire, and the 16th century Guildhall was demolished in the 19th century.

During the medieval and post medieval periods, Burgh Castle remained a small village, as it does today. No main roads run through the village, and it was dependant on the vitality of the river trade throughout the medieval and post medieval periods. The saltpans recorded in Domesday Book may have remained an important industry in the medieval period, as well as cultivating reeds and osiers. Windmills (NHER 16381, NHER 31134), such as Burgh Mill (NHER 16363), enabled the drainage of the marshes, creating valuable grazing land and market gardening.

The Laurels (NHER 41732) is a former nonconformist chapel, which may date back to the 16th century. The Grange (NHER 10402) and Old Hall Farmhouse (NHER 34079) are both 17th century houses, with substantial alterations dating from the 18th century and later. Burgh Hall (NHER 41731) was a large 19th century house, demolished in the mid-20th century.

Brick making was an important industry in the parish in the 18th and 19th centuries, and at least three brickworks sites (NHER 31133, 31134) are known in the parish. The most well-known of these is the Burgh Castle Brick and Cement Works (NHER 10501), which opened in the mid-19th century, and closed in 1912. The remains of the four kilns used in the brick making process are visible on aerial photographs.

Burgh Castle now bustles with the activity of many other holiday villages on the Norfolk coast rather than with the efficiency of Roman troops, or the peace of Saxon monks, but the impressive remains of the fort are a constant reminder of the vibrant history of the parish.

Within Fritton and St Olaves there have been a number of finds including neolithic flint, hills, Roman and Bronze Age metal and pottery. There are buildings such as the marsh drainage mills, St Edmunds Church, Bell Inn, The Round House, Herringfleet House and Priory Farmhouse. Sites

discovered have been cropmarks, medieval field boundaries, banks, ditches, barns, World War Two spigot mortar base and practice trenches and training sites.

In the Norfolk Heritage Explorer, Fritton and St Olaves is a joined parish formerly in Suffolk. The name Fritton comes from the Old English for 'fenced in village', St Olaves being named after the medieval priory. The Domesday Book of 1086 gives extensive details of Fritton's population, land ownership and productive resources, showing the area was well established by the time of the Norman Conquest.

The earliest evidence of human activity comes in the form of Neolithic flint tools, including polished axe heads (NHER 10483, 10487, 10714 and 28830), a knife (NHER 28101) together with flakes and scrapers (NHER 10481). Subsequent evidence of activity until the medieval period is patchy, with only a copper alloy knife and spear fragment (NHER 28338) representing the Bronze Age, and no Iron Age Finds at all to date. Roman finds are a little more numerous, and include coins (NHER 17853), a brooch and seal box lid (NHER 24463) and pottery fragments (NHER 28068). The only Saxon finds are a couple of Late Saxon brooches (NHER 25859 and 28337).

The medieval period following the Norman Conquest has left the parish with its oldest surviving buildings, and probably the earliest of these is the church of St Edmund's (NHER 10504). Situated to the west of Fritton Old Hall (see below), this is an unusual and attractive round-towered church with a thatched roof. The chancel, sanctuary and the east part of the nave are the oldest parts, and date to the 11th or 12th centuries. Most of the rest of the building is late 12th century. In the 14th century the tower was heightened and the nave extended south, and later alterations culminated in a full restoration in 1855, when the south porch was added. Inside, among many items of interest, are 12th and 14th century wall paintings and a 14th century chancel screen. The well-kept churchyard has a good collection of carved headstones and some rather grand tombs.

St Olave's Priory (NHER 10715) in the west of the parish is probably the next oldest structure, although now in ruins. This small Augustinian priory was founded in about 1216 and named after the patron saint of Norway. The priory was dissolved in the 1530s, the site being bought by the Jertingham family, who pulled down most of the church and built a mansion incorporating some of the old priory (the mansion was mostly demolished in 1784). In 1823, the remaining priory buildings were extensively looted of stone to repair Herringfleet church. Despite this, parts of the church, cloister and refectory survive, in particular the refectory undercroft, which is in excellent condition.

Other medieval survivals are less impressive, but nonetheless interesting. Fritton Lake (NHER 13527) has had many uses over the years, including that of a World War Two training site (a

wartime tank sits on the lake's bottom, victim of a training exercise that went wrong), but in fact was originally medieval peat workings which later flooded. Bell Hill (NHER 10484), a seven metre high tree-covered mound, may be medieval or date to the Civil War, but it is certainly man made, and was probably a gun emplacement covering the River Waveney.

Both St Olave's Priory and the mansion built by the Jerningham family feature as incorporations in later post medieval buildings, and as complications, too. The north block of Priory Farmhouse (NHER 42877) is 16th century in origin, and was built on the site of part of the priory, reusing many medieval bricks. The south block of the farmhouse dates to the 19th century, but incorporates two surviving rooms from the Jerningham house. Just to add to this mixture, the whole farmhouse has been extensively altered over the years, particularly in the 20th century.

The 16th century barn (NHER 42876) to the east of Priory Farmhouse, much altered, and now a restaurant, has similar characteristics. The south wall of the barn may form part of the east end of the Jerningham house, and it also contains reused medieval brick.

More straightforward is Fritton Old Hall (NHER 10505), which although subject to numerous extensions and alterations, was originally a timber framed house dating to about 1540. The timber framed west front of the Bell Inn (NHER 15097) is late 16th century, infilled with brick in the 17th century, the rest of the house and pub being later altered and extended. The final buildings from this early post medieval period are the two barns at Caldecote Farm (NHER 34080). One is a 17th century timber framed thatched and weather boarded building, its west end later replaced with brick. The other is also timber framed, and dates to the 17th or 18th century.

The later post medieval buildings are exclusively related to water. There are three windmill sites in the marshy western region of the parish, all for the purposes of drainage. Caldecote or Bell Hill Mill (NHER 10493) was built in 1844, and stopped work in the 1930s, the sails being removed shortly thereafter. The tower was gutted by fire in 1991, and although it still stands, has been boarded up. St Olave's Marsh Drainage Mill (NHER 15098) is a rare smock mill built in 1910. It has a square tapering tower with tarred weatherboarding sides, and is held down by heavy concrete blocks. The mill fell into disuse and disrepair in the 1960s, but was restored in 1980. It retains all its internal machinery, although today the drainage work is done by an adjacent electric pump. Fritton Marsh Windpump (NHER 15093) is a mid-19th century wind pump with a tarred brick tower. Its sails have long gone, though it retains some internal machinery and external gearing for a traction engine. A fourth windmill (NHER 28069) is referred to in old documentary sources, but no trace of it remains today.

St Olave's Bridge (NHER 11913) is a Victorian road bridge over the River Waveney. Built in 1847, it replaced an earlier bridge of 1509 and an even earlier ferry site. An early cable stayed

bridge, it is an important example of cast iron construction. The decking was replaced in 1920, and a pedestrian walkway added in 1960.

The location of the parish around rivers (which form natural defence lines) meant that in World War Two, it was an area included in the anti-invasion defence network spread over the whole of East Anglia. Most of the defences were dismantled after the war, but an anti-tank mortar base (NHER 34345) is still to be seen east of the river.

Built and Historic Environment

The following is the number of properties that existed within the NPA in the 19th and early 20th century that still exist today. This is based on the pre 1850 Tithe map and the OS maps of 1888 and 1945. There are therefore 330 properties that are >75 years old, 218 that are >130 years old and 127 that are >170 years old, assuming that they have not been rebuilt on the same footprint.

Figure 40- Historic properties within the NPA

Year	BwB	BC	F&SO	NPA
Pre 1850	70	27	30	127
Pre 1888	90	88	40	218
Pre 1945	150	120	60	330

Key Issues:

- There is 354 archaeological sites or finds within the NPA showing there is a wealth of historic significance.
- The NPA has a number of buildings of heritage value, including 28 listed buildings within the NPA, 6 in Burgh Castle, 9 in Belton and Browston Green and 13 in Fritton and St.Olaves. There are 2 scheduled monuments (St. Olaves Priory and Burgh Castle Roman font).
- There is the Conservation Area for Halvergate Marshes and this is considered to be in very bad condition on the Historic England's At Risk Register.
- Effort should be made to retain both the character and setting of these historic sites, ensuring that it is not diluted through new development with inappropriate profiling or materials. This includes renewable energy development.
- The Neighbourhood Plan also has an opportunity to identify and protect non-designated heritage assets.

Natural Environment³⁸

The openness and rural character of the countryside is one of the borough's greatest assets and should be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage, and wildlife. Hence very small communities that are no more than a collection of houses or isolated dwellings are considered to be within the wider countryside by the settlement hierarchy.

As stated in the GYBC Core Policy CS11 *"The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by a number of reasons including conserving and enhancing nature conservation sites including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites."*

The NPA is rich in wildlife and in recognition there are a number of International and National Natural England statutory designated sites in the neighbourhood area or in close proximity as shown in **Figure 41**. Many of these sites as shown on the map overlap and sit to the north and west of the NPA. The designations within the NPA are:

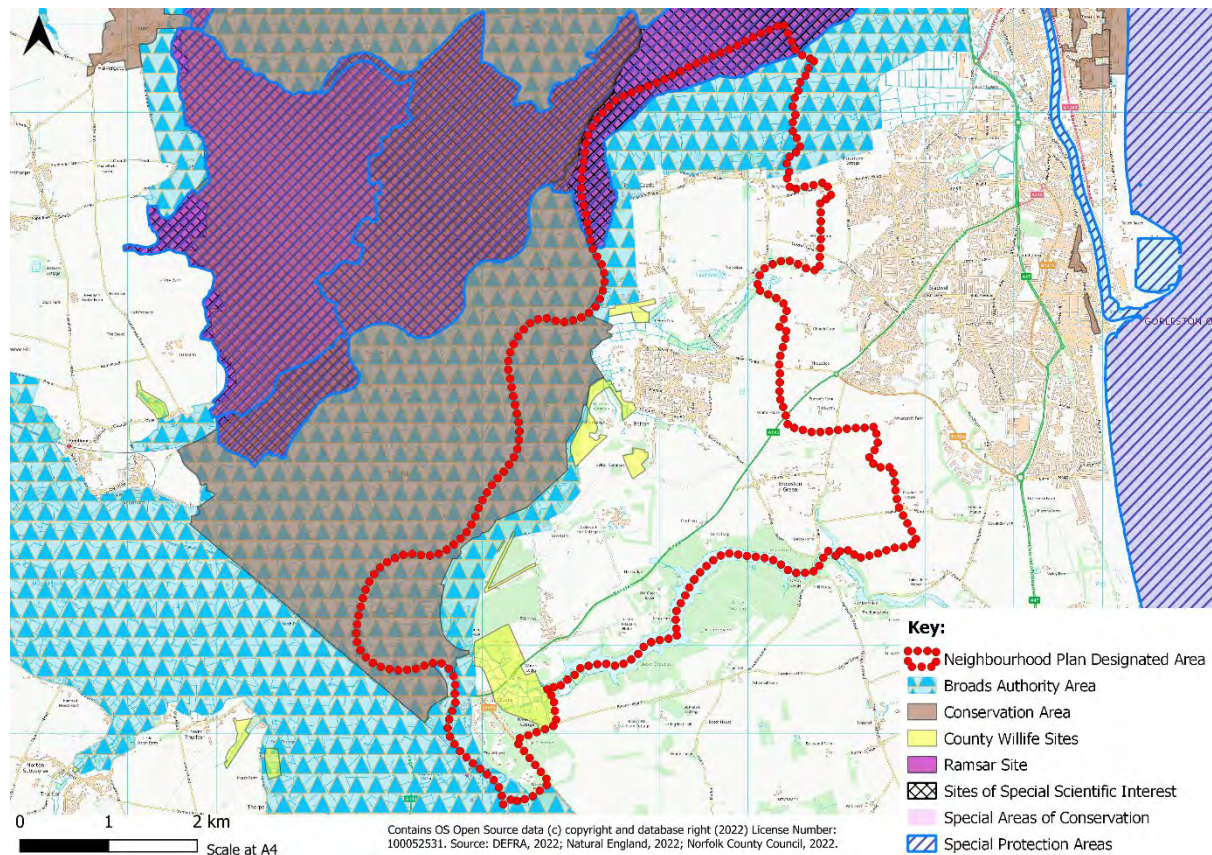
- **Breydon Water**- Special Protection Area (SPA); Ramsar Site; Site of Special Scientific Interest (SSSI)
- **Halvergate Marshes**- Site of Special Scientific Interest (SSSI); Conservation Area
- **The Broads Authority Area** (however the SAC does not fall into the NPA boundary)

The designations within close proximity:

- **Broadland**- Ramsar Site; Special Protection Area (SPA)
- **The Broads** - Special Area of Conservation (SAC)

³⁸ The evidence has been gathered assessing relevant heritage assessments, reviewing local lists, urban design analysis, green space surveys and habitat surveys. Relevant data sources included the Local Authority websites.

Figure 41- Wildlife designations



Broadland (SPA/Ramsar/SSSI/NNR) is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. This designation sits outside of the NPA to the west. As stated in the Ramsar overview:

It is an area of “low-lying wetland complex composed of the Bure, Yare, Thurne, and Waveney river systems of the Norfolk Broads. The mosaic of wetland habitats includes open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive complex of flooded medieval peat diggings. Outstanding assemblages of rare plants and invertebrates occur at the site – amongst a rich insect fauna are nationally rare dragonflies, spiders, moths, and butterflies, and the area is a stronghold for the butterfly *Papilio machaon britannica* as well as a number of nationally rare breeding birds, including *Botaurus stellaris* and *Circus aeruginosus*. Several species of waterbirds winter there and include internationally important numbers of Bewick’s swan, *Cygnus columbianus bewickii*. The region is important for recreation, tourism, agriculture, and wildlife, and there is a large conservation education centre³⁹.” For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of Wild Birds Directive for the qualifying features listed below⁴⁰:

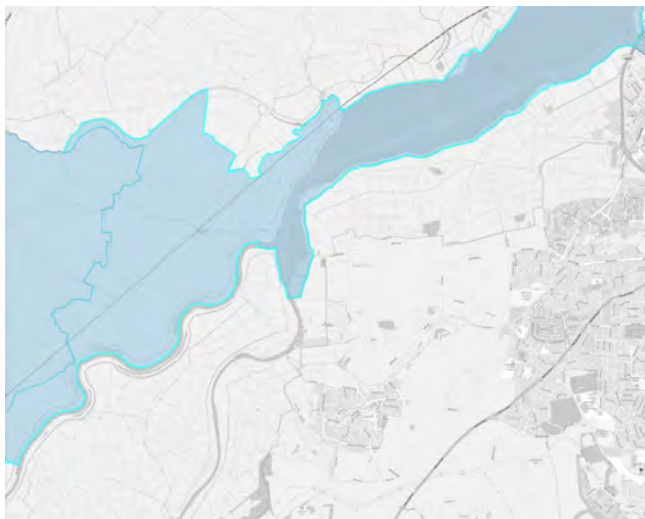
³⁹ [Broadland | Ramsar Sites Information Service](#)

⁴⁰ [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

- A021 Botaurus stellaris; Great bittern (Breeding)
- A037 Cygnus columbianus bewickii; Bewick's swan (Non-breeding)
- A038 Cygnus cygnus; Whooper swan (Non-breeding)
- A050 Anas penelope; Eurasian wigeon (Non-breeding)
- A051 Anas strepera; Gadwall (Non-breeding)
- A056 Anas clypeata; Northern shoveler (Non-breeding)
- A081 Circus aeruginosus; Eurasian marsh harrier (Breeding)
- A082 Circus cyaneus; Hen harrier (Non-breeding)
- A151 Philomachus pugnax; Ruff (Non-breeding)

Breydon Water (SAC/SPA/Ramsar/SSSI) is a designated European marine site and was classified as an SPA and Ramsar Site on 29/03/1996 and an extended area was classified on 02/02/2000⁴¹. As stated in the Ramsar overview, *“it is an inland tidal estuary with extensive areas of mudflats exposed at low tide. The site is internationally important for wintering waterbirds, notably Bewick's Swan, Cygnus columbianus bewickii, and it supports important numbers of passage birds. Human activities include recreation, hunting, and agriculture”*⁴². The waters sit within and along the southern boundary of the parish and opens to the sea through Great Yarmouth Port connecting with River Yare, Bure and Waveney⁴³. The Breydon Water SPA and SSSI is well within the northern and part of the western parish boundary of Burgh Castle and Belton. Looking at the impact risk zones on SSSIs this covers the NPA.

Figure 42-Breydon Water Special Protection Area and Ramsar Site⁴⁴



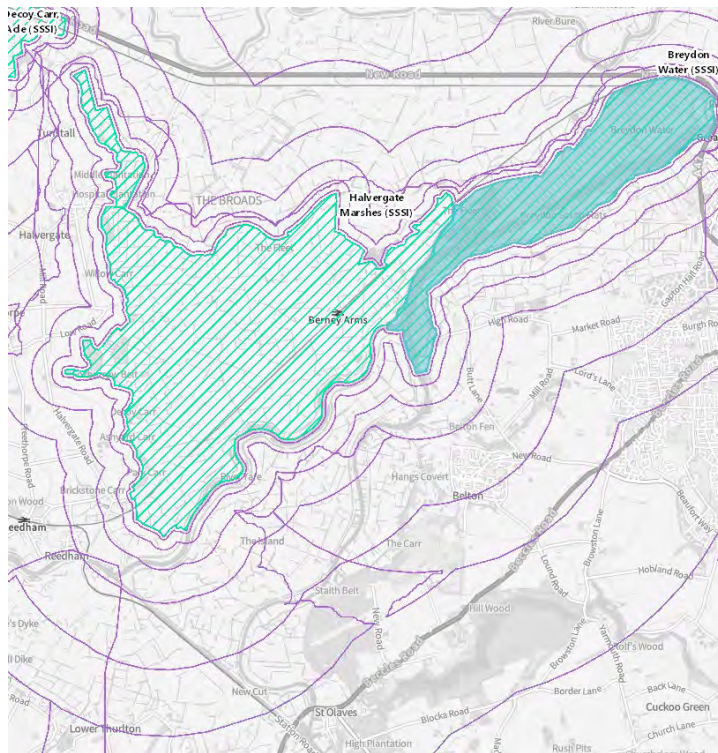
⁴¹ [Breydon Water SPA - UK9009181A \(naturalengland.org.uk\)](https://naturalengland.org.uk)

⁴² [Breydon Water | Ramsar Sites Information Service](https://www.ramsar.org.uk/sites/default/files/2019-03/Breydon%20Water%20Ramsar%20Site%20Information%20Service.pdf)

⁴³ [Breydon Water \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk)

⁴⁴ <https://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&activelayer=sssiIndex&query=HYPERLINK%3D%271000454%27>

Figure 43-Sites of Special Scientific Interest & Impact Risk Zones on SSSIs/SACs/SPAs & Ramsar sites



Halvergate Marshes SSSI; Conservation Area- This site overlaps partly with the designations listed above (Breydon Water, Broadland, and The Broads). However, extends further than the other designations to the west of Belton and Fritton. The site was designated for biological interest on 20/12/1995 and falls within part of the Great Yarmouth District⁴⁵. The main priority habitat which is present within this SSSI is coastal and floodplain grazing marsh.

As stated in part of the site citation, *“The area forms the largest expanse of traditionally managed grazing/grass marshes with their intersecting system of drainage ditches, in Broadland. The soils are peaty along the upland margin and grade into clay alluvial soils nearer the Breydon estuary. A well-developed band of woodland occurs along the upland marsh margin and small areas of unimproved pasture, wet fen meadow, reedbed and alder carr add to the diversity of the habitat. The ditches are of outstanding importance for nature conservation and show a transition from fresh to brackish conditions.*

*The ditch systems are of outstanding invertebrate interest. The range of habitat from acidic to base rich and fresh to brackish adds extra diversity to the species and communities present. In addition to the many notable species present, many are rare in a national context. The nationally rare species include the Norfolk hawker dragonfly *Aeshna isosceles* now found widely distributed throughout the ditch system, the great silver water-beetle *Hydrophilus piceus* and a large hoverfly of brackish dykes, *Lejops vittata*. Halvergate Marshes support internationally important numbers of wintering Bewick’s*

⁴⁵ Halvergate Marshes. Source: [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk)

swan and nationally important populations of breeding and wintering ruff, gadwall and shoveler and wintering bean goose, European white-fronted goose and wigeon. Other species breeding on the Halvergate Marshes include pochard, redshank, snipe, oystercatcher, yellow wagtail, ringed plover, mute swan, shelduck, bearded tit and grey partridge. Wintering species include golden plover, lapwing, teal, pochard, short-eared owl, snipe, dunlin, brent goose, mute swan, pintail, shelduck and barn owl⁴⁶.

The vegetation of the marshes is important both economically – for the survival of the grazing cattle and sheep – and also in terms of biodiversity, for both flora and fauna. Reedbeds which fall into priority habitats and this SSSI are along the western border of the NPA. The narrow bands of woodland and unimproved pasture on the poorly drained peaty margins give way to the expanse of better-quality pasture on the better-drained main marsh. The marshes themselves provide important habitat for a wide range of birds. The County Wildlife Site REF 1429 -Howards Common, Belton Common North and Wild Duck Caravan Park is adjacent to the east of the Halvergate Marshes within Belton and the priority habitat here is coastal and flood plain grazing marsh, deciduous woodland, and no main habitat.

Water quality is a major issue for the sensitive wetland habitats and dealing with pollution brings particular challenges. Increased pressure from housing growth combined with an increase in visitor numbers may also have potentially negative impacts on some sites.

The Broads contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK⁴⁷. For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of the Favourable Conservation Status for the qualifying features listed below⁴⁸:

- H3140. Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.; Calcium-rich nutrient-poor lakes, lochs and pools
- H3150. Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed
- H6410. Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae); Purple moor-grass meadows

⁴⁶ [1002542 \(naturalengland.org.uk\)](https://naturalengland.org.uk/1002542)

⁴⁷ Natural England. 2014. EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora Citation for Special Area of Conservation (SAC). Source [the-broads-sac-documents.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/the-broads-sac-documents.pdf)

⁴⁸ Natural England. 2018. European Site Conservation Objectives. Source [European Site Conservation Objectives for The Broads SAC - UK0013577 \(naturalengland.org.uk\)](https://naturalengland.org.uk/European-Site-Conservation-Objectives-for-The-Broads-SAC-UK0013577)

- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable `quaking` surface
- H7210. Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*; Calcium-rich fen dominated by great fen sedge (saw sedge)*
- H7230. Alkaline fens; Calcium-rich springwater-fed fens
- H91E0. Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*); Alder woodland on floodplains*
- S1016. *Vertigo moulinsiana*; Desmoulin`s whorl snail
- S1355. *Lutra lutra*; Otter
- S1903. *Liparis loeselii*; Fen orchid
- S4056. *Anisus vorticulus*; Little whorlpool ram`s-horn snail

The EU designated sites could be vulnerable to increase recreational pressure as a result of housing growth within the parish, and impacts would need to be fully considered and mitigated as part of a Habitats Regulations Assessment.

Within the NPA the marshes are all within the Broads National Park and so have a degree of protection. Grazing marshes are a distinctive and complex historic landscape of national significance in terms of their ecological and historic environment assets. Largely a product of the medieval and early post-medieval period, and enclosure in the second half of the 18th and 19th century. Marsh dykes, maintain the water levels, containing fresh water and are especially rich in plants and invertebrates.

The Broads drained marshes represent a considerable wildlife resource supporting internationally important populations of wintering waterfowl and raptors, aquatic plant, and wet woodland communities. Nationally important populations of breeding waders and waterfowl and other plant and invertebrate communities are also supported.

Through the use of a network of dykes, water control structures and pumps, the system can be manipulated to allow a wide range of potential land uses on the marshes. With low water levels and high inputs, arable farming is possible. However, it is possible to raise water levels to give virtually no freeboard in the dykes and flooded scrapes, providing a summer grazing system with winter flooding. It is this very flexibility that makes the marshes so vulnerable to the vagaries of agri-environment schemes, government policy and cereal prices.

The marshes provide many ecosystem services including food attenuation, nutrients sinks, carbon storage and landscape value. They also provide local jobs and food. The value of the services fluctuates according to the current land-use of the marshes. Broadly speaking the value

rises in line with water levels, with low water levels giving low ecosystem service values, and high-water levels correlating to high values.⁴⁹

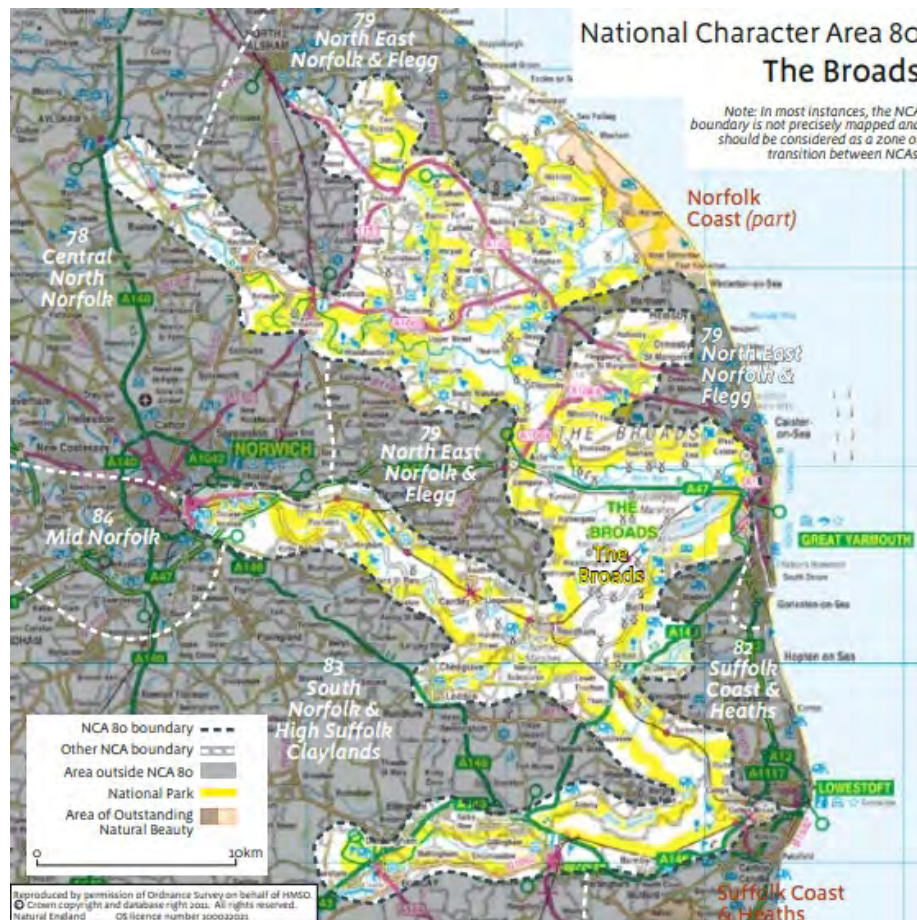
The Broads Authority

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a National Park. It's also home to some of the rarest plants and animals in the UK. The Broads Authority covers 775ha (35%) of the NPA and as such the emphasis is on the protection, conservation, and enhancement of this National asset.

- The total area of the NPDA is 5592 acres (2263 hectares).
- 250ha, 11% of the land in the area is developed;
- 260ha 11% of the land in the area is occupied by holiday camps / tourism;
- 210ha, 9.3% of the land in the area is woodland surrounding Fritton Lake, utilised as part of the rewilding project /holiday lodges/cabins;
- 140ha, 6.2% is woodland, namely Waveney Forest;
- 178.2ha, 8% is other woodland inc. TPOs & CWS;
- 845ha, 37% is undevelopable being marshland, fen, wetland, carr (waterlogged wooded terrain);
- 992ha, 44% is within flood zones 2 and 3;
- 540ha, 24% of the land in the area is agricultural, the majority of which is Grade 2 and 3.
- 775ha, 35% of the NPA is within the Broads National Park.

⁴⁹ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0024/197322/Management-of-the-Marshes.pdf

Figure 44-National Character Area 80- The Broads⁵⁰



The Broads National Character Area (NCA) is situated on the eastern edge of East Anglia and is located predominantly in the county of Norfolk together with a small part of north Suffolk, between the peripheral urban areas of Norwich in the west and Great Yarmouth and Lowestoft in the east. Some 94 per cent of the NCA is open country and the remaining 6 per cent is urban. Its boundary follows the edge of the level, open marshland and valleys drained by the three principal rivers, the Yare, Bure and Waveney, and their tributaries, the Thurne, Ant, Wensum, and Chet, giving the NCA its very distinctive shape. The rivers flow east into the sheltered estuary of Breydon Water, which lies at the confluence to the Broads River system.

The ecologically rich wetland habitats form one of the finest and largest marshland complexes in the United Kingdom. Iconic species include the secretive bittern (rarely seen but frequently heard booming during the breeding season), the marsh harrier, and swallowtail butterfly and fen orchid.

The importance of the Broads for biodiversity and nature conservation is borne out by the many sites within it afforded conservation status. Internationally designated sites cover 12 per cent of

⁵⁰ <http://publications.naturalengland.org.uk/publication/11549064?category=587130>

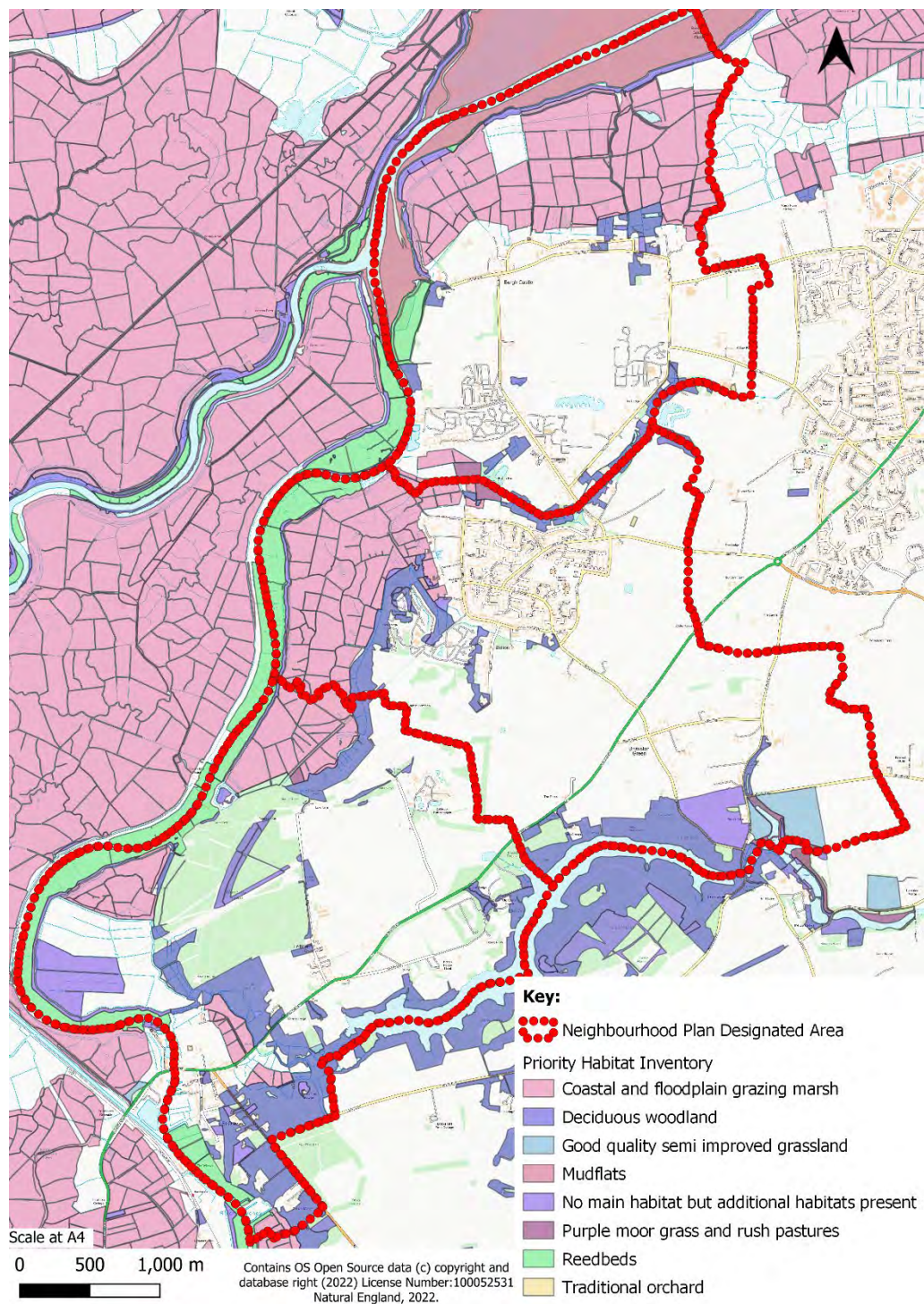
the NCA and include the Broadland and Breydon Water Ramsar site, three Special Protection Areas (SPA) and two Special Areas of Conservation (SAC). There are ten National Nature Reserves and numerous Sites of Special Scientific Interest (SSSI) that together cover 12 per cent of the land area. There are also 103 local conservation sites covering 3 per cent of the NCA.

Priority Habitat

A significant area of the parish contains priority habitat – those which have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP). The Priority Habitat Inventory (England) is a spatial dataset that describes the geographic extent and location of habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act (2006).

There are 8 main types of priority habitat (see **Figure 45**), coastal and floodplain grazing marsh; deciduous woodland; good quality semi-improved grassland; mudflats; no main habitat but additional habitats present; purple moor grass and rush pastures; reedbeds and traditional orchard. The most apparent main habitats to cover the NPA is the coastal and flood plain grazing marsh to the west. Deciduous woodland also covers a number of spaces within the NPA. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

Figure 45-Priority Habitats



As well as priority habitats there are extensive areas of woodland within the NPA amongst all three parishes which are categorised as ‘Woodland Priority Habitat Network’.

Maps of Habitat Networks show that for Lowland Heathland this covers a large part of the NPA (Figure 46). The UK has a special obligation to conserve this habitat, (lowland heath) given that it supports about 20% of the lowland heath in Europe. It also has high intrinsic appeal and

provides a special sense of wilderness. Lowland heathland is classed as a priority habitat under the UK Biodiversity Action Plan Lowland Heath is a remnant of the once larger Belton Common which is an extremely scarce habitat in Europe⁵¹.

Figure 46-Habitat Networks (England) - Lowland Heathland⁵²



The Lowland Fen (**Figure 47**) demonstrates why the Romans built their fort where they did e.g. on high ground because it is not prone to flooding. Whereas the Roman harbour at Stepshort between Burgh Castle and Belton was in roman times a small safe haven. The location of the main dyke is south of the roman fort and is in the exact location of the current main flood risk zone. Ballast stones for boats have been found in this area. Also shown in **Figure 49** is the view from the Roman Fort of Gariannonum the falt topography depicting the large estuary once there as per the map in **Figure 50**.

⁵¹ <https://data.jncc.gov.uk/data/b0b5e833-7300-4234-8ae5-bdbf326e854c/habitat-types-lowland-heath.pdf>

⁵² Lowland Fen. Source: <https://naturalengland-defra.opendata.arcgis.com/>

Figure 47-Habitat Networks (England) - Lowland Fen⁵³



Figure 48-Burgh Castle Roman Fort location (Source: Norfolk Archaeological Trust)

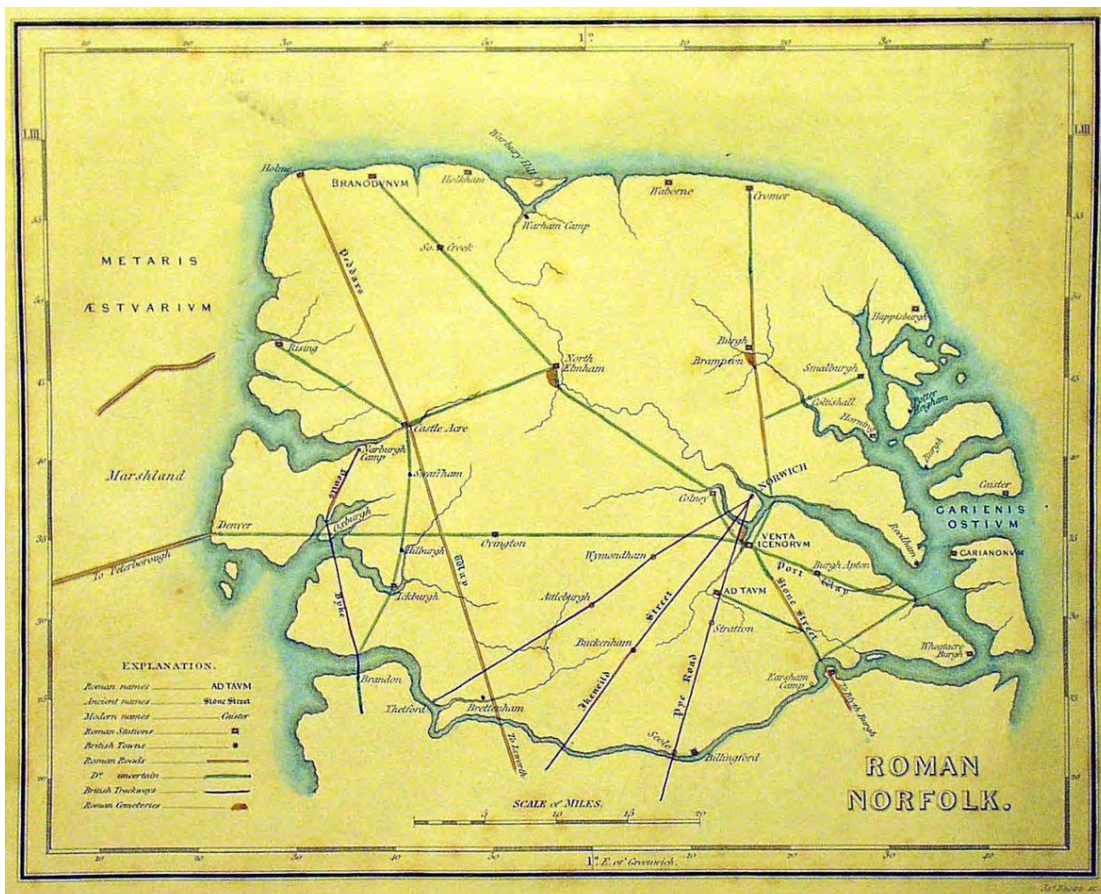


⁵³ <https://naturalengland-defra.opendata.arcgis.com/>

Figure 49-View of the Roman Fort



Figure 50-Roman Norfolk Map (Source: Society of Antiquaries of London⁵⁴)



⁵⁴ Produced in April 1831, and published by the Society of Antiquaries of London, this is an imagined map of Roman Norfolk from Norfolk Museums Collections website. [Collections Object Page - Collections \(norfolk.gov.uk\)](https://collections.norfolk.gov.uk)

Norfolk County Wildlife Sites

There are six County Wildlife Sites within the NPA (**Figure 51**). 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 51-County Wildlife Sites in the NPA

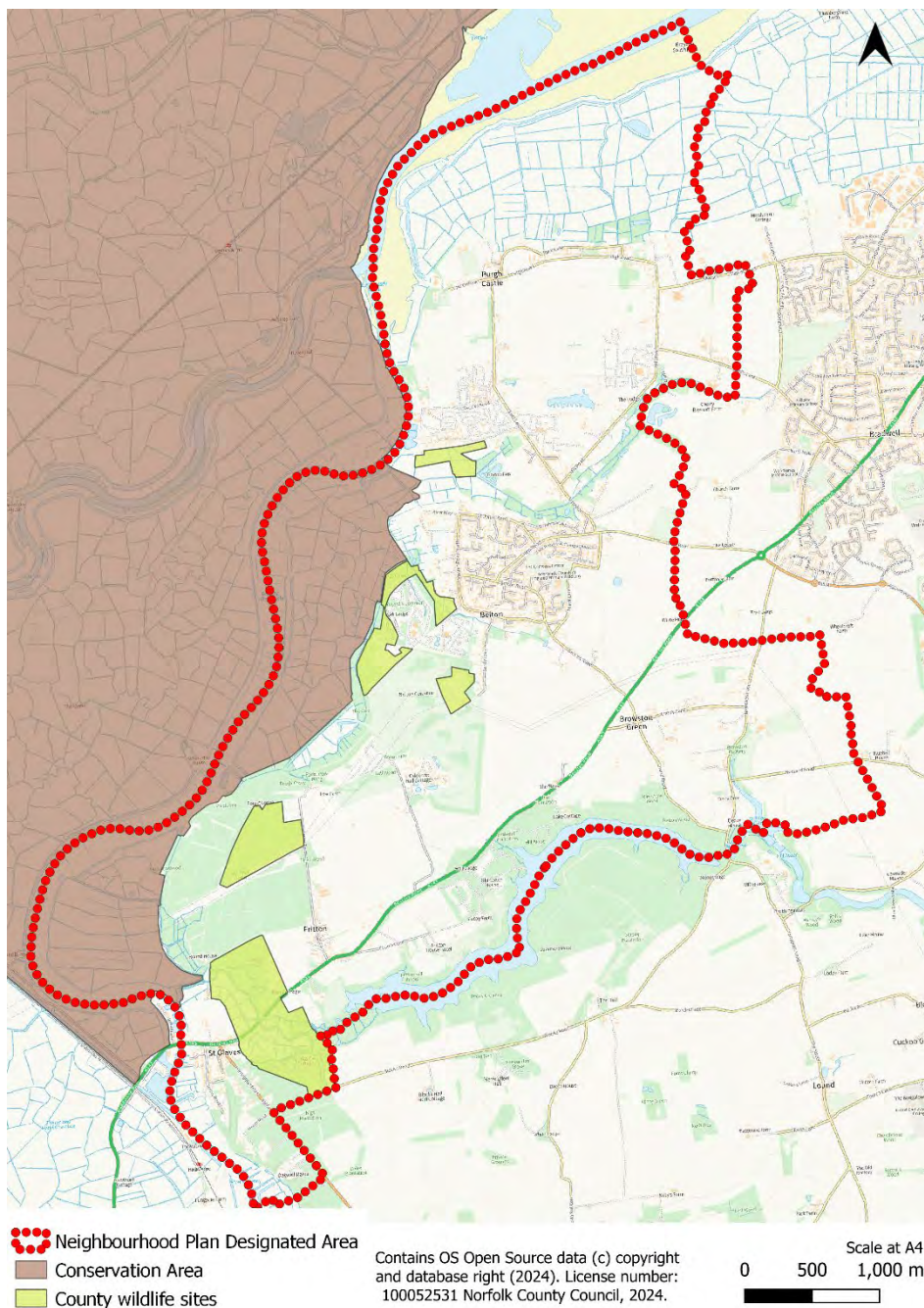


Figure 52-Map of CWS with site numbers⁵⁵



The following CWS are within the Designated Area⁵⁶:

Site Number	Site Name	Last Survey Date	Grid reference
1426	Fritton Warren South	85	TM 474996
1427	Waveney Forest	9/14	TG 464008
1428	Belton Common South / Belton Sand Pit	7/94	TG 478019
1429	Howards Common, Belton Common North and Wild Duck Caravan Park	7/94	TG 472024
2184	Bremar Pony Stud	8/09	TG 477037
2279	Burgh Castle, field north of fort	6/15	TG 477047

Focusing on the primary settlement of Belton in the Great Yarmouth and Waveney Settlement Fringe Study, the northern and southwestern areas of Belton are identified as being more sensitive to new development given their setting adjacent to The Broads area and significant

⁵⁵ <https://www.norfolkbiobiodiversity.org/assets/Uploads/Map-of-Designated-wildlifesites2011-reduced.pdf>

⁵⁶ <http://www.nbis.org.uk/sites/default/files/documents/CWSinGreatYarmouth2018.pdf>

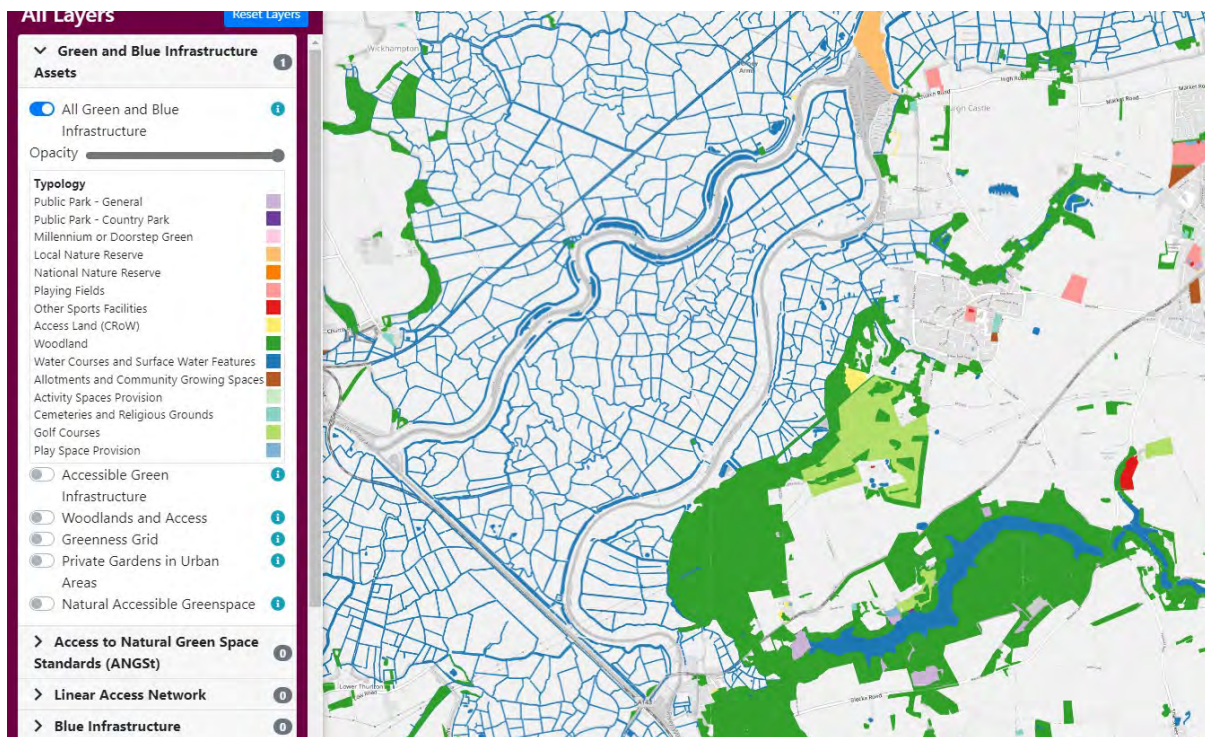
tracts of woodland forming three separate County Wildlife Sites (Bremar Pony Stud, Howards Common & Belton Common)⁵⁷.

Green and Blue Infrastructure Assets

Looking at the Natural England Green and Blue Infrastructure Map⁵⁸ the NPA is rich in having blue and green assets. This includes:

Blue Infrastructure	Green Infrastructure
- Water courses and surface water features	- Golf Course
	- Public Park
	- Woodland

Figure 53-Green and Blue Infrastructure Assets (Natural England, 2021)

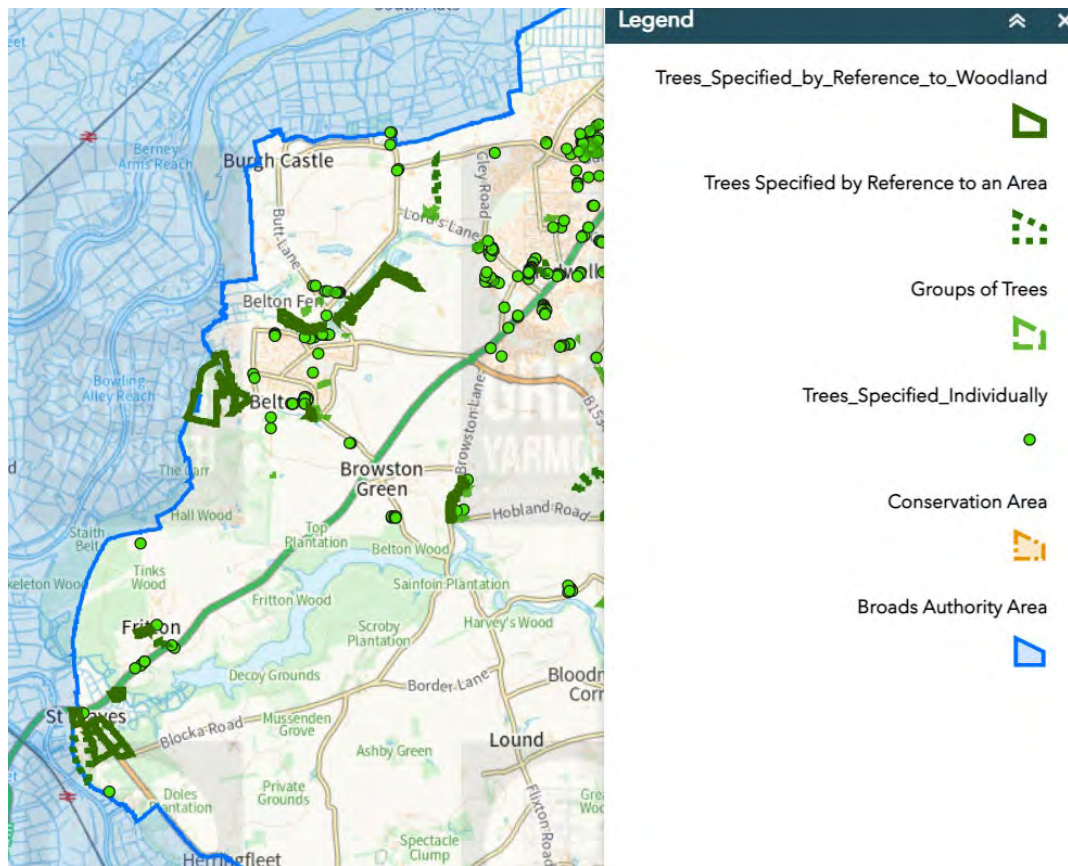


There are a number of tree preservation orders within the NPA as shown in Figure 54.

⁵⁷ Great Yarmouth and Waveney Settlement Fringe Study. Para 3.169-3.170

⁵⁸ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>

Figure 54- Tree Preservation Orders in the NPA⁵⁹



Agricultural land

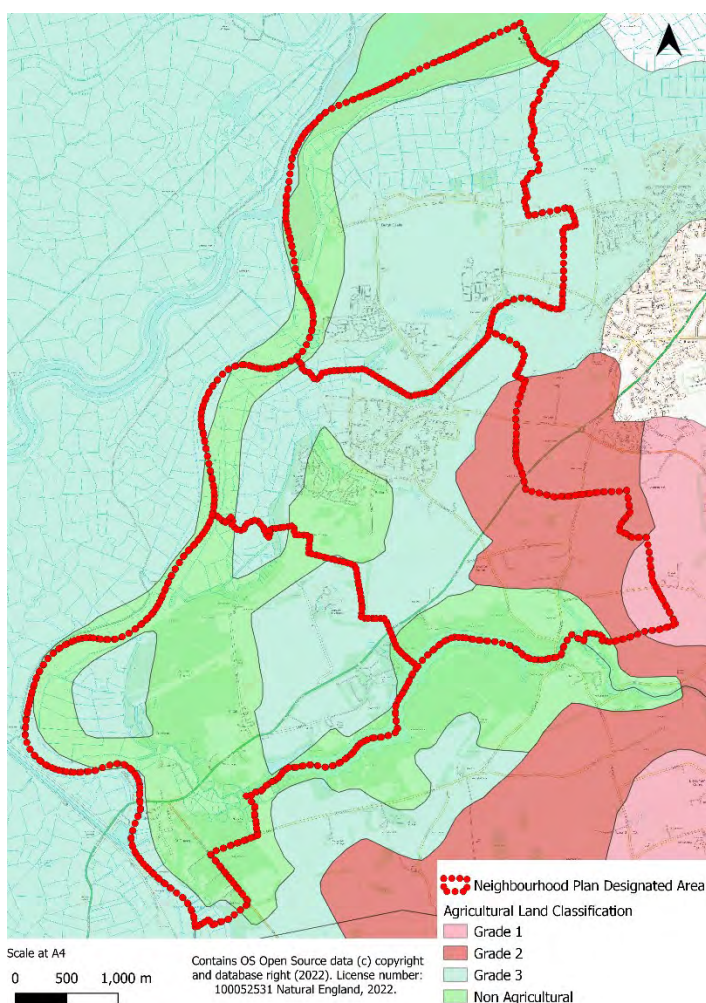
The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance. This is the land, which is most flexible, productive, and efficient in response to inputs, and which can best deliver future crops for food and non-food uses such as biomass, biofuels, fibres, and pharmaceuticals. As stated in the NPPF Para 174 planning policies and decisions should contribute and enhance the natural local environment including recognising the best and most versatile agricultural land.

⁵⁹ [Tree Preservation Orders \(arcgis.com\)](https://arcgis.com)

Grades 1, 2 and 3 land collectively comprises about one-third of the agricultural land in England and Wales⁶⁰ and the total utilised agricultural area in England accounts for 69% of the total England area⁶¹. Current estimates are that Grades 1 and 2 together form about 23% of all farmlands in England; a diminishing resource, Subgrade 3a contains a similar amount.

As shown in **Figure 55**, Grades 1 and 2 makes up part of the land to the eastern boundary around Browston Green along Hobland Road, Browston Lane and Cherry Lane. A large proportion of the NPA is made up of Grade 3 land particularly within Burgh Castle and the built-up settlement of Belton. Non-agricultural land falls predominantly along the boundary of the west and to the south of the NPA.

Figure 55-Agricultural Land Classification (Source Natural England)



⁶⁰ <http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>

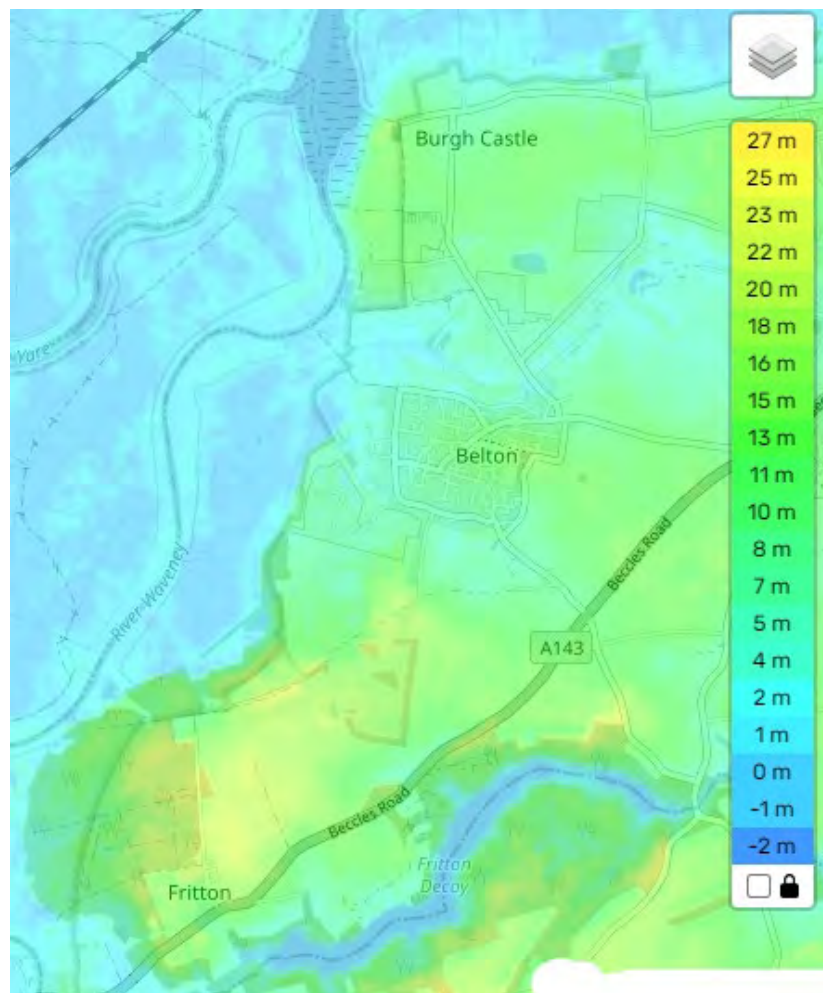
⁶¹ <https://www.gov.uk/government/statistics/agricultural-land-use-in-england/agricultural-land-use-in-england-at-1-june-2022#:~:text=The%20total%20utilised%20agricultural%20area,of%20the%20total%20England%20area>

In 2012, Natural England estimated that around 41% of farmland lay within the BMV classification. A recent CPRE report highlights an increase in BMV land set aside for housing between 2010-2020 from around 60 ha to 6,000 ha per annum, with almost 300,000 homes built on prime farmland in that time.

Topography and geology

Looking at **Figure 56**, the topography of the NPA varies. To the west of the NPA the land is lower being approximately 0-2m above sea level. However, in the more built-up areas within the NPA the topography rises to between 7-10m and then the highest parts of the NPA are within parts of Fritton and to the south of Belton.

Figure 56-England topographic map⁶²

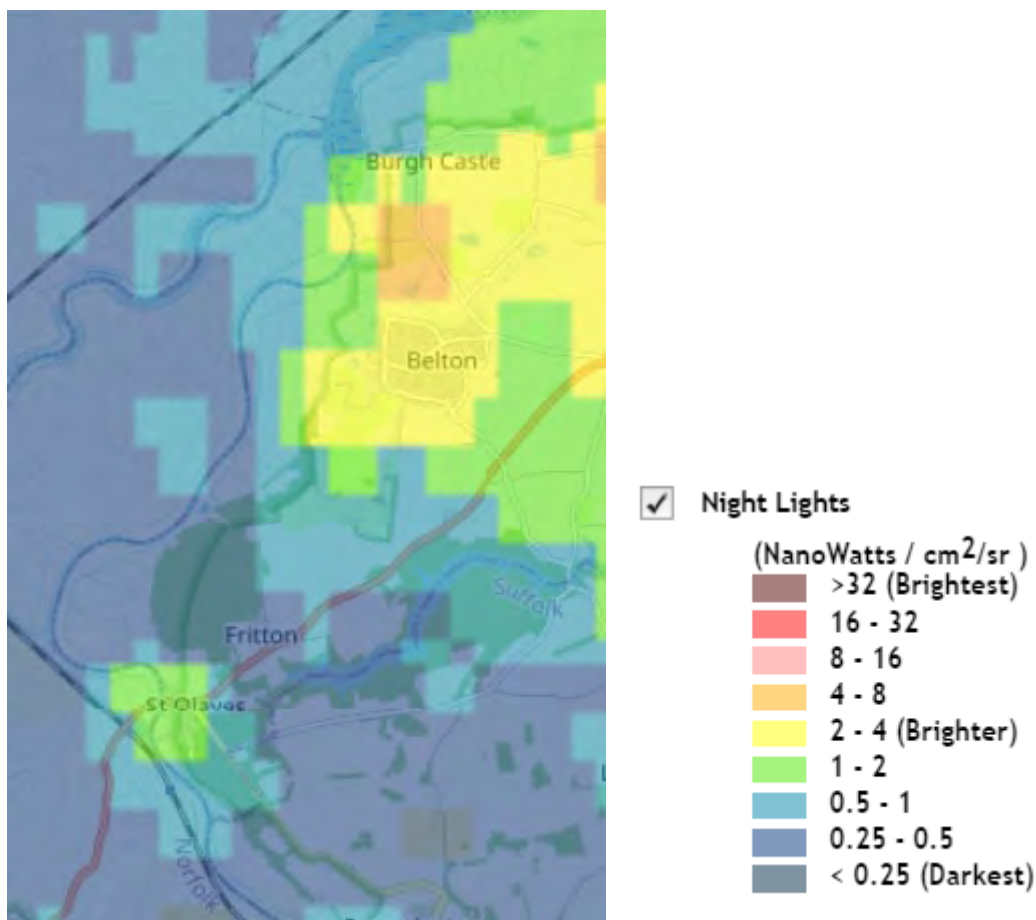


⁶² <https://en-gb.topographic-map.com/map-kb57/England/>

Dark Skies

The NPA is valued by residents for its tranquillity. Its proximity to the Broads and a lack of street lighting means there are currently dark expansive skies at night particularly to the west of the NPA. Belton shows to have the brightest night lights within the NPA which is not surprising being the most built-up settlement out of the rest. Burgh Castle and Browston fall within a slightly lower bright category. The Campaign to Protect Rural England's Light Pollution and Dark Skies indicates that Fritton & St Olaves parish is one of the darkest areas in England⁶³. It would be useful to avoid further unnecessary light pollution in future developments to ensure that appropriate design was taken to avoid a spill of light pollution.

Figure 57-Dark Skies (CPRE, 2022)



⁶³ <https://www.nightblight.cpre.org.uk/maps/>

Key Issues:

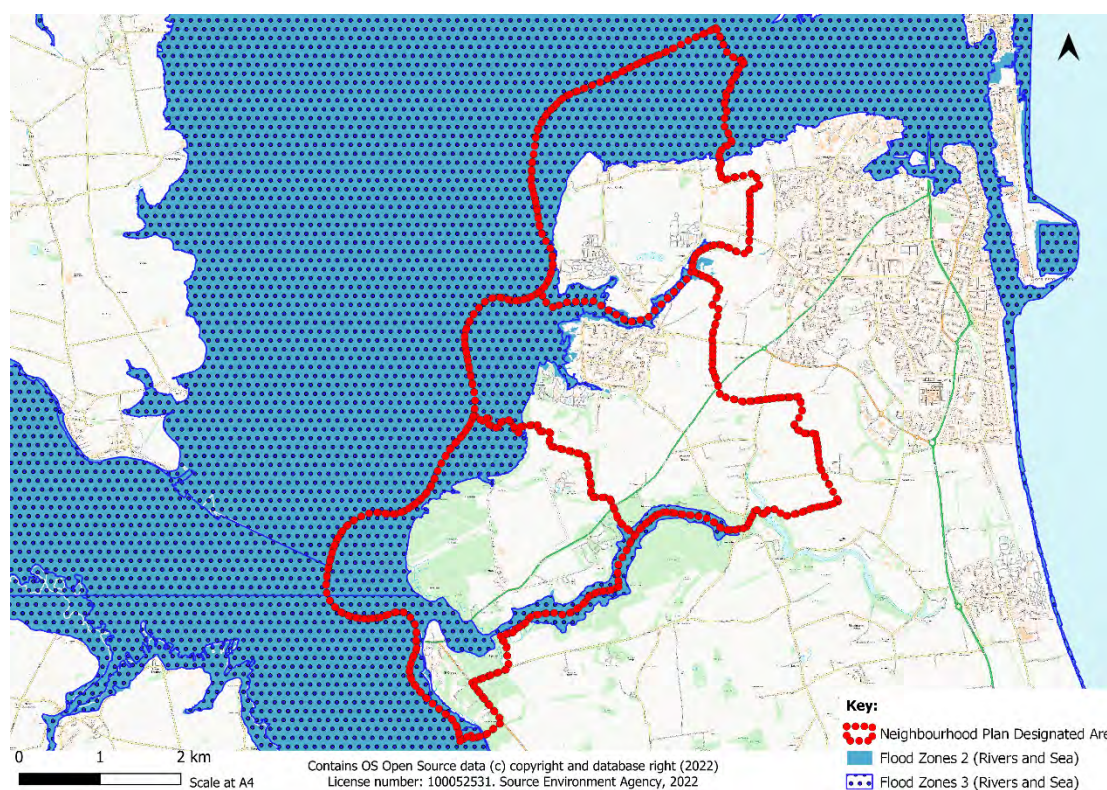
- There are a number of international and national designated sites within the NPA including Broadland, Breydon Water, Halvergate Marshes, The Broads which is the equivalent of a National Park, Broadland. All areas are designated for different reasons around their biological, marine and landscape interest. Most of the designations overlap and sit to the northern and western boundary of the NPA meaning development should be particularly sensitive this side of the NPA. Since these designations are extremely rich in wildlife and would be sensitive to impacts from future development.
- Consideration should be given for the fact there are holiday accommodation areas within the NPA too that further expansion of these facilities could add further recreational pressure as well as new housing within the designated sites and along public rights of ways.
- A significant area of the parish contains priority habitat made up of 8 main types. The most apparent main habitats to cover the NPA is the coastal and flood plain grazing marsh to the west. Deciduous woodland also covers a number of spaces within the NPA. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts. There is also lowland heathland which is a scarce habitat within the NPA which will need to be considered if affected by development.
- There are six county wildlife sites within the NPA which should be given protection and consideration through the planning process.
- The landscape setting of the NPA is dominated by arable farmland, woodland and marshland which surrounds the residential areas. The land within the NPA is made up of Grade 1 and 2 to the eastern boundary around Browston Green along Hobland Road, Browston Lane and Cherry Lane. A large proportion of the NPA is made up of Grade 3 land particularly within Burgh Castle and the built-up settlement of Belton. Non-agricultural land falls predominantly along the boundary of the west and to the south of the NPA. Grade 1, 2 and 3 is classified as the best and most versatile (BMV) agricultural land, which would be lost to any future development.
- Its proximity to the Broads and other designated sites and general lack of street lighting particularly in Fritton & St Olaves means there are dark expansive skies at night in parts of the NPA. These could be eroded through new development with external lighting that is not dark sky sensitive.
- Water quality is an issue for sensitive wetland habitats, an increase in visitor numbers as a result of new housing growth may have potentially negative impacts on some sites.

Flood risk and water management

The NPA is constrained in a number of areas by flood risk particularly to the north, west and parts of the south by flood risk, with land falling into Flood Zones 2 and 3 (**Figure 58**). Areas which fall into Flood Zone 3 means there's a 1 in 100 or greater annual probability of river flooding and areas that fall into Flood Zone 2 means there is a probability of 1 in 1000. Within Burgh Castle and Belton there is an area where Flood Zone 2 extends beyond Flood Zone 3 around St Johns Road, Station Road North, Stepshort and near Howards Common; the zone looks to fall mainly in residential gardens or open space (**Figure 59**).

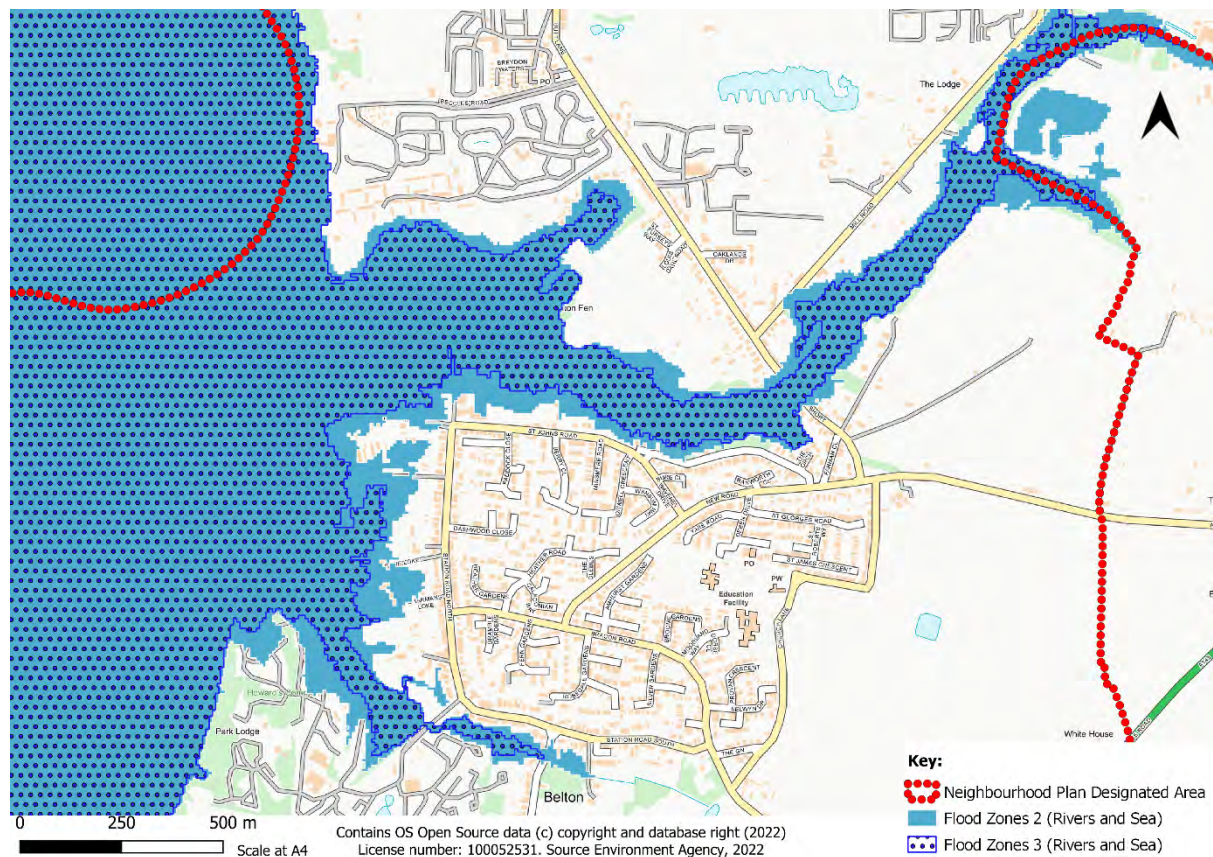
Furthermore, the GYBC Council's Strategic Flood Risk Assessment has identified that broadly the existing built-up area of Belton is not constrained by flood risk, however land which is very much on the northern, western, and southern periphery of the village is within fluvial flood risk zones 2&3 (medium and high risk). Land eastwards of the settlement is, however, not constrained by fluvial flood risk. The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017⁶⁴) explains how the watercourse to Belton the River Waveney and the Flood Warning Name is the tidal River Waveney from Ellingham Marshes to Belton.

Figure 58-Flood Zones 2 and 3 Source: Environment Agency, 2023



⁶⁴ The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017) Source: [JBA Consulting Report Template 2015 \(oc2.uk\)](#)

Figure 59-Flood Zones 2 and 3 within Burgh Castle, Belton, and Browston Source: Environment Agency, 2023



Surface water flooding is an issue in the NPA and particularly to the north, west and central parts of Belton due to the access to surface water features (Figure 60). Nevertheless, much of the flood risk shown in Figure 61 falls into the low category.

- **High risk:** each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- **Medium risk:** each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- **Low risk:** each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- **Very low risk:** each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

Figure 60-Surface Water Flood Risk Extent (Low to High) within the NPA Source: Environment Agency, 2023

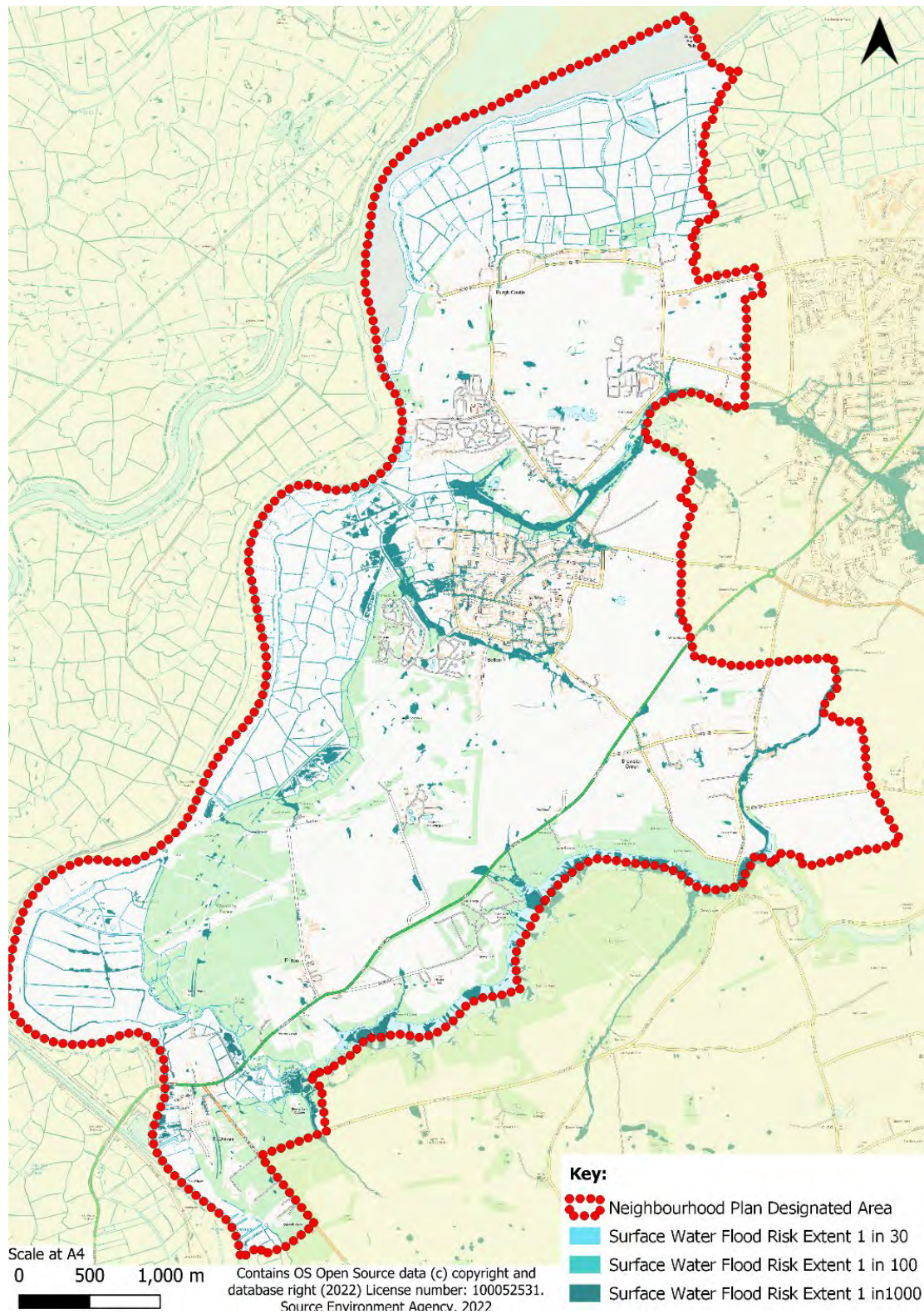
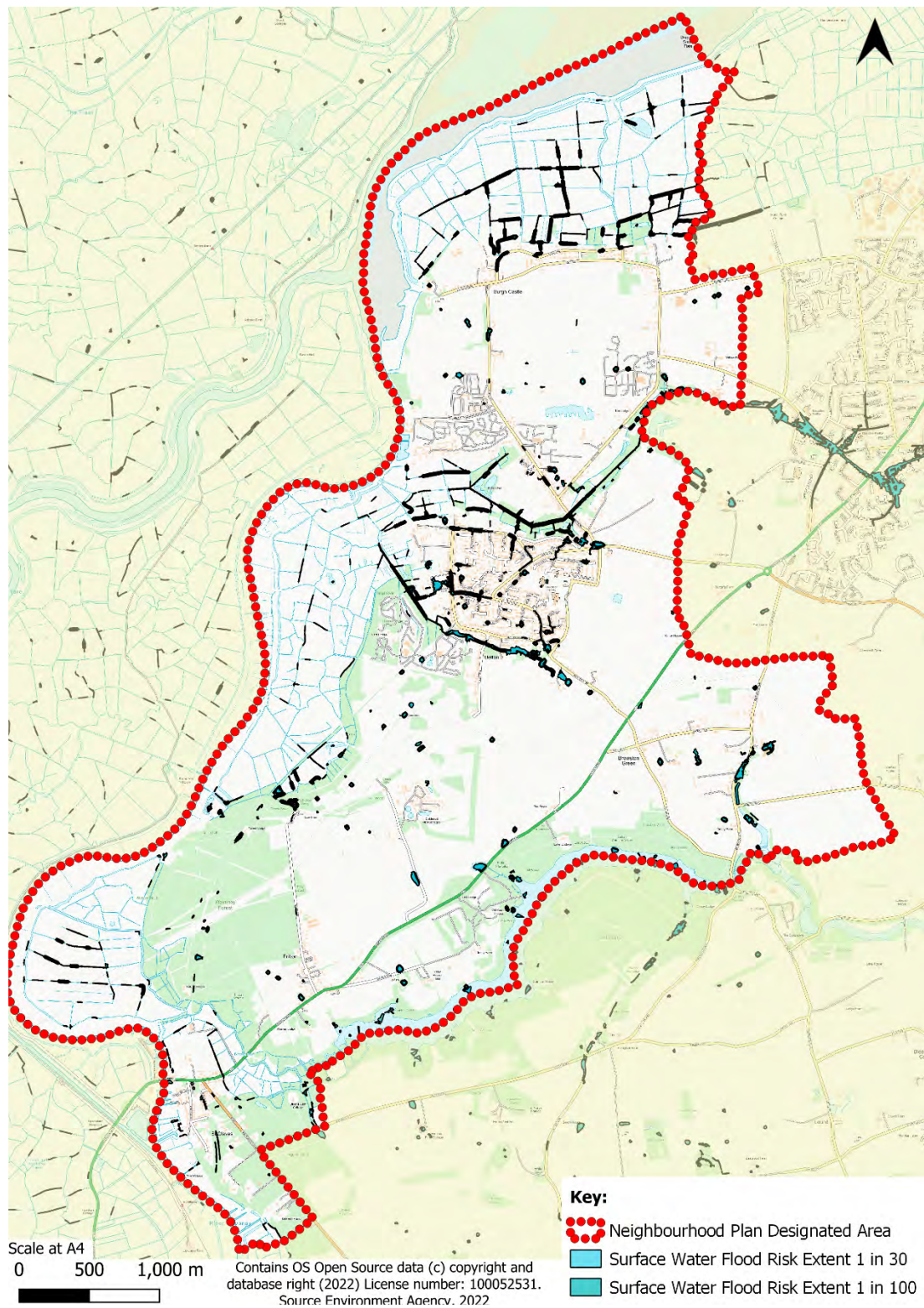


Figure 66 identifies areas of medium and high risk from flooding within the whole of the NPA.

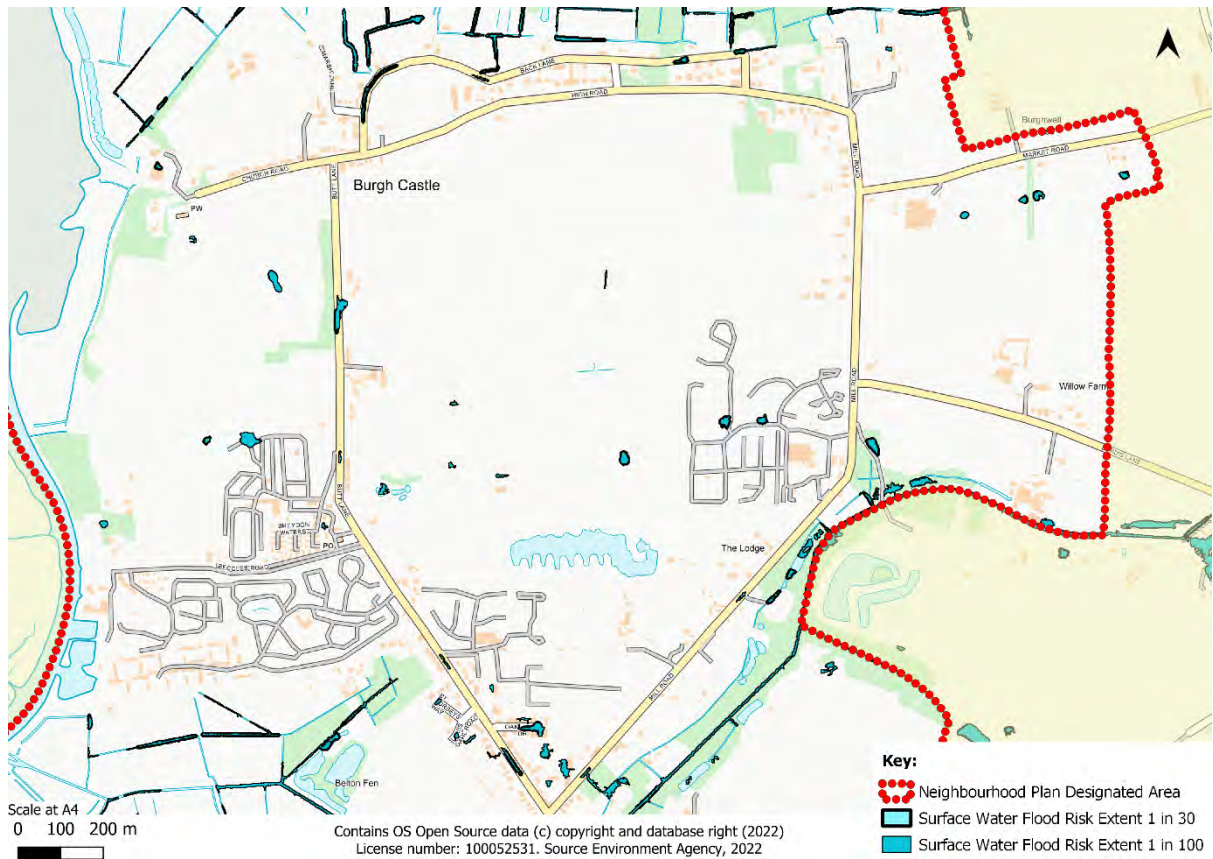
Figure 61-High and Medium Surface Water Flood Risk within the NPA

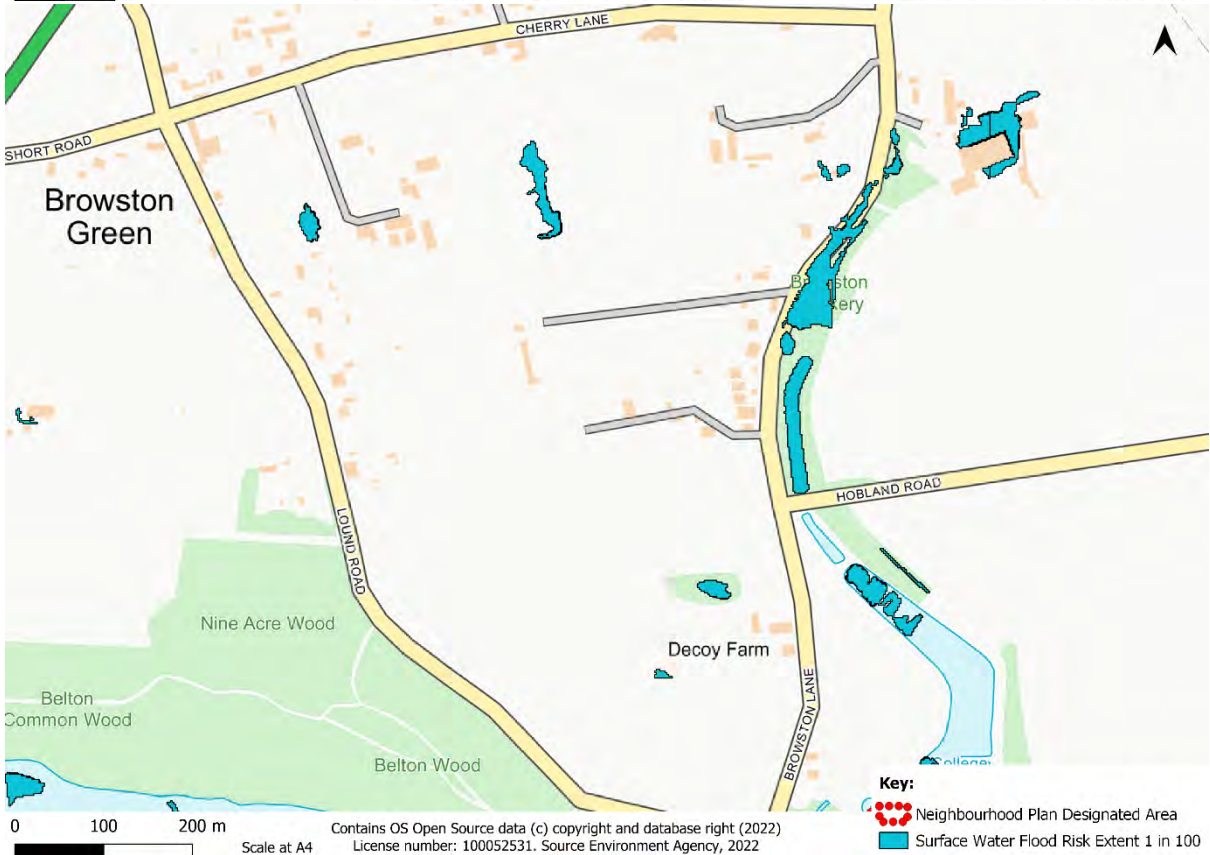
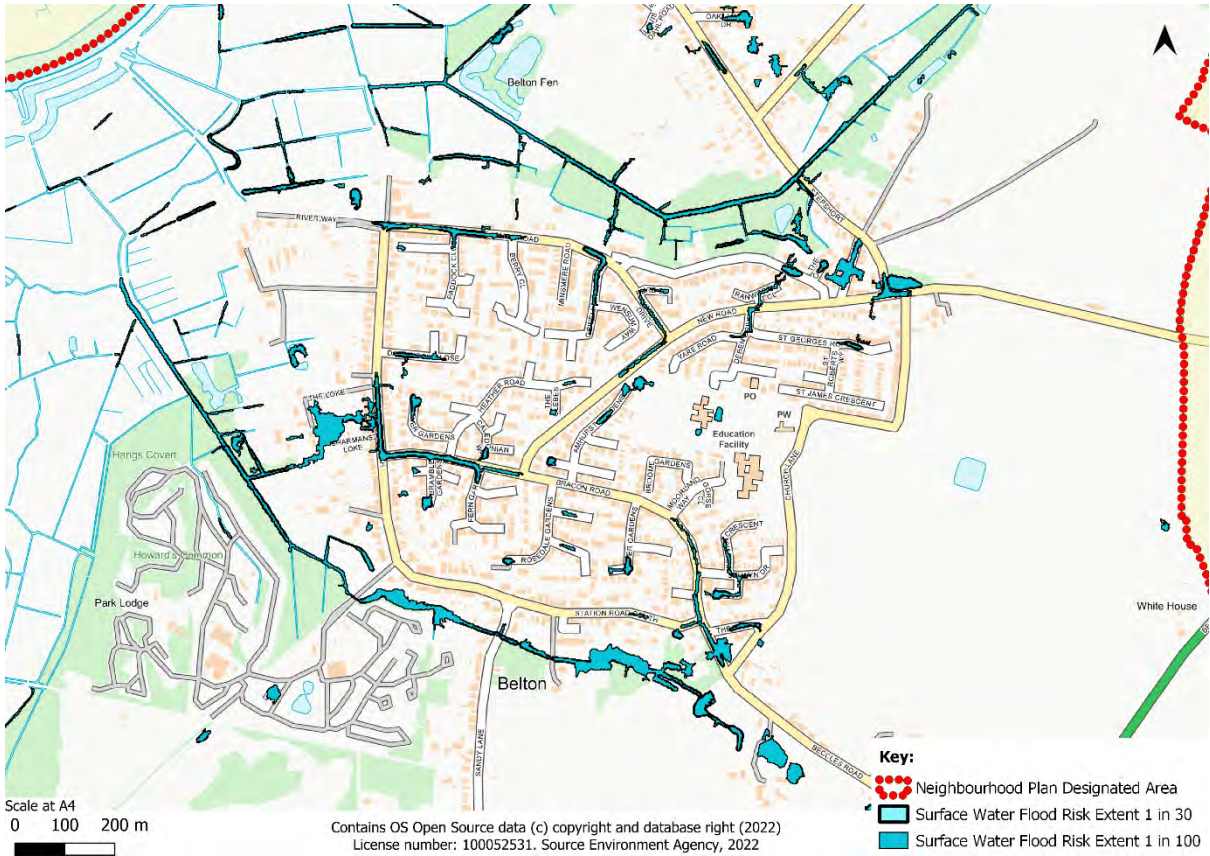


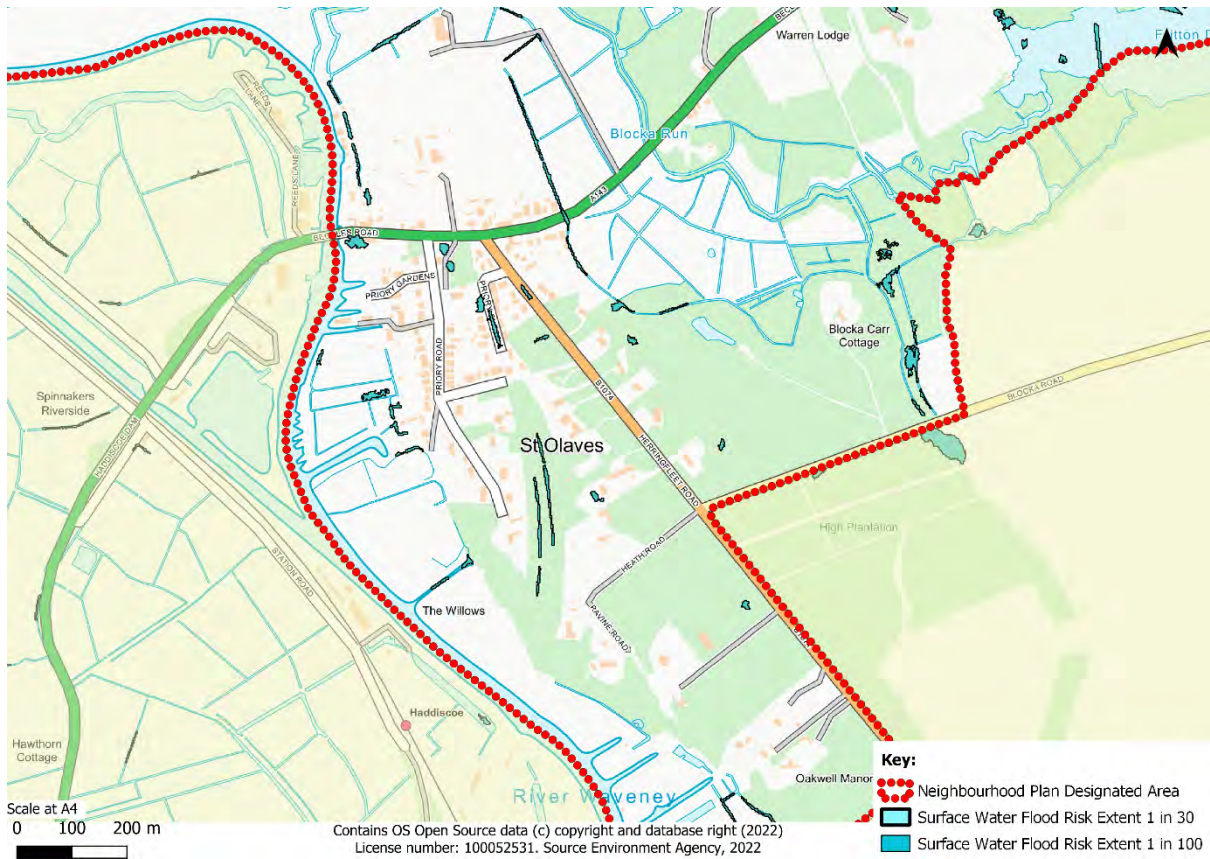
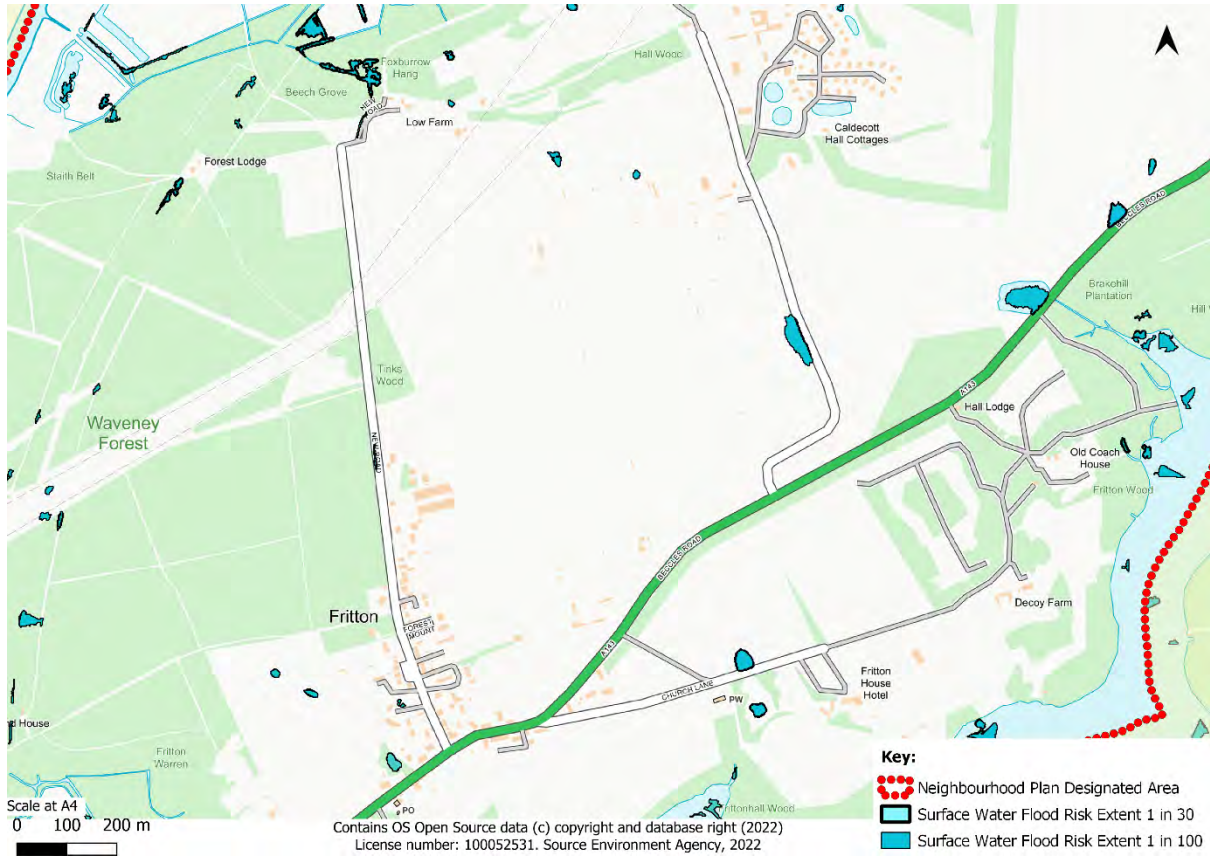
In **Figure 67** these maps show within each of the parishes more built up areas the areas where flood risk is at its highest (1in 30 or 1 in 100). Properties at high risk of flooding include:

- **Burgh Castle**= Back Lane, Butt Lane, Oaklands Drive
- **Belton and Browston Green** = St Johns Road, Orwell Crescent, Station Road North, Bramble Gardens, Farinan Close, Browston Lane
- **Fritton and St Olaves**= Priory Close and Priory Gardens

Figure 62-High Surface Water Flood Risk within the different parishes of the NPA





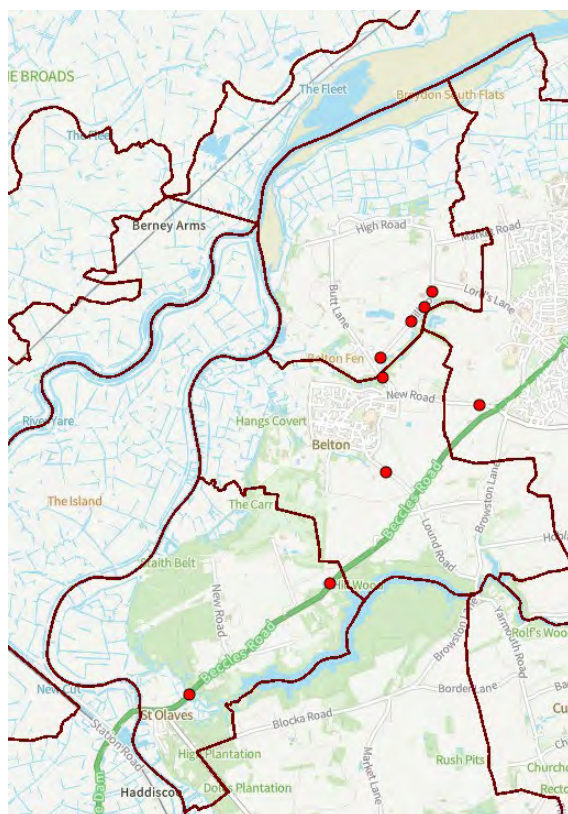


Properties at a medium risk of flooding are more apparent in Belton and Browston Green compared to the other parishes within the NPA. A number of roads, lanes and cul de sacs near properties have medium flood risk such as Bracon Road, Beccles Road, Station Road South, Waveney Drive, The Loke and mainly east of Browston Lane in Browston Green.

Surface water flooding also affects numerous roads in the NPA after heavy rainfall, making them impassable. Flooding regularly occurs at:

- Beccles Road, Belton; Easting = 648671 Northing = 302277.
- New Road, Bradwell, affecting the main route into Belton and onto Burgh Castle; Easting = 649802 Northing = 303093.
- Stepshort, on the border between the parishes of Belton and Burgh Castle; Easting = 648608 Northing = 303435.
- The A143 in Fritton; Easting = 647995 Northing = 300941.
- The A143 in Fritton; Easting = 646282 Northing = 299595
- Four locations on Mill Road, Burgh Castle; Easting = 648595 Northing = 303669; Easting = 648961 Northing = 304094; Easting = 649124 Northing = 304271; Easting = 649214 Northing = 304459.

Figure 63-Adapted map showing which roads are affected by flooding (Source Layer: Opensource, 2022)



According to LLFA datasets (extending from 2011 to present day) Norfolk County Council have 5 no. records of internal flooding and 14 no. records of external/anecdotal flooding in the Parish of Belton with Browston, Burgh Castle, and Fritton with St Olaves. As set out in the NCC Local Flood Risk Management Strategy (2015⁶⁵) Para 12.2 there are a number of studies and plans which support the understanding of flood risk within Great Yarmouth Borough such as:

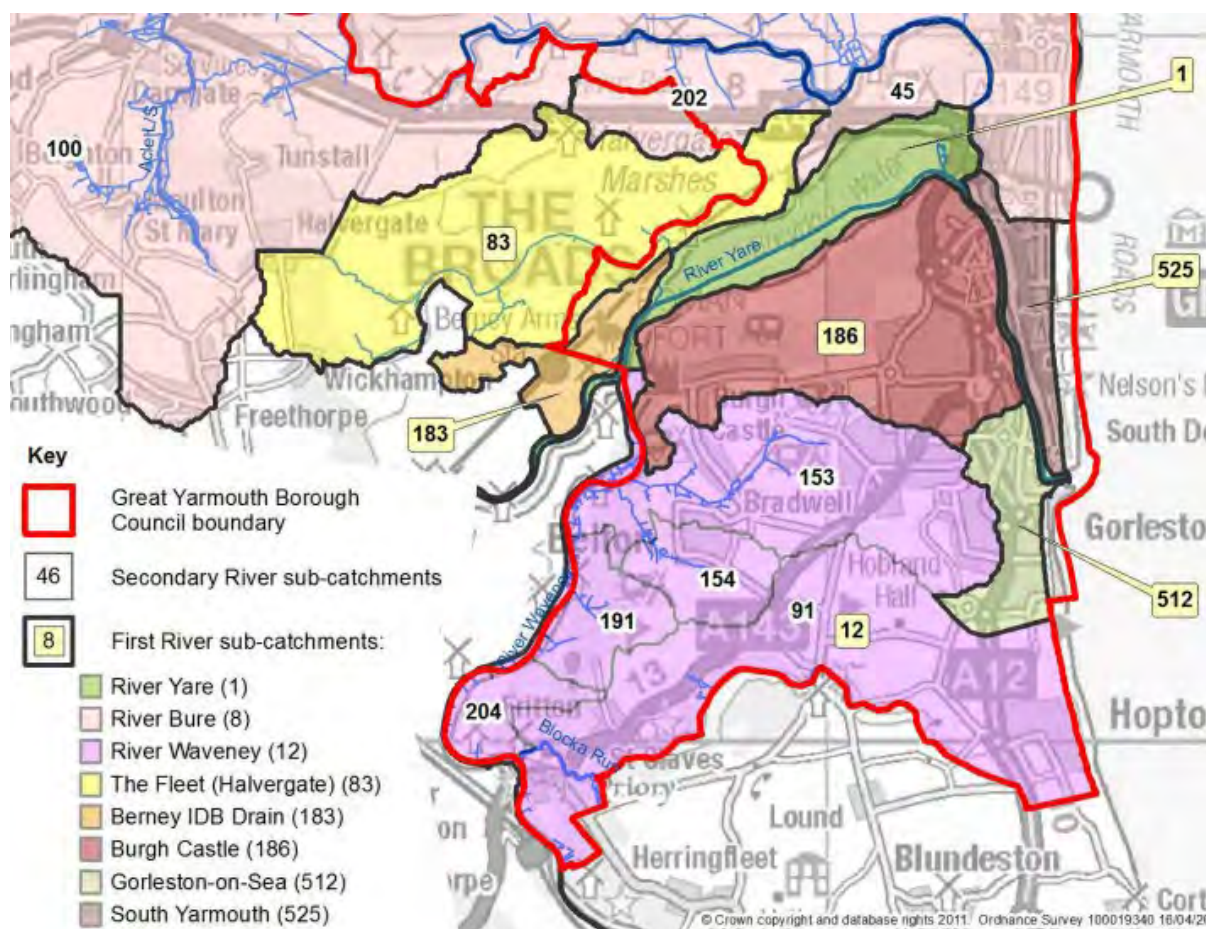
- Broadland Rivers Catchment Flood Management Plan, Dec 2009.
- Great Yarmouth and Gorleston Strategic Flood Risk Assessment Sept 2009.
- Partnership of Norfolk District Councils Strategic Flood Risk Assessment – Main Report Jan 2008
- Partnership of Norfolk District Councils Strategic Flood Risk Assessment – Subsidiary Report B, Broads Authority Area, Dec 2007.
- Lead Local Flood Authority Preliminary Flood Risk Assessment, Jul 2011.
- Great Yarmouth Surface Water Management Plan, 2013.
- Great Yarmouth and Waveney Water Cycle Scoping Study, Mar 2009.

The study says that within Great Yarmouth Borough, most of the rivers are embanked and river levels are commonly above the height of the adjacent land. Flood defence structures, which protect against tidal flooding, also form a barrier to natural drainage. As a consequence, most of the area relies upon pumping stations to lift surface water into the rivers (pumped catchments). In 2015 the assessment estimated that 70 properties may be at risk of surface water flooding in Belton and that tidal and fluvial flood risk is the dominant threat due to the low-lying land. Further on the strategy stated that over the next hundred years, a much larger area may be at risk of flooding and in line with climate change projections it is predicted that there will be a significant increase in the number of properties at risk. The strategy underwent a review In 2021 due to significant rainfall and widespread flooding.

Figure 64 shows how the River Waveney covers the NPA as the first river sub catchment.

⁶⁵ [Local Flood Risk Management Strategy - Norfolk County Council](#)

Figure 64-Rivers and catchment boundaries within Great Yarmouth Borough area⁶⁶



Key Issues:

- The NPA is constrained in a number of areas by flood risk particularly to the north, west and parts of the south by flood risk, with land falling into Flood Zones 2 and 3. The extent of Medium and High Flood Risk, and therefore existing surface water drainage capacity, will likely constrain developable land within the Neighbourhood Plan Area.
- Surface water flooding is an issue in the NPA and particularly to the north, west and central parts of Belton due to the access to surface water features. Nevertheless, much of the flood risk falls into the low category.
- Properties at a medium risk of flooding is more apparent in Belton and Browston Green compared to the other parishes within the NPA. A number of roads, lanes and cul de sacs near properties have medium flood risk such as Bracon Road, Beccles Road, Station Road South, Waveney Drive, The Loke and mainly east of Browston Lane in Browston Green.

⁶⁶ NCC Norfolk Local Flood Risk Management Strategy (2015) Para 59 Map 8.

Appendix A- Housing Data for Belton from 2011 to 2023 (Source: Great Yarmouth Borough Council, March 2023)

Permission Reference	Address	Description	Current Status	Granted Date	Lapses Date	Initially Started Date	Completed Date	Gain	Gross Comp	Net Comp	Gross Comm	Net Comm	PD L
06/17/0788/F	Hall Farm Barn, 1 Beccles Road , Belton, GREAT YARMOUTH, NR31 9JQ	Proposed conversion of barn into residential dwelling	COMPLETED	26/04/2018	26/04/2018	01/04/2019	31/03/2020	1	1	1	0	0	Y
06/18/0316/F	St Johns Road Pharmacy, St Johns Road, Belton, GREAT YARMOUTH, NR31 9JT	Change of use from doctors surgery (D1) to two bedroom annexe to main house	COMPLETED	13/08/2018	13/08/2021	01/04/2019	31/03/2021	1	1	1	0	0	Y

06/19/022 3/D	Brentwood , St John's Road, Belton, GREAT YARMOUT H, NR31 9JT	Demolition of existing bungalow and replace with 2 no. chalet style dwellings	COMPLET ED	07/06/2 019	07/06/2 022	01/04/20 19	06/04/2 021	1	2	1	0	0	Y
06/19/055 3/F	Fairview Farm, Stepshort, Belton, GREAT YARMOUT H, NR31 9JS	Proposed erection of self-build 4 bed detached house	STARTED	21/11/20 19	21/11/20 22	05/05/2 020		1	0	0	1	1	N
06/20/030 5/F	Empala, Sandy Lane, Belton, GREAT YARMOUT H, NR31 9LT	Erection of 2-storey dwelling with garaging at ground floor level and habitable rooms at first floor, private drive	GRANTE D	17/09/20 20	17/09/20 23			1	0	0	0	0	Y

06/20/032 3/F	Land at Heath Liveries, Browston Lane, Belton & Browston, GREAT YARMOUTH H, NR31 9DP	Variation of conditions 2 & 3 of PP 06/17/062 2/F - changes to design	STARTED	17/11/2020	17/11/2023	01/04/2019		1	0	0	1	1	N
06/20/070 4/F	Beech Farm Barns, Beccles Road, Belton, Great Yarmouth, NR31 9JQ	Conversion of barns to create four dwellings with associated alterations and extensions, including demolition of store and replacement with cart shed.	GRANTED	18/08/2021	18/08/2024			4	0	0	4	4	N

06/21/082 2/F	The Nurseries (Subdivision), Station Road South, Belton, GREAT YARMOUTH, NR31 9NG	Proposed construction of detached bungalow with 2 bedrooms in roof space	GRANTED	24/11/2021	24/11/2024			1	0	0	1	1	N
06/21/091 0/F	Land West of, Browston Lane, Browston, Great Yarmouth, NR31 9DP	Conversion of existing stables to a single storey dwelling house; demolition of tractor store building.	GRANTED	05/04/2022	05/04/2025			1	0	0	1	1	Y

06/22/025 2/D	Holly Tree Cottage, Sandy Lane, Belton, Great Yarmouth, NR31 9LT	Approval of reserved matters for appearance, landscaping and scale pursuant to outline permission ref 06/19/019 5/O (sub- division of plot and construction of 1 bedroom bungalow with parking/tur ning space and new access)	GRANTE D	08/07/20 22	08/07/20 24			1	0	0	1	1	Y
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Appendix B- Housing Data for Burgh Castle from 2011 to 2023 (Source: Great Yarmouth Borough Council, March 2023)

Permission Reference	Address	Description	Current Status	Granted Date	Lapses Date	Initially Started Date	Completed Date	Ga in	Gro ss Co mp	Net Co mp	Gro ss Co mm	Net Co mm	Locat ion	PDL
06/17/0397/F	Roman Oaks, Butt Lane, Burgh Castle, GREAT YARMOUTH, NR31 9PU	Self-contained annexe and garage extension	STARTED	17/08/2017	17/08/2020	01/04/2019		1	0	0	1	1		Y
06/18/0545/O	Land Rear of Dovedale, Butt Lane, Burgh Castle, GREAT YARMOUTH, NR31 9PU	7 two-storey dwellings with garaging and access road	GRANTED	24/12/2020	24/12/2023			7	0	0	0	0		N

06/18/059 4/F	Burgh House, High Road, Burgh Castle, Great Yarmouth, NR31 9QL	6 warden controlled self-sufficient homes for the elderly, change of use of a residential dwelling (The Gannel) to day care and respite facility, additional car parking and amend the existing rear vehicular access	COMPLETED	20/02/2019	20/02/2022	01/04/2019	02/12/2021	5	6	5	0	0		Y
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06/19/003 6/F	Strawlands (land north of), Mill Road, Burgh Castle, Great Yarmouth, NR31 9QW	Proposed erection of 2 bungalows and garages	COMPLETED	13/03/2019	13/03/2022	01/04/2019	11/06/2020	2	2	2	0	0		Y
06/19/014 4/O	Tree Tops, High Road, Burgh Castle, GREAT YARMOUTH, NR31 9QL	Erection of new dwelling and garage; new shared access	GRANTED	21/05/2019	21/05/2022			1	0	0	0	0		Unknown

06/19/023 0/F	Sonning, High Road, Burgh Castle, GREAT YARMO UTH, NR31 9QL	Proposed detached bungalow with integral garage and new vehicular access for existing property	GRANTE D	24/06/ 2019	24/06/ 2022			1	0	0	0	0		N
06/19/026 7/F	Burgh Castle Nursery, Mill Road, Burgh Castle, GREAT YARMO UTH, NR31 9QS	Demolition of existing building & erection of single storey dwelling	STARTE D	16/09/2 019	16/09/2 022	02/06/ 2021		1	0	0	1	1		N

06/19/048 5/F	Threeways, Butt Lane, Burgh Castle, GREAT YARMOUTH, NR31 9PU	Proposed construction of detached bungalow	COMPLETED	10/10/2019	10/10/2020	12/06/2020	17/06/2021	1	1	1	0	0		Y
06/19/070 7/F	Holmdene, Butt Lane, Burgh Castle, GREAT YARMOUTH, NR31 9PU	Demolition of existing bungalow and construction of new chalet style bungalow and detached garage	COMPLETED	17/03/2020	17/03/2023	22/05/2020	08/10/2021	0	1	0	0	0		Y

06/20/00 50/F	Burgh House, High Road, Burgh Castle, GREAT YARMOUTH, NR31 9QL	New two-bed sheltered housing accommodation	GRANTED	30/03/2020	30/03/2023			1	0	0	0	0		N
06/20/00 66/F	Mill Nurseries, Mill Road, Burgh Castle, GREAT YARMOUTH, NR31 9QP	Proposed new 3 bedroom bungalow with garage - existing caravan to be removed	GRANTED	07/04/2020	07/04/2023			1	0	0	0	0		Y

06/20/031 8/O	Land at Butt Lane, Burgh Castle, GREAT YARMO UTH, NR31 9AJ	Demolition/r emoval of of existing bungalows, caravan, stables and outbuilding and development of 2no new detached and 2no new semi- detached dwellings with car ports with a new private road	GRANTE D	18/09/2 020	18/09/2 023			0	0	0	0	0		Y
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06/20/06 57/CU	Rowan Lodge (Subdivis ion), Back Lane, Burgh Castle, GREAT YARMO UTH, NR31 9QJ	Proposed change of use of annexe to residential dwelling and sub-division of garden plot	GRANTE D	09/02/ 2021	09/02/ 2024			1	0	0	0	0		Y
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Appendix C- Housing Data for Fritton and St Olaves from 2011 to 2023 (Source: Great Yarmouth Borough Council, March 2023)

Permission Reference	Address	Description	Current Status	Granted Date	Lapses Date	Initially Started Date	Completed Date	Gain	Gross Comp	Net Comp	Gross Comm	Net Comm	Location	PD L
06/20/0106 /F	Ivy House, Beccles Road, Fritton and St Olaves, GREAT YARMOU TH, NR31 9HB	A terrace of three, two bedroom ed dwellings	GRANTED	17/07/2020	17/07/2023			3	0	0	0	0		N

06/21/0532 /CU	Upper Warren Lodge, Beccles Road, Fritton, GREAT YARMOU TH, NR31 9AB	Proposed conversio n of garage to form annex for use as holiday let; New 1.8m high closed board fence to front	GRANT ED	05/08/2 021	05/08/2 024			1	0	0	1	1		Y
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Appendix D- Broads Authority Housing Completions Data within the NDP Area

Application	Address	Parish	LPA	Description	Type		Date
BA/2013/0089/CU	Church Farm Church Road Burgh Castle NR31 9QG	BURGHC	GYBC	Change of use from public house and restaurant to domestic residence	Residential	Net	20130701
BA/2014/0257/CLUED	Watergate Riverside Beccles Road St Olaves Fritton And St Olaves NR31 9HF	FRITTO	GYBC	Certificate of Lawful Use or Development for retention of a caravan on land at Watergate	Residential	Net	20141002