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

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# Introduction

The Neighbourhood Plan Area (NPA) comprises of the three Parishes (5 settlements) of Belton, Burgh Castle, Fritton, St Olaves and Browston and is predominantly rural. These settlements were in the 'Half-Hundred of Lothingland' within Suffolk until 1974 when boundary changes relocated them to Norfolk. The name of the current Ward is Lothingland, a reference to the historical District. Lothingland is listed in the Domesday Book the Half-Hundred of Ludingaland. Lothingland was a rural district in East Suffolk, England, named after the ancient Half-Hundred of Lothingland. It covered a coastal area between Great Yarmouth and Lowestoft. The district was abolished in 1974 under the Local Government Act 1972, and split between the new districts of the Borough of Great Yarmouth (in Norfolk) and the District of Waveney, in Suffolk.

Based on Norfolk Heritage Explorer Records (NHER[1]) records these settlements go back to the Palaeolithic period (c. 53000 – 10000 BCE), settled by the Romans, listed in the Domesday Book and well-established medieval settlements. The Half-Hundred of Lothingland is an island, being bordered by the North Sea, Breydon Water, Rivers Yare and Waveney, Oulton Dyke, Oulton Broad and Lake Lothing. The NPA has 30 listed buildings, 3 scheduled monuments and 341 Historic Environment Records (HERs). There are in excess of 200 properties that appear on 19th century maps and over 100 properties that are listed on the 1838 Tithe map. It is surrounded on three sides by the wildlife rich and protected natural habitat of the biodiverse Broads, which has a status equivalent to a National Park. It has a preponderance of farmland, marshland, woodland, heathland, waterlogged wooded carr and reed beds. The area has a risk of flood from the rivers and surface water, mostly alleviated by the use of natural capital via dyke and pond. It has areas of caravans and holiday lodges on the numerous holiday parks and residential caravan/mobile home sites.

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[1] Home - Norfolk Heritage Explorer

# Neighbourhood Planning

## Overview of Neighbourhood Planning

1. Neighbourhood Planning was introduced by the Localism Act 2011, the legislation for which came into effect in April 2012, giving communities the power to agree a NP. It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.

2. Belton with Browston, Burgh Castle, and Fritton with St Olaves comprises of three parishes and falls within the Borough of Great Yarmouth and the Broads Authority Executive Area. The Neighbourhood Plan (NP) sits within the context of the Great Yarmouth Local Plan and The Broads Local Plan. These include:

   - Great Yarmouth Local Plan Core Strategy 2013-2030 (2015)

   - Great Yarmouth Local Plan Part 2 (2021) and

   - Local Plan for the Broads 2015-2036 (2019)

3. The Borough Council is currently at the early stages of preparing a review of the whole Local Plan to replace the Core Strategy and Local Plan Part 2. The emerging review will run over a period to 2041. Most recently a local plan options consultation took place between January and February 2023 to seek the community's views on key matters the local plan will need to contain and also potential sites for development. The Broads Authority is also in the early stages of reviewing their Local Plan and held an issues and options consultation in December 2022. The emerging review of the Broads Local Plan will run over a period to 2041.

4. The Neighbourhood Plan (NP) once adopted will be a document that sets out planning policies for the parishes.  These policies will be used, alongside the Local Plans, to decide whether or not planning applications are approved. The NP is a community document, that is developed by members of the community who have extensive knowledge of and cherish the area.

5. The NP has to support the delivery of the 'strategic policies' contained in the Borough of Great Yarmouth Local Plan and the Broads Local Plan; it cannot, for example, promote less development than set out in the Local Plans. The Local Plan sets the overall strategic policies such as the amount of new development and the distribution of that development across the district and the general protection of the environment.

6. Within the adopted Great Yarmouth Local Plan Core Strategy (2015) under Policy CS2, the parishes hold different positions in the settlement hierarchy. Belton is identified as a 'Primary Village', Burgh Castle, Fritton and St Olaves are identified as 'Secondary Villages' and Browston is a tertiary village but has characteristics of a hamlet.

7. The Great Yarmouth Local Plan Core Strategy (2015) sets out that 30% of new housing growth will be delivered in the Primary Villages, which includes Belton[2]. In the Great Yarmouth Local Plan Part 2 (2021), table 3.7 sets out that 584 new homes have been allocated and are expected to be delivered in the Primary Villages over the plan period. Out of the 584 homes allocated approximately 100 of these are in Belton parish under Policy BN1- Land south of New Road.

8. Regarding Burgh Castle, Fritton & St Olaves, Great Yarmouth Local Plan Core Strategy (2015) Policy CS1 identifies these settlements 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. 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 limited.

9. The Great Yarmouth Local Plan Part 2 (2021), Policy GSP2, states that the indicative housing requirement for designated neighbourhood areas is zero. However, neighbourhood plans can allocate land for housing within or outside of the designated development limits and if they do so they will be judged in consideration of further criteria set out in GSP2. The reason the number is zero is because the provision of housing through existing commitments and the consideration of housing from elsewhere within the Borough to meet the overall housing need of the Borough is being addressed. If Neighbourhood Plans, choose to allocate additional units, the homes will be treated as additional flexibility or windfall rather than figures to be relied upon for calculating the local housing need.

10. The Great Yarmouth Local Plan Part 2 (2021) allocated one site for development in Belton which was Policy BN1: Land south of New Road, Belton, the site was 4.1 hectares and allocated for residential development of approximately 100 dwellings (**Figure 1**). As stated in the Local Plan Part 2 (2021), planning consent was granted for application (06/15/0622/F) to the north of New Road for 64 dwellings which included the provision of a roundabout to serve the proposed development. This application has now lapsed, however, there is potential for this application to come forward again and be approved which could lead to an additional 164 dwellings in Belton. The site for BN1 is still yet to be developed.

11. No further allocations have been made for the NPA. Whilst Belton with Browston, Burgh Castle, and Fritton with St Olaves NP is encouraged in the Local Plan Review to consider appropriate allocations, it has chosen not to allocate as there is no absolute need.

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

12. The NP can include 'non-strategic policies', such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the NP will contribute to the achievement of sustainable development.

13. Once a NP has been 'made', following consultation with residents, examination, and a local referendum, it becomes part of the statutory development plan for the three parishes and will be used by the Borough Council and Broads Authority when considering all planning applications in the neighbourhood area. The Parish Councils are keen to ensure that the Plan remains up to date and topical. It is also aware of the emerging Local Plans and the way in which its adoption will alter the strategic planning context in the Borough. In these circumstances, the Parish Councils will assess the need or otherwise of a full or partial review of a made Plan within six months of the adoption of the emerging Local Plan.
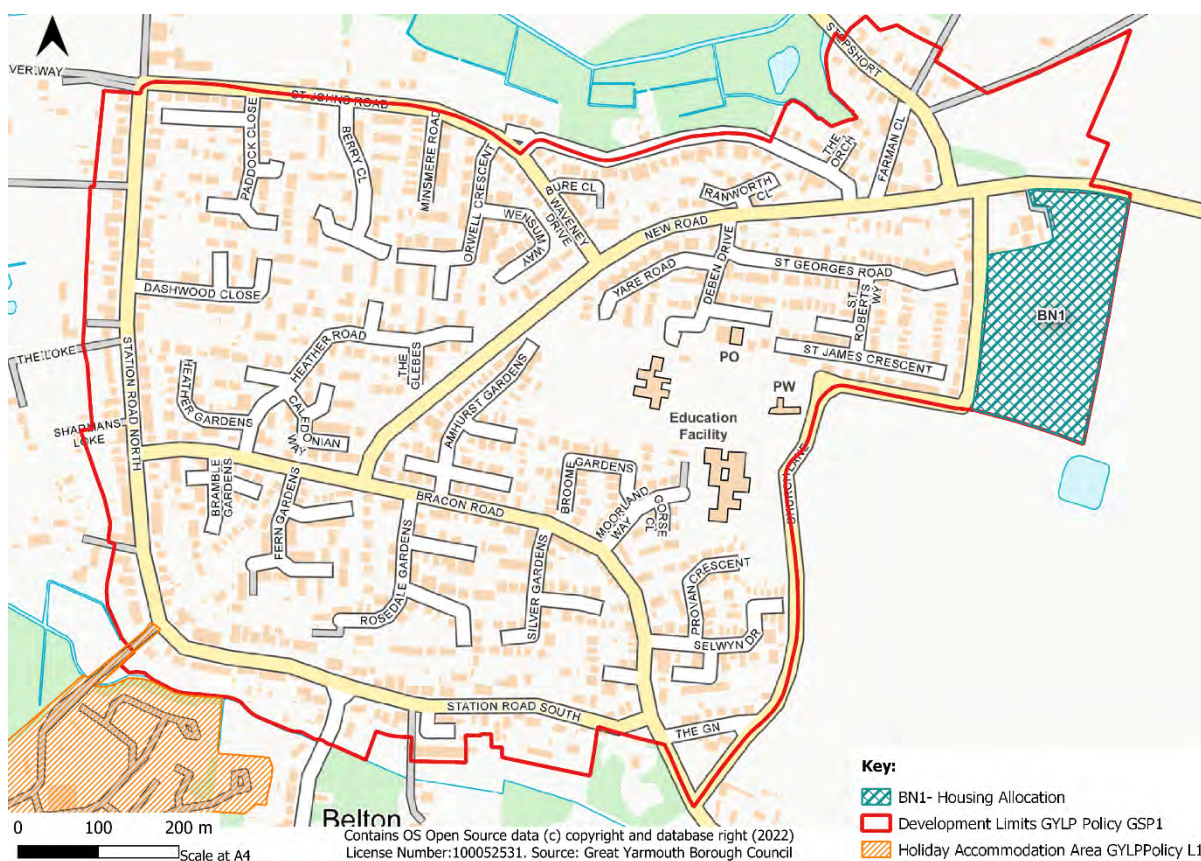


*Figure 1: Belton Site Allocation BN1 in the Great Yarmouth Local Plan Part 2 (2021)*

## Process of Developing this NP

14. The Parish area shown in **Figure 2** was designated as the NP Area in December 2022. The Plan period is 2022 to 2038. Working on behalf of the community, Belton with Browston, Burgh Castle, and Fritton with St Olaves NP Steering Group has prepared this Plan that will be used to shape and influence future development and change across the parishes.

Key:

Broads Authority Executive Area
Neighbourhood Plan Designated Area
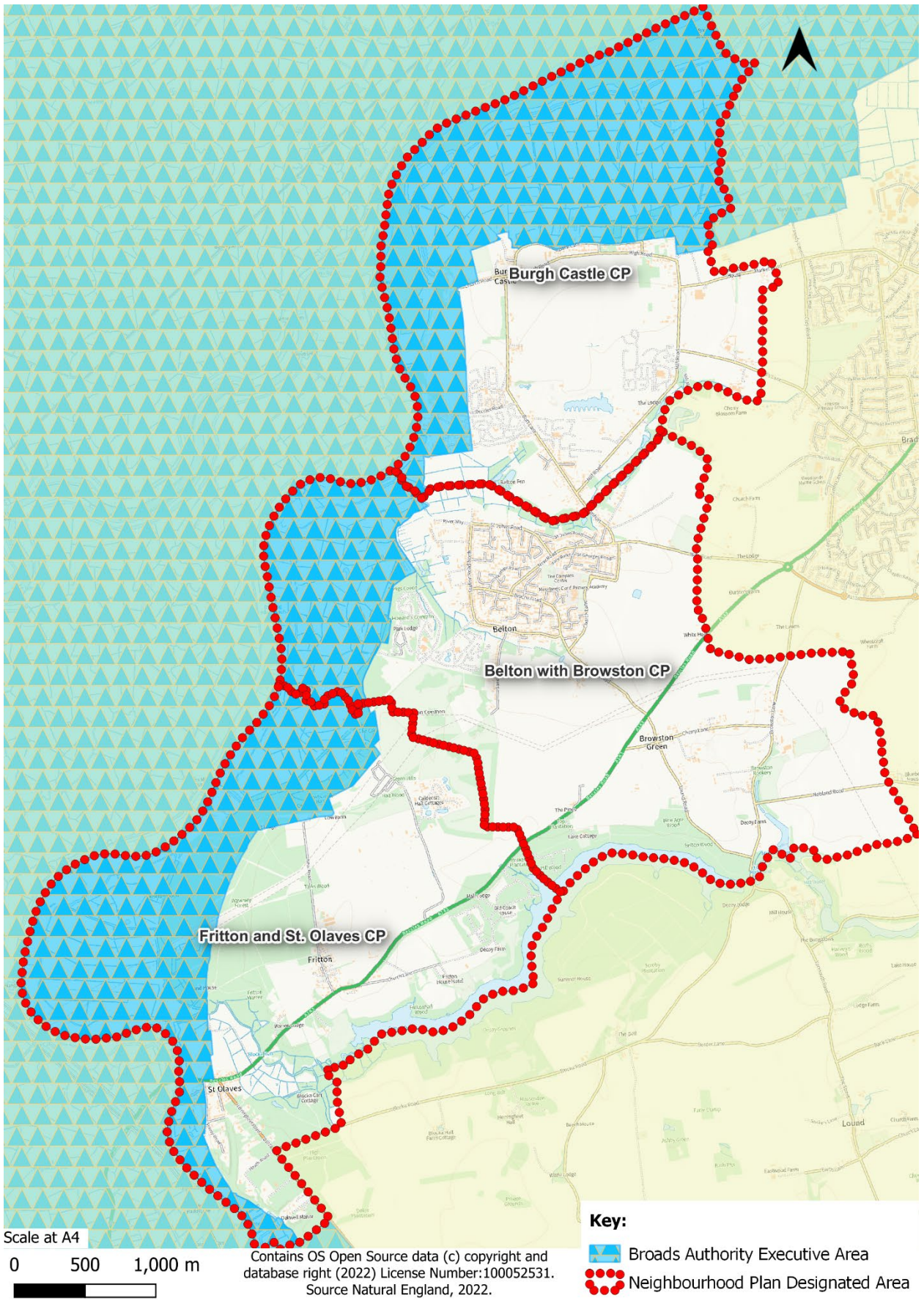
*Figure 2: Designated NP Area*

15. A broad range of evidence has been reviewed to determine issues and develop Policies for the Plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of local green spaces (LGS), key views and heritage assets all supported by consultation activities with the community.

16. Any new development should serve both current and future residents. The policies contained within this Plan will enable us to influence the design and type of any new homes being delivered in the parishes, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.
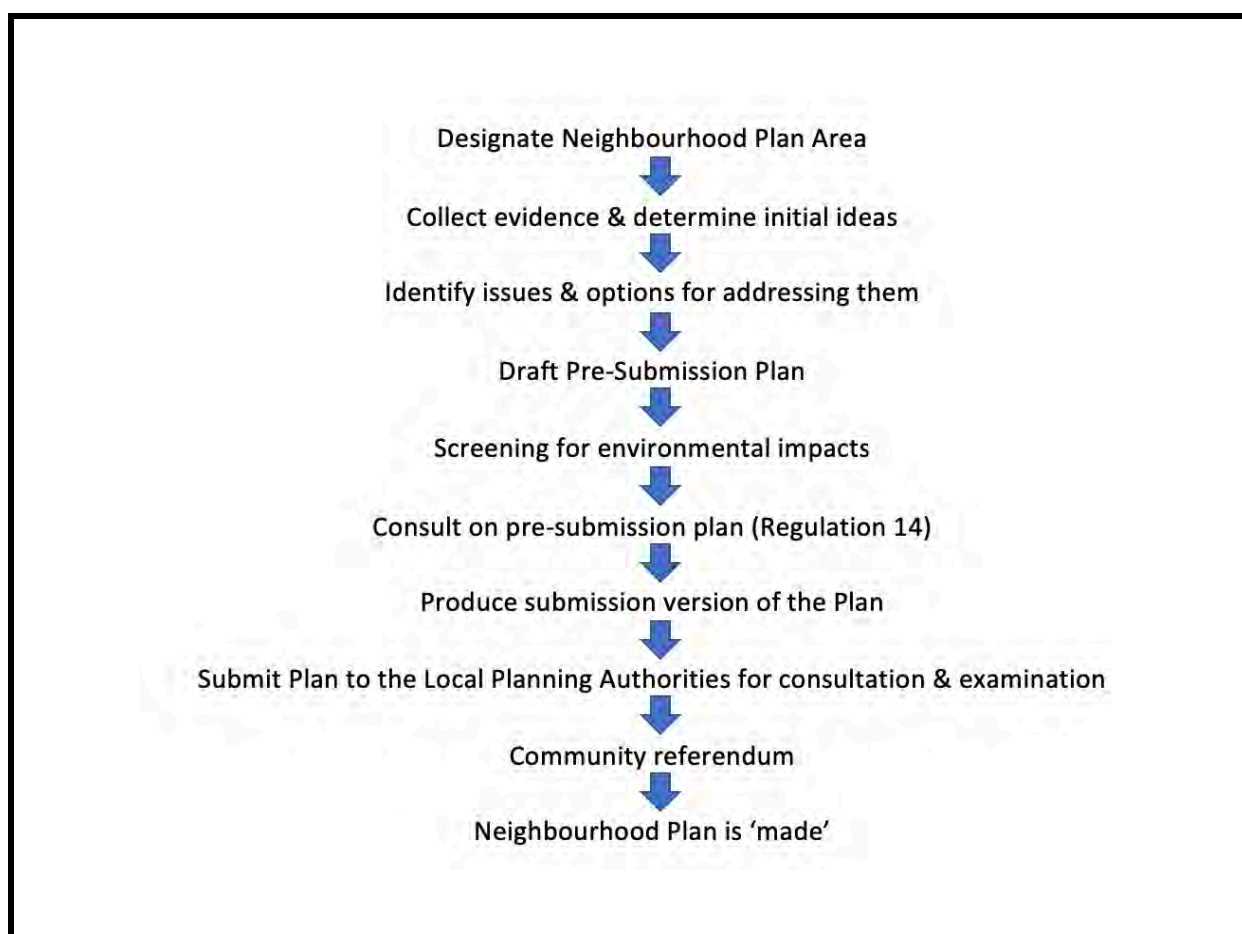


*Figure 3: NP Process*

## Consultation with the Community

17. A consultation event was held with the community for 5 weeks between January and February 2023. This included a survey with 46 questions specifically related to the area to understand what people like, dislike and suggestions on what the community would like to see coming forward in the plan. The survey covered topics including demographics, employment and housing, the natural and historic environment, community facilities, transport/parking, and safety. Overall, 347 responses were

received to the survey which was open to residents, local landowners and people who work in the area.

18. The main issues and concerns raised included:

- Generally, although residents are not supportive of large-scale residential development, they would welcome more affordable or small-scale housing to help meet community needs, such as for younger people wanting to get on the housing ladder or to meet needs such as downsizing.

- Concern was raised about future housing development taking place on Grade 1 or 2 agricultural land. There were also concerns that new development would mean a loss of countryside, natural habitats, village identity or will impact on landscape and increase traffic / road safety issues.

- Should there be future development smaller 2 or 3 bed homes were most supported. Small sites of 10-25 homes on brownfield land was preferable.

- Residents currently or likely to be looking for housing in the next 5-10 years were predominantly interested in smaller unit housing, either alone or as a couple. The cost of purchasing a property, finding the money to acquire a deposit for housing or the costs of private rent are key concerns for those looking. Some individuals on the waiting list for social housing reported long waiting times.

- The design of any new housing is important, there's support for ensuring new housing is in-keeping with existing development and for it to incorporate low carbon design/energy efficient measures.

- There were mixed views on allocating land for renewable energy generation. Solar energy generation was the preferred choice, subject to it not being intrusive within the landscape, and incorporating boundary treatments such as trees and hedgerows.

- A number of residents who are currently in employment and living in the NPA either work from home or travel outside of the NPA doing various miles (between 0-200 miles) to travel to their employment. The most popular option for getting to work was via private vehicle.

- Retaining the current rural character of the parishes is important to residents including the need to retain a gap between the villages so they do not lose their individual identities.

- There is strong support for protecting the rural environment, its tranquillity, important woodlands/wetlands, and views of the Broads, marshlands, and other beauty spots. Many areas were suggested for identification as local green spaces and important local views.

- Access into the countryside is important, people would like to see more footpaths and routes into the countryside.

- Most respondents raised concerns that they did not want to see the area over developed or lose its rural identity. Concerns were raised about the strain

development places on community infrastructure/services, the poor quality of new housing and traffic issues.

- In the next 10 years residents said they would like the area to be safe, rural, tranquil, friendly, attractive, and unchanged.
- If any employment land comes forward residents would like to see this used for a medical centre, rural enterprises, shop, or retail.
- Most respondents did not want to see further mineral extraction in the NPA and reported issues on noise, vibration, and the maintenance of the roads.
- Most respondents were in favour of Lothingland having a recycling centre to alleviate the time consuming journey to other centres given the current traffic congestion issues.
- Most respondents recognise that the area contributes significantly to the tourist industry and were not keen to see further expansion of tourism, reporting concerns relating to traffic and impact on the rural character.
- Most respondents said they would like to see a bus service to Millwood Surgery.
- Traffic and speeding is a common concern.  Many respondents suggested the need for additional speed cameras and traffic calming measures, street lighting and safer footpaths/cycle paths.
- Concerns were raised around parking, particularly outside schools at pick up / drop off times which results in parking on pavements, junctions, and outside residential dwellings.
- Retaining existing local services and facilities is important and there is some support for new amenities. This includes a GP surgery, dentist, open spaces, post office and general shop. Some of the lowest options were secondary school, sports facilities, community centre and public house. Encouragement of more facilities and activities to be introduced in the villages for all age groups was also noted including clubs for children.
- Residents stated that they were satisfied with the current public transport but would like to see an improvement to frequency, better links to schools and other areas.
- Many comments were received about strategic planning issues or non-planning matters. The non-planning matters would be worthwhile discussing as community action points.

# Vision and Objectives

## Vision

The five communities of Belton, Browston, Burgh Castle, Fritton and St Olaves have retained their rural character, natural beauty and individual identity.

Modest housing growth will provide for local housing needs, supporting the sustainability of the area and enabling younger people and families to remain local. Development has been designed to a high-quality standard that reflects the rural character of the area and delivered sensitively in a way that protects the natural environment and people's enjoyment of it. This growth has helped to sustain local services and facilities.

There is a strong rural economy, both from tourism/visitors but also through rural enterprise.

## Objectives

A. Protect and preserve the special qualities and features that are valued by the community, such as the rural character, surrounding green landscape and the Broads.

B. Support for small-scale housing development that meets local need, especially that which will enable younger people/families to remain in the community.

C. Protect the individual identity of each of the five separate communities.

D. Protect and enhance the area's heritage.

E. Support the expansion of rural enterprise within the parishes to encourage more employment opportunities.

F. Safeguard the green spaces, views and rural feel of the area.

G. Protect and celebrate the rich wildlife and landscape.

H. Ensure the design of future development is designed to a high standard following the design codes, supporting a shift to low carbon and ensuring development has a positive impact on local character.

I. Establish an improved walking and cycling network that enhances access to local facilities and the countryside.

J. Support continued delivery of key services including the local primary school.

K. Ensure infrastructure is delivered alongside new development to meet local community need.

# Policy Context

19. There is already a policy framework in place that applicants must have regard to when applying for planning permission and building in the neighbourhood area; these are the national and Local Plan policies. The Borough Council of Great Yarmouth has an adopted Local Plan which is split into two parts. Part 1: The Core Strategy (2015) and Local Plan Part 2 (2021) and the Broads Authority has an adopted Local Plan (2019) for the Broads. A review of the Local Plans is currently underway, with this considering the changes and updates that are being made through national and local circumstances, such as the required emphasis on protecting the environment and greener homes design.

20. The Local Plans contains the strategic policies for the area, and the Policies in this NP (NP) need to be in general conformity with these. As well as being in general conformity with the Local Plan, the NP must also have due regard to the national planning policy, which is set out in the National Planning Policy Framework (NPPF).

21. This NP contains non-strategic policies to support and add further detail to policies already adopted, specifically for Belton with Browston, Burgh Castle, and Fritton with St Olaves as the designated neighbourhood area. This includes further detail on design, housing, the natural and historic environment, and community services. Where there are policy details missing that are important to the parishes, or where it was felt that a slightly different policy is needed, then new non-strategic Policies have been developed for this NP. Some of the Policies in the following sections are not strictly 'planning' related, but it was felt that they were important enough to include in the Plan and identify as 'Community Actions'. These are actions that the Parish Councils and local community will lead on, rather than come through the planning system.

22. The Policies in this NP are intended to meet the Vision and Objectives set out above. They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals should have regard to all the planning policies in this NP, and of course those in the Local Plans and national policy.

# Distinct Settlements

23. The NP area comprises three parishes and five separate settlements. Each of these settlements has a distinct identity which residents would like protected going forward.

24. Belton is situated on the Norfolk – Suffolk border, north of the River Waveney and west of Great Yarmouth.  It was actually in Suffolk until boundary changes in 1974.  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.  During the medieval period and up to the mid-20th century, Belton and Browston were essentially agricultural communities, predominantly market gardens between 1859 and 1959. Belton comprises a mix of older properties, and newer properties built in the 1960s, 70s and 80s.  There is one grocery shop, café, takeaway, hairdressers, two public houses, primary school, village hall and sports pavilion.  The development on the land of the once 'Market Gardens', has had the effect of urbanisation of the central part of Belton.  The characterful houses of Belton are located on the old roads of the village, namely, Station Road South, Station Road North, St Johns Road, The Green, Sandy Lane, and Beccles Road.  The significant development, mainly in the 1970s, transformed this once rural village into a dormitory settlement of Great Yarmouth.  It has since lost its community spirit.

25. Browston is situated on the Norfolk – Suffolk border, north of the River Waveney and west of Great Yarmouth.  It was actually in Suffolk until boundary changes in 1974.  During the medieval period, Browston was essentially an agricultural community. Browston is a hamlet and as such sparsely populated and very rural with zero services and facilities. It borders Lound Lakes to the southeast and the woodland of Fritton Lake to the southwest. It includes the listed Browston Hall with its woodland, Manor House, and several properties in excess of 180 years old. Browston has an abundance of archaeological finds dating back to the Palaeolithic period, the site of a deserted medieval village, the 17th century grade II* listed Browston Hall, the 17th century Grade II Manor House, prehistoric cropmarks, and six properties which appear on the 1838 Tithe map.

26. Fritton is a village and former civil parish in county of Norfolk.  The village is located 6 miles (9.7 km) south-west of Great Yarmouth. Today the village forms part of the civil parish of Fritton and St. Olaves, which in turn is within the district of Great Yarmouth in Norfolk.  However prior to the Local Government Act 1972, the village was within Lothingland Rural District in Suffolk.  The parish of Fritton was abolished on 1 April 1974 to form "Fritton and St. Olaves". Fritton is a settlement of historical interest with remains dating from Neolithic times through to World War 1 and World War 2. In addition, it is the home of Waveney Forest, which is an important green space and County Wildlife Site, St Edmunds Church (an important Saxon Church) and Fritton Lake, although not open to the public but now an important rewilding area with close links to World War 2. During the Second World War, Fritton Lake was requisitioned by

the 79<sup>th</sup> Armoured Division for the secret training of DD Amphibious tanks in preparation for the Normandy landings.  Between 1943 and 1945, over 2,000 men from the British, Canadian and American Armies were trained on Fritton Lake. Caldecott Hall was built as a manor-house in the 15<sup>th</sup> Century and belonged to the family of Sir John Fastolf, the basis of William Shakespeare's John Falstaff.  The Paston Letters record the bitter struggle between the Paston and Debenham families over the inheritance of Caldecott Hall.



*Photo: Fritton Lake*

27. St Olaves is situated on the River Waveney, 6 miles (10 km) south-west of the town of Great Yarmouth and the same distance north-west of the Suffolk town of Lowestoft. Today the village forms part of the civil parish of Fritton and St Olaves, which in turn is within the district of Great Yarmouth in Norfolk.  Prior to local government reorganisation in 1974 however, the village was part of the parish of Herringfleet in the Lothingland Rural District of Suffolk.  The village of has an abundance of character as it sits adjacent to the River Waveney with marshland, reed beds and woodland.  St Olaves has a marina and key links to the Norfolk Broads.  It has numerous sites of historical importance including the 13<sup>th</sup> century Priory, farmhouse, barn and agricultural buildings, the 16<sup>th</sup> century Bell Inn, and its historical bridge built in 1847, which replaced an earlier bridge of 1509 and an even earlier ferry site.  St Olaves Bridge, a suspension bridge, is the first bridging point on the Waveney above Great Yarmouth. Haddiscoe railway station, on the Wherry Lines service between Norwich and Lowestoft, is across the bridge approximately 1 kilometre (0.62 mi) from the centre of the village.  St Olaves used to have its own railway station, which closed in 1959.

*Photo: St Olaves Marina*

28. Burgh Castle is a mainly rectangular settlement based around four roads. The main area of Burgh Castle is 260 hectares with 54 hectares i.e. 20% of the usable land, utilised by holiday or residential parks, including mobile homes, caravans and chalets. This results in a major influx of tourists during the holiday season, the population at this time increases fivefold. This results in an increased pressure on the infrastructure and significant pressure on the narrow rural lanes within the village. The attraction of the village is being on the edge of the Broads, close to the tourist destination that is Great Yarmouth and adjacent to the Grade 1 Listed Roman fort scheduled monument. The village has recently lost its only shop and post office. It has Public House and Village Hall (with a playing field). It has no school and no cash dispenser. There is a bus service up to nine times a day depending on days of the week into Gorleston and Great Yarmouth.

29. There is a large volume of holiday accommodation, mainly situated on three sites, Cherry Tree, and Breydon Water, plus the three-part Kingfisher/Waveney Valley/Burgh Castle Marina site. Accommodation on these sites is chalet and static positioned mobile units, mainly holiday units, with a little residential.

*Photo: Centre of Burgh Castle showing Queens head P.H. and Little Marys Cottage*

30. Four of the settlements, Burgh Castle, Belton, Fritton, and St Olaves, have Development Limits as defined in the GSP1 policy of the Great Yarmouth Local Plan Part 2.



0    100    200 m

Scale at A4

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Key:

▢ Development Limits GYLP Policy GSP1
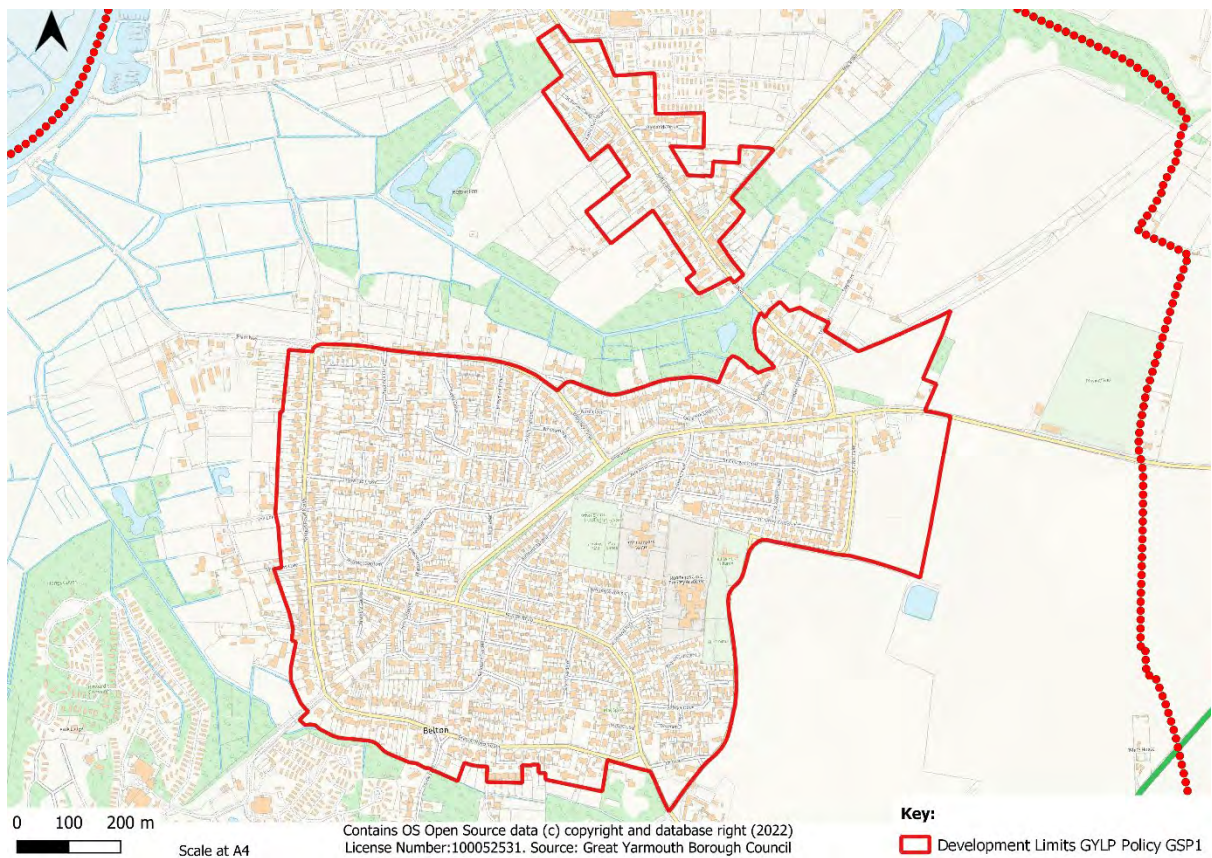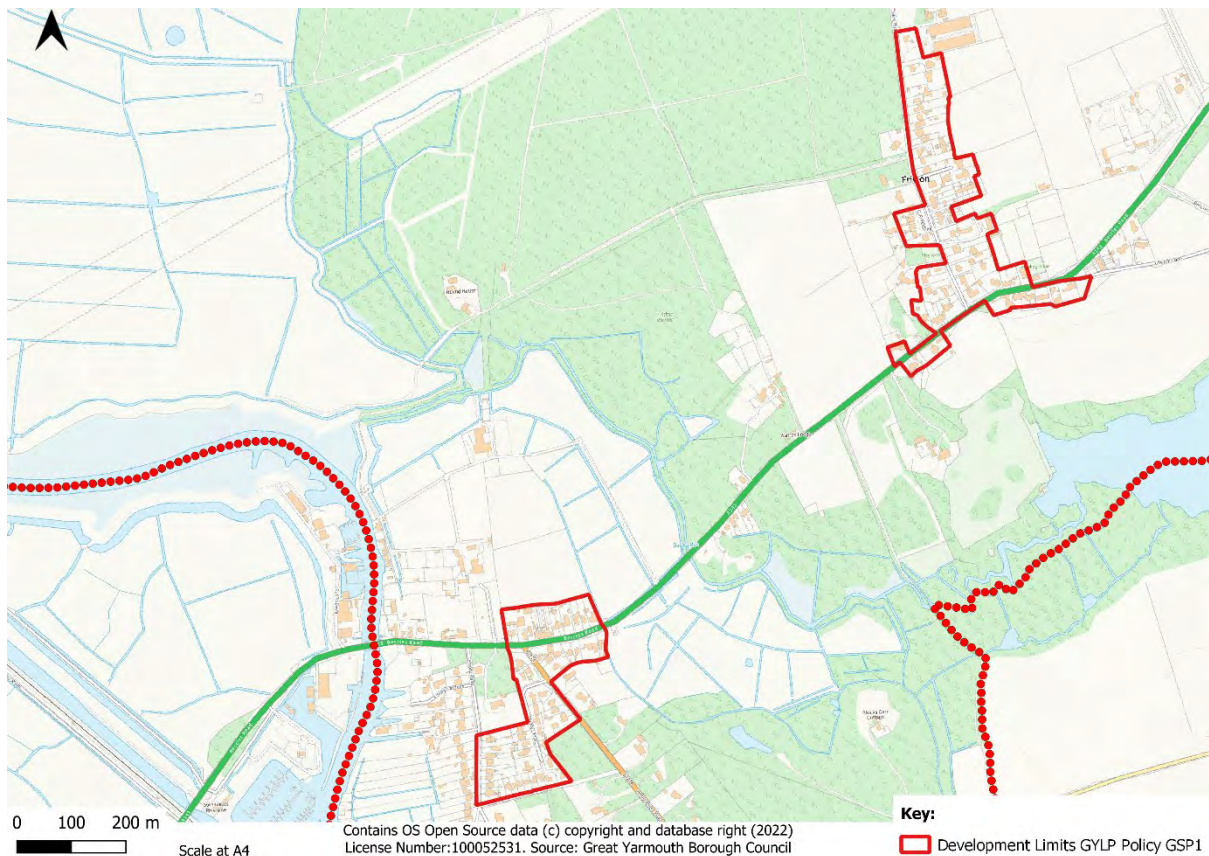
*Figure 4: Development Limits*

31. An element of retaining the separate identities of the settlements is to ensure that they do not coalesce over time. The gap between Belton and nearby Bradwell has narrowed in recent years due to significant development at Bradwell, and the allocation in Belton BN1, will further reduce this. Although to some extent the gap will be protected through the Great Yarmouth Local Plan Part 2 (2021) Policy GSP1, by identifying development limits, outside of which development will not usually be supported, Policy GSP3 goes further to specifically protect the gap from development which significantly reduces either its physical size or general openness or, where relevant, its rural character. The supporting text for this policy goes onto say that the strategic gap identified between Bradwell and 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, recognised as some of the best and most versatile, and preserves a rural gap between the built-up areas.

32. Great Yarmouth Local Plan does not specifically define the extent of the strategic gap between Belton and Bradwell, so this NP identifies the section that lies within the NP area in **Figure 5**. The gap identified excludes the land yet to be developed as allocation BN1 in the Great Yarmouth Local Plan Part 2 (2021), and also the playing field which is identified as a LGS under **Policy 7** of this NDP.
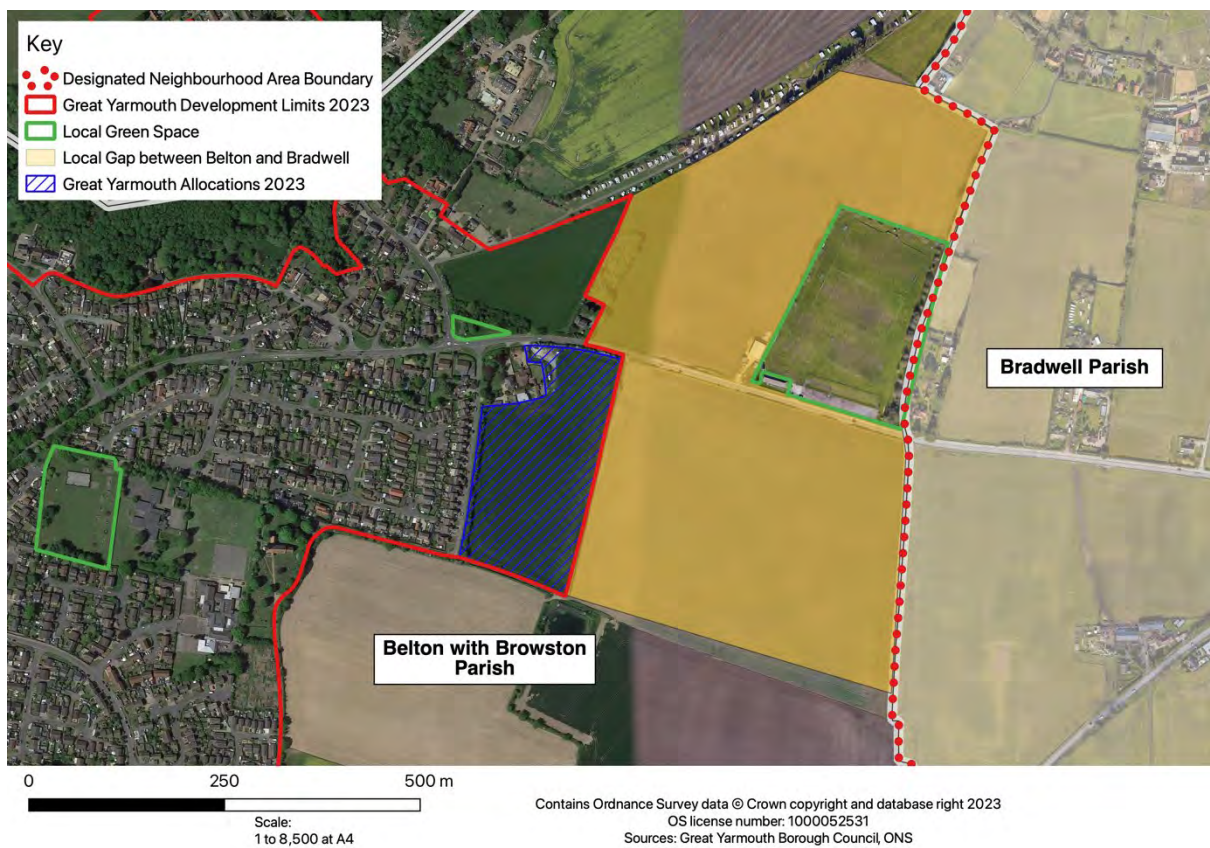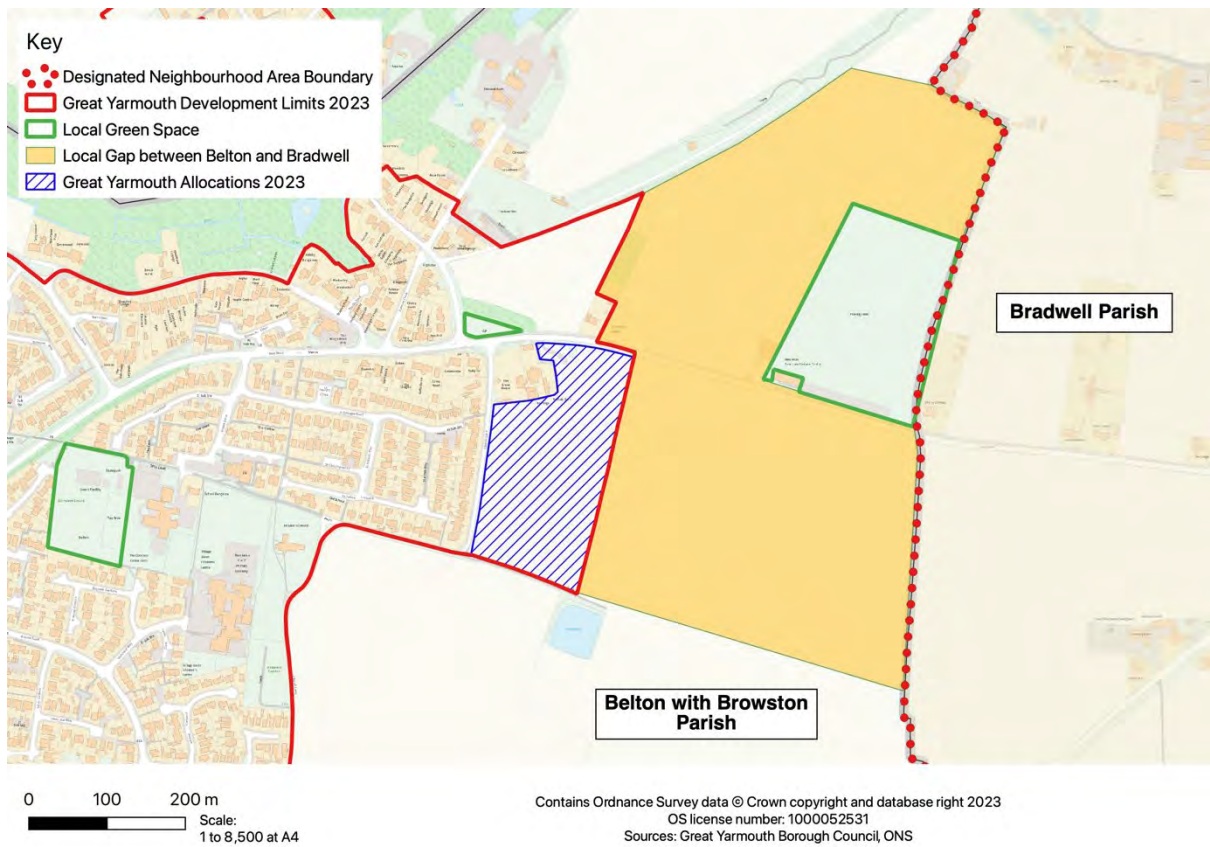
*Figure 5: Extent of the gap between Belton and Bradwell*
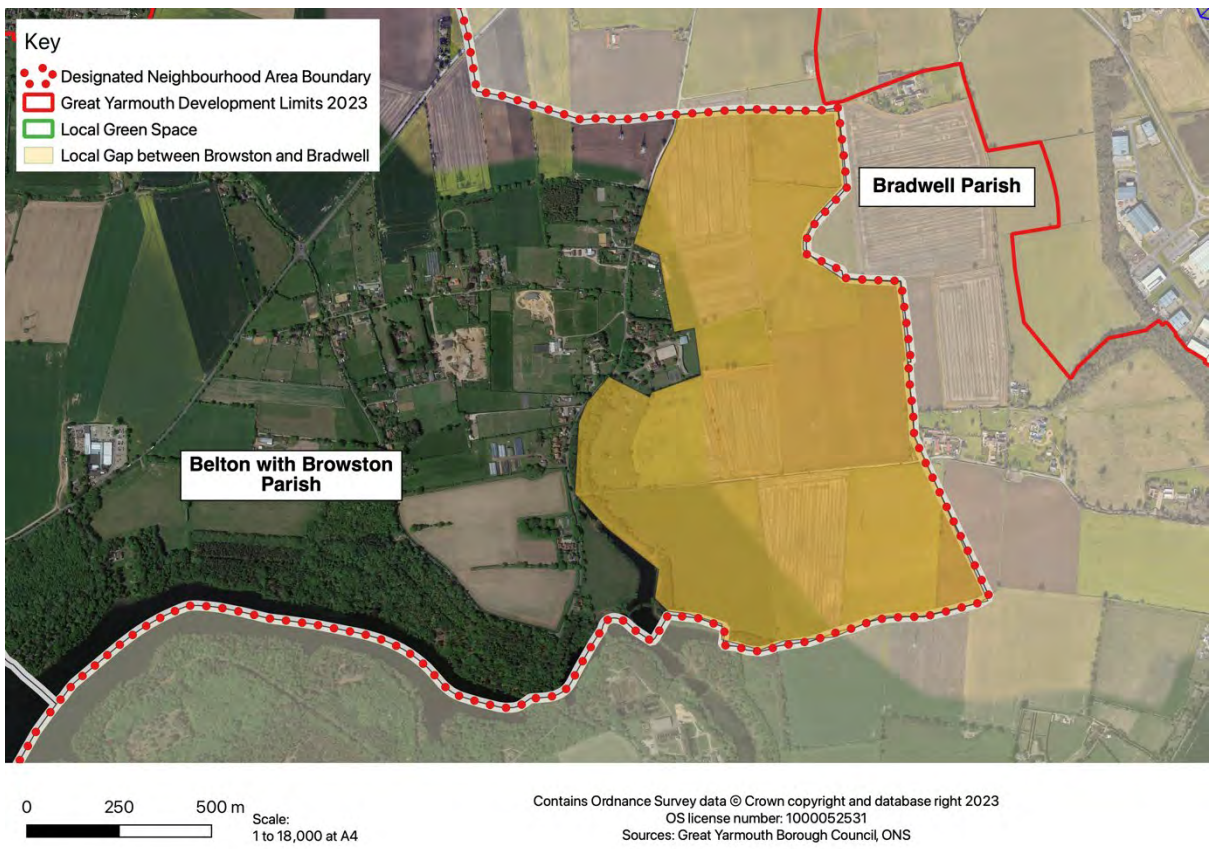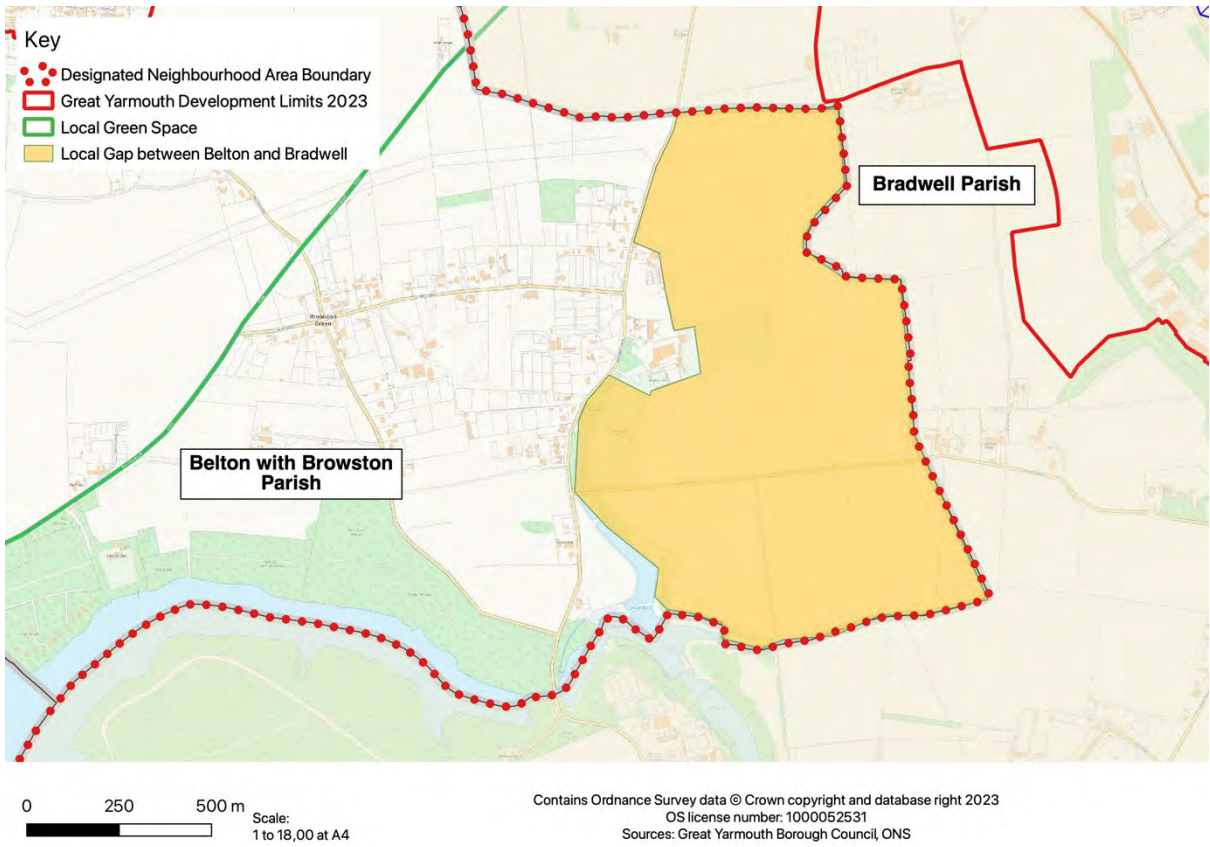
*Figure 6: Gap between Browston and Bradwell*
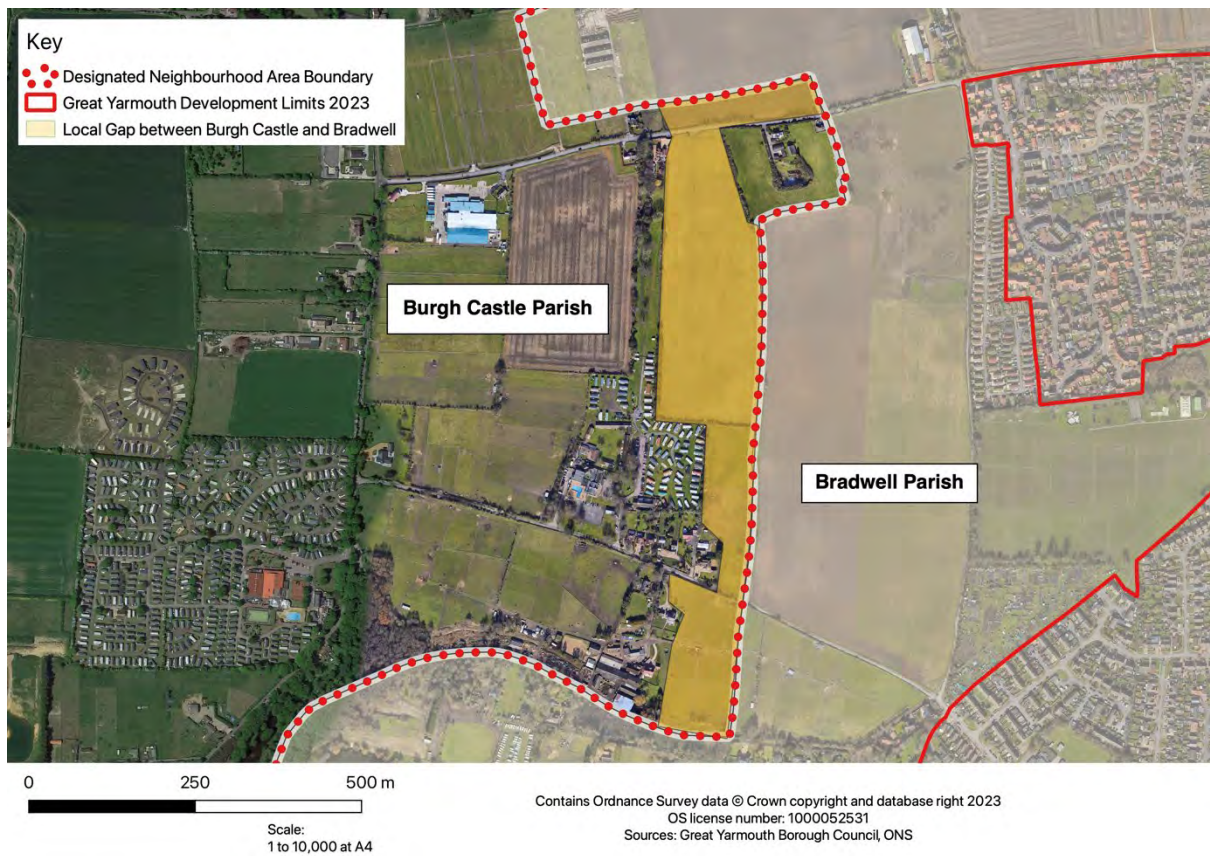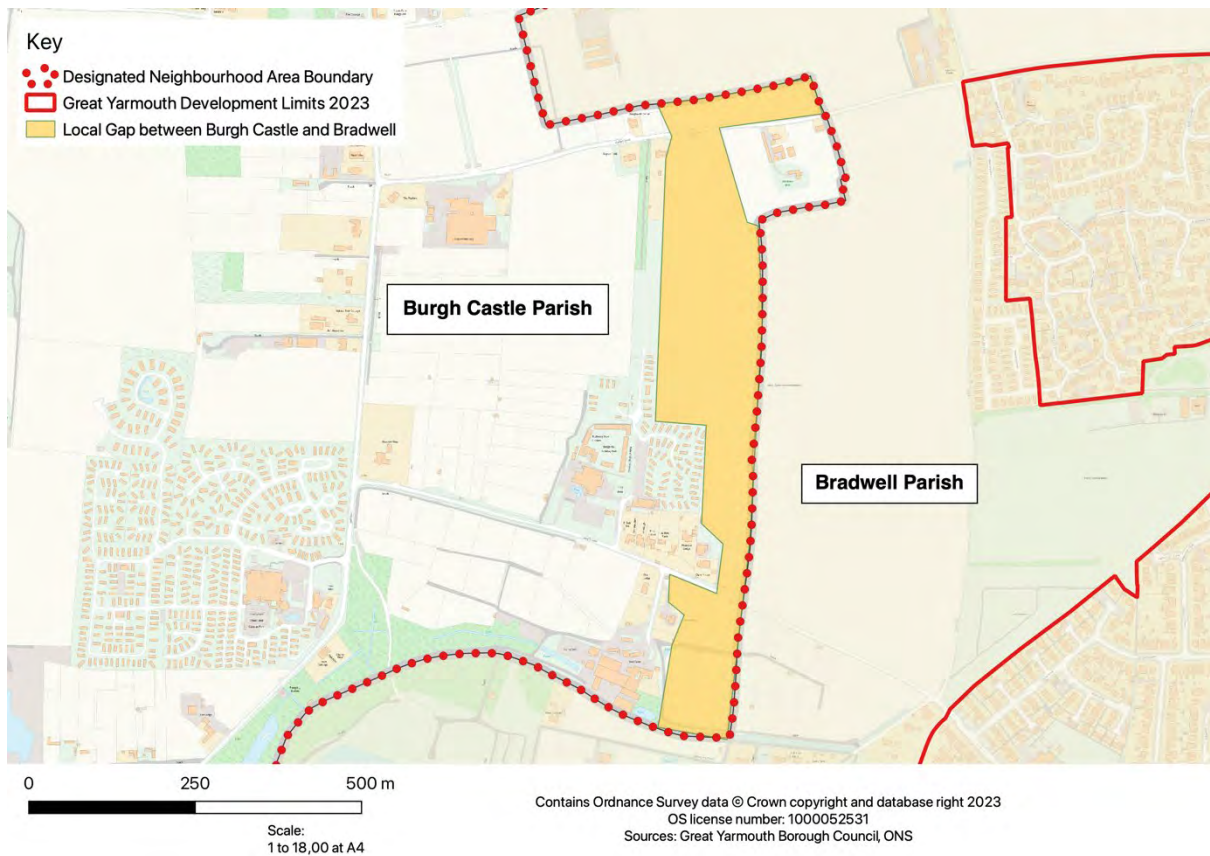
*Figure 7: Extent of the gap between Burgh Castle and Bradwell*

33. The community are keen to protect the gap between Browston and Bradwell. Again, the gap between these two settlements is reducing, an application has been granted for

150 houses on the Bradwell side of the parish boundary line. This will extend the built settlement closer to Browston. The character of Browston is much different from that of Bradwell, and it is felt that a gap which takes in the open countryside adjacent Browston will help preserve its character, this is identified in **Figure 6**.

34. The remaining gaps between Bradwell and Burgh Castle, along Market Road and Lord's Lane are also a priority for retaining. Development already extends beyond the designated settlement boundary in Bradwell adjacent Cley Road, and potentially could extend further in the future. To protect the openness between the settlements, a gap has been identified in Burgh Castle Parish which runs between the parish boundary and the holiday camps. This is shown in **Figure 7**.

35. In terms of other gaps, there is only a small gap between the built-up area of Burgh Castle and Belton, as clearly shown in **Figure 4** which highlights the settlement limits. The gap between these two settlements however is wooded, rather than open, and identified as priority habitat — deciduous woodland and falls within Flood Zone 2. On balance this gap is unlikely to be eroded further by development, due to environmental impacts.

| Policy 1: Gaps Between Settlements |
|---|
| The gaps between settlements identified in Figures 5 to 7 will be retained and protected from all types of built development that reduces the size of the gap, their general openness or rural character. |

## Housing

36. In chapter 5 of the NPPF (2023), plans are required to ensure a significant increase in the supply of new homes. Belton is designated, under The Great Yarmouth Local Plan Core Strategy (2015) Policy CS2, as a Primary Village due to the range of services and opportunities the area offers for employment, retail, and education. These serve a limited local catchment and there is a lower level of access to public transport compared to main towns and Key Service Centres. In accordance with its designation, the Local Plan allocated one site in the NP area, BN1 (**Figure 1**) for approximately 100 dwellings. This site has yet to be developed.

37. Making appropriate allocations for modest housing growth helps to secure the sustainability of the area. The emerging Local Plan Review for Great Yarmouth recently undertook a call for sites which ended in February 2023. A number of sites were put forward by local landowners, but it is yet unknown whether these will be considered suitable or allocated in the emerging plan.

38. The **Evidence Base** document, analyses housing completions data for the area over the last 10 years (2013-2023), as provided by Great Yarmouth Borough. In Belton there has been a total of nine new dwellings, in Burgh Castle there has been 23, 2 in

Browston and 3 in Fritton. These permissions represent windfall development outside of any planned growth in the Local Plan. Policy GSP1 of the Great Yarmouth Local Plan Part 2 sets out that development within the development limits will be supported in principle, which means additional windfall housing is likely over the NP period.

39. In addition, in March 2023 Great Yarmouth Borough Council provided a snapshot of permissions with outstanding commitments from the last 6 years (dwellings on sites with planning permission). Looking at the data in **Figure 8** (full tables are in Appendix A and D of the evidence base) there have been 27 planning permissions which have been granted, started, or completed between the dates August 2017 to July 2022. 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 to 203 in the NP area over the development period or beyond. It must be noted that although accurate at the time of writing, the status of permissions will be continuously changing.

| Parish | Granted | Started | Completed | Total Permissions | Total expected Gain |
|---|---|---|---|---|---|
| Belton with Browston | 5 | 2 | 4 | 11 | 13 |
| Burgh Castle | 7 | 2 | 4 | 13 | 22 |
| Fritton and St Olaves | 2 | - | 1 | 3 | 4 |
| Total | 14 | 4 | 9 | 27 | 39 |
| Total (including BN1 Allocation + lapsed permission for 64 homes) | | | | | 203 |

*Figure 8- Snapshot of outstanding permissions in the NP area (Source: Great Yarmouth Borough Council, April 2022 Monitoring Data)*

40. A variety of development has resulted from the 27 planning permissions granted as summarised in **Figure 9**. 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. Conversions of old rural buildings such as barns and stables have also been apparent in the last 6 years and so has the demolition of bungalows into plots with a greater density (e.g., more dwellings on the same size plot), or replacing them on a 1 on 1 basis. Burgh Castle has had permission come forward to support housing for the elderly with warden-controlled

dwellings. There have also been self-contained annexes for residential or tourist use within the NP area.

| Parish | Types of permission coming forward within the last 6 years (2017-2023) |
|---|---|
| Belton with Browston | • New residential development (including garages, private drive, 4 bed detached self-build, detached bungalow<br>• Conversion of barns/stables into residential dwellings<br>• Change of use from doctors' surgery to 2 bed annex<br>• Demolition existing building and construction of new residential dwellings |
| Burgh Castle | • New residential development (one to two storeys, including garages and access, car ports/private drive)<br>• Sheltered Housing/ Housing for the elderly (warden controlled)<br>• Self-contained annex<br>• Demolition existing building and construction of new residential dwellings (bungalows, detached and semi-detached dwellings)<br>• Change of use annex to residential dwelling and subdivision of garden plot |
| Fritton and St Olaves | • New residential development (2—3 bedrooms)<br>• Conversion garage to annex for holiday let use |

*Figure 9- Summary descriptions of the outstanding permissions in the NP area (Source: Great Yarmouth Borough Council, April 2022 Monitoring Data)*

41. As explained earlier, the housing requirement to be met through this NDP is zero, however Policy GSP2 of the Great Yarmouth Local Plan Part 2 (2021) sets out that Neighbourhood Plans can allocate land for housing within or outside of the defined development limits should they choose to. During the process of developing this plan consideration was given as to whether a site should be allocated for housing. In the initial survey (**Figure 10**- February 2023) 59.4% of respondents (184 people) were not supportive of an allocation. This was on the basis that sites are already allocated in the Great Yarmouth Local Plan, they felt it important that the villages retained their rural village identity, and that there was already pressure on infrastructure. Although the advantages of allocating within the NP in terms of influence over future development were recognised, a decision was made not to allocate sites on this basis.

| Would you be supportive of the neighbourhood plan identifying a site for development? | | |
|---|---|---|
| **Answer Choice** | **Response Percent** | **Response Total** |
| 1 Yes | 40.6% | 126 |
| 2 No | 59.4% | 184 |
| Please enter suggested locations below. | | 87 |
| *answered* | | **310** |
| *skipped* | | **37** |

*Figure 10- Q19 response from the initial community survey (February 2023)*

## Housing Mix

42. The NPPF paragraph 62 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc, which provides an opportunity to include a policy in the NP that sets out the housing mix that is expected from new residential development[3].

43. As revealed by the Belton with Browston, Burgh Castle, and Fritton with St Olaves Housing Needs Assessment (HNA, 2022) the population of the NP area has increased by 104 people, representing a 1.9% change. In 2011 over half of the population were of working age (25 - 64yrs). The 2021 Census shows a decline in this bracket and significant increase in the 65–84yrs bracket.

44. The population demographics demonstrate there is an ageing population within the area. There has been a notable drop within younger age groups particularly 0-24yr olds, with this group proportionately less than the national and borough figures. The HNA (2022) also shows the NP population is significantly more skewed towards the middle aged and older population compared to the borough and England. Projected population growth to the end of the plan period (2038) can be expected to be driven by the oldest households, those with a household reference person aged 65 and over, with an increase of 57% between 2011 and 2038 (Table 5-9, HNA, 2022).

45. As explained in the HNA, the dominant dwelling type in the neighbourhood area was detached housing followed by semi-detached in both 2011 and 2021. The Census data does not specifically count bungalows as an individual category, however the HNA uses Valuation Office Agency (VOA) data from 2021 to understand that 28.9% of dwellings were bungalows, which compares with 24.5% bungalows across Great

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[3] National Planning Policy Framework (publishing.service.gov.uk)

Yarmouth and 9.2% nationally. This is a desirable housing type for older people, and indeed many of the recent permissions have been for bungalows.

46. The proportion of detached dwellings in the neighbourhood area is above the borough (30.3%) and national levels (22.9%), which suggests the area is dominated by larger and more expensive properties. Almost half of properties were 3-bedroom, in both 2011 (48.4%) and 2021 (46.2%). The second most dominant housing type is 2-bedroom dwellings (27.6%) followed by 4+ bedrooms (20.7%).

47. Comparing the dwelling size to the Borough of Great Yarmouth as shown in table 5-4 of the HNA (2022) the total percentage of 1- and 2-bedroom dwellings in 2021 is significantly lower in the NP area (33%) compared to Great Yarmouth (42.4%) and England (38.9%). For dwellings of 4 + bedrooms, the NP area (20.7%) is similar to England (21.1%) but around 5% higher than Great Yarmouth.

48. Household composition (combinations of adults and children in a dwelling) is important in understanding the area's housing need and mix. The HNA (2022) highlights that over 66% of the NP area is made up of family units (including couples and children) compared to one person households (29%). This means that housing would need to provide a mix of different sizes to cater for single persons (1 bed), couples (1-2bed) and families with children/non-dependent children which could be teenagers or adults who cannot afford to move into their own property.

49. As set out earlier, the proportion of younger people in the area has declined, in comparison to an increase in older people. So, whilst family households make up a large percentage of the area this could be made up of older couples with no children living with them. A reduction in younger age groups or low proportion of one-person households can be an indication of affordability issues.

50. The HNA (2022) identifies that 82.9% of households are under-occupied, with at least one extra bedroom. This is predominantly families aged 65+ and families under 65 with no children, which suggests that households are generally not downsizing when children leave the family home. This could be due to a lack of choice of more suitable property.

51. The suggested housing mix for new development, as calculated and evidenced in the HNA is set out in **Figure 11.** This predominantly identifies a need for smaller homes, especially 1 to 2 beds, with no need for more 4+bedroom dwellings.

| Number of bedrooms | Current mix (2011) | Suggested mix (2038) | Balance of new housing to reach suggested mix |
|---|---|---|---|
| 1 bedroom | 3.9% | 10.8% | 46.8% |
| 2 bedrooms | 27.3% | 31.3% | 47.9% |
| 3 bedrooms | 48.4% | 43% | 5.3% |
| 4 bedrooms | 15.9% | 11.6% | 0% |
| 5 or more bedrooms | 4.3% | 3.3% | 0% |

*Figure 11- Suggested dwelling size mix to 2038 in Belton with Browston, Burgh Castle, and Fritton with St Olaves (AECOM Calculations, HNA, 2022)*

52. This corresponds to an extent with feedback from the community when asked *"What size of new houses do you want to see built in the area?"* in Q18 of the initial survey **(Figure 12)**. Over half of respondents wanted to see more 2 and 3 bed homes. There is lesser support for larger homes.

| What size of new houses do you want to see built in the area? | | |
|---|---|---|
| **Answer Choice** | **Response Percent** | **Response Total** |
| 1  1 bed | 24.9% | 54 |
| 2  2 bed | 54.8% | 119 |
| 3  3 bed | 68.7% | 149 |
| 4  4 bed | 18.9% | 41 |
| 5  5 bed or larger | 7.4% | 16 |
| *answered* | | **217** |
| *skipped* | | **130** |

*Figure 12- Q18 results from the initial community survey (February 2023)*

53. Putting these findings together would suggest a Housing Mix Policy that aims to provide more homes with three bedrooms or fewer, would be a way forward. Figures from the HNA (2022) suggests that such smaller homes should comprise around 100% of new homes, but it is not good practice to be too precise or restrictive in this regard.

54. **Policy 2** requires that at least 90% of new homes have three bedrooms or fewer, with developers required to set out how their proposals meet local housing need using the best available and proportionate evidence. The HNA (2022) will be considered acceptable evidence for this.

| Policy 2: Housing Mix |
|---|
| Proposals for new build housing should reflect local housing need using the best available and proportionate evidence. |
| New residential development should offer a housing mix whereby at least 90% of homes are three bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable by the delivery of this housing mix. |

## Affordable Housing

55. Affordability is a serious and worsening challenge in the NP area, as well as across the country, and one that must be addressed through housing policy. It is likely that the low proportion of younger people and families with children in Belton with Browston, Burgh Castle, and Fritton with St Olaves is an indication that they find it difficult to get on the housing ladder. It is important to address this issue and have good quality affordable housing available to help improve quality of life.

56. The HNA (2022) shows a 64% growth in house prices between 2012 (£130,500) and 2021 (£214,000) with some fluctuations. Detached dwellings have increased in price the most by 93.3%. The HNA (2022) states that local households on average incomes are unable to access even entry level homes for purchase on the open market unless they have a very large deposit, and even those with higher-than-average income are likely to struggle. The median house price as stated in paragraph 99 of the HNA would require an annual income 40% higher than the current average.

57. Furthermore, private renting is generally only affordable to average earners. Households made up of one or two lower quartile incomes, which for Great Yarmouth the estimate is £12,015 a year (based on 2019 findings,) are unable to afford current levels of rent unless they are willing to dedicate a larger proportion of their income to rental costs, which may have negative consequences for quality of life and is not considered sustainable.

58. Affordable Housing (subsidised tenure products) can be a way to address this and the HNA (2022) identified a need for more affordable homes, especially to rent. The community survey also asked people to share their experiences with housing issues. 45% of people responding to the survey felt there needed to be more affordable housing within the area (see **Figure 16**). A few respondents also indicated that they had family members on the waiting list for social housing — with some of these waiting 5 years for a suitable option to become available. Additionally, people shared their difficulties in buying their first home, including the level of deposit required and cost of ongoing mortgage payments.

59. The NPPF (2023) in paragraph 65 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. Affordable Housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, such as those guided by the local plans. Policy UCS4 in the Great Yarmouth Local Plan Part 2 in relation to Affordable Housing requires 20% of all new homes on sites of 10 dwellings or more or a site area of 0.5 hectares or more to be delivered as Affordable Housing[4]. As a starting point Great Yarmouth Borough Council will seek the following split in the affordable housing requirement – 90% affordable rent, 10% affordable home ownership, which is set out in Policy H1 of the Local Plan Part 2. The Broads Local Plan Affordable Housing policy seeks off site contributions for schemes of 6-9 dwellings. **Policy 2** seeks to apply an alternative split based on local evidence provided through the HNA (2022).

| What type of housing is required in the area? | | |
|---|---|---|
| Answer Choice | Response Percent | Response Total |
| 1 Social housing | 15.9% | 44 |
| 2 Flats/Apartments | 7.2% | 20 |
| 3 Affordable homes | 44.6% | 123 |
| 4 First time buyers | 31.5% | 87 |
| 5 Sheltered housing for the elderly | 25.4% | 70 |
| 6 Bungalows | 25.7% | 71 |
| 7 Semi-detached homes | 15.2% | 42 |
| 8 Detached homes | 15.9% | 44 |
| 9 Terraced homes | 6.9% | 19 |
| 10 Other (please specify): | 23.9% | 66 |
| answered | | 276 |
| skipped | | 71 |

*Figure 13- Q18 from the community survey (February 2023)*

60. It is important to note that Affordable Housing as defined in the NPPF (2023) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value[5]. There is a Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is

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[4] Local Plan Part 2 (2021) (great-yarmouth.gov.uk)
[5] National Planning Policy Framework (publishing.service.gov.uk)

retained for future occupants and to stop renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites.

61. It is also possible to set local eligibility criteria for First Homes[6]. The local eligibility criteria that the NP has set is detailed in **Policy 3** and this will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base.

62. The HNA (2022) estimates that Belton with Browston, Burgh Castle, and Fritton with St Olaves requires roughly 118 units of Affordable Housing over the NP period. Using overall housing tenures, it is suggested that 70% of this should be for social/affordable rented housing and 30% for shared ownership (affordable home ownership). This would equate to the need for 83 units of affordable rental housing and 35 units of affordable home ownership over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes and it must be noted from the HNA (2022) that households identified in the demand for affordable home ownership are, by and large, adequately housed in the private rented sector, affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. Their needs are less acute than those on the waiting list for affordable rented housing.

63. It is unlikely that the number of dwellings delivered in the Plan period will meet the affordable housing need, even with the Local Plan Allocation BN1 in Belton, so an appropriate benchmark tenure mix has been included in **Policy 3**, and will ensure affordable rented housing is made a priority, at a ratio of 70:30 (70% rented and 30% ownership (such as First Homes or Rent to Buy)) going forward. This would then allow the NP area to increase the number of social/affordable rented homes which are very limited in the stock at present.

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[6] First Homes - GOV.UK (www.gov.uk)

| Policy 3: Affordable Housing |
|---|

Where it is practicable to do so, affordable housing delivered within Belton with Browston, Burgh Castle, and Fritton with St Olaves should comprise:

- 70% Affordable Rented Housing
- 30% Affordable Home Ownership

Development proposals put forward by Community Land Trusts will be supported in principle subject to other relevant policies.

The following local eligibility criteria, which aims to establish a local connection as a preference, should be applied to First Homes, with the requirement to meet at least one of the following:

  i. Current residents of one of the three parishes who rent or live with other family members;
  ii. Ex-residents of one of the three parishes who rent or live with other family members and who moved away within the last three years; or
  iii. People who rent or live with other family members outside the three parishes but who have caring responsibilities in one of the three parishes.
  iv. People who are employed in one of the three parishes.

# Community Led Development

64. Community led development (CLD) as defined in the glossary is development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The NPPF (December 2023) sets out in Para 73 that local planning authorities should support the development of exception sites for CLD in sites that would not otherwise be suitable as rural exception sites. CLD should include one or more types of affordable housing and be adjacent to existing settlements proportionate in size to them and comply with any local design policies and standards.

65. Giving communities a greater say and control of their local area is a central theme of Government policy. The Lothingland Community Land Trust (CLT) covers the NDP area, and it aims to bring forward community led housing, which is genuinely affordable to local people, based on what they earn. CLTs are democratic, non-profit organisations that own and develop land for the benefit of the community. They typically provide affordable homes, community gardens, civic buildings, and energy schemes. They are run by ordinary people who want to make a difference to their local community, putting

control of assets into the hands of local people, enabling them to ensure that homes are permanently and genuinely affordable.

66. The Lothingland Community Land Trust was set up to provide housing to meet the specific needs of the residents of the 5 villages. We issued consultation questionnaires and had considerable public engagement. The ideology is very simple, to provide housing at social rent rates (those matching the council's). CLT properties are exempt from the right to buy scheme, so they will be there in perpetuity for future generations. Housing allocation is determined on a point basis, meaning there should be no direct discrimination of applicants within the villages. Points are allocated for living in one of the villages, being a key worker, ex-service personal, second-generation family looking to move within the village and several other criteria. The last point is particularly important because we felt that if families remained in the villages, it would achieve two main goals. One, that there would be a support network provided by family and friends reducing isolation and two, to maintain a young and vibrant community. Funding remains a significant challenge to delivery, but action is being taken to explore opportunities to tackle this.

67. **Policy 4** starts with the presumption that community led developments will be supported, unless there are fundamental constraints, such as impacts on designated heritage assets or unacceptable highway safety concerns. Such proposals may not just be for housing – but other community projects requiring planning permission, such as community led renewable projects or business units.

68. Evidence, as presented above, from the HNA identifies a significant need for affordable housing in the neighbourhood area, and it is unlikely that this will come forward as part of existing plans. **Policy 4** allows for proposals outside of, but well related to, the development limits to come forward as exception sites. This is in recognition that community groups may be unable to afford to purchase sites within the development limits.

69. **Policy 4** allows for community-led schemes in the open countryside, but they should be, well related, i.e. located as close as possible to the settlement to enable easy access to services and facilities by walking, cycling, or wheeling. This is to ensure good levels of accessibility and quality of life by reducing issues such as social isolation and loneliness, as well as minimising the need for car travel. Applicants will need to demonstrate that sites are suitable in this respect.

70. For those sites outside of the settlement, impact on character of the locality and countryside will be important. This will be considered in relation to the proposals overall scale, design, and layout. Significant harm to the appearance and character of the local landscape or townscape, or heritage assets, should be avoided. Where harm is unavoidable and cannot be mitigated, it will be necessary to demonstrate that the scheme's benefits outweigh the harm.

71. It is important for proposals to be genuinely community led and have wider community support. Applicants will need to demonstrate that meaningful engagement has taken place with the community. Proposals for affordable housing will need to be initiated by a Community Land Trust or Parish Council.

72. To fund the construction of community assets, it is expected that the community organisation will be able to access external grants or loans. However, such funding opportunities may not be readily available or limited in their extent. In which case, an element of market housing may be needed to provide cross subsidy for affordable housing or other community benefits.

73. A Viability Assessment will be required to explain and justify the inclusion of market housing within schemes. A financial appraisal will need to demonstrate that the proposed amount of market housing is essential to enable delivery of the other elements of the community scheme. Applicants will also need to demonstrate that the community benefits are significantly greater than would be delivered on a normal open market site. For example, that a significant proportion of affordable properties or other community uses are proposed, which off-set and justify the provision of some market housing. The assessment will be independently reviewed, entirely at the applicant's expense.

74. The granting of planning permission outside of the settlement limits can significantly enhance a site's value. To satisfy that the introduction of market housing is used to fund community benefits rather than disproportionately benefitting the landowner, a Statement of Community Benefit will be required. This should set out an explicit statement of site value that will accrue to the landowner as a consequence of planning permission.

| Policy 4: Community Led Development |
| --- |
| The affordable housing element may be permitted outside development limits within the neighbourhood plan area, as an exception to normal policies where:<br>a) The site is well related to the settlement, with good access to services and facilities by walking, cycling or wheeling;<br>b) No significant harm will be caused to the character or setting of the settlement and the surrounding countryside;<br>c) The scale of the scheme is appropriate to the location and the level of identified local affordable housing need;<br>d) The scheme incorporates a range of dwelling sizes, types, and tenures appropriate to local need (as per Policy 1 and 2). |

## Design

75. Design is another key area where a NP can have significant influence and is considered to be a key aspect in achieving sustainable development. It plays a critical

role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical to national policy. As stated in paragraph 126 of the NPPF (2023) *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."*

76. As set out in the National Design Guide (2021)[7] a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 14**.



*Figure 14-The Ten Characteristics of a Well-designed Place (National Design Guide, 2021)*

77. NPPF Chapter 12 (2023) requires Plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies[8] and encourages neighbourhood plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a

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[7]  National_design_guide.pdf (publishing.service.gov.uk)

[8] National Planning Policy Framework (2023), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

carbon zero future. For example, trees are seen as an important part of design and are integrated biodiversity net gains (BNG). There is strong support for good design and beautiful homes, and the requirement is for poor design to be refused.

78. In the Broads Local Plan Policy DM43 *"expects all development to be of high-quality design. Development should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate"*. It sets out a number of matters to consider including layout, density, materials, accessibility, flood risk, biodiversity, and landscaping. In the Great Yarmouth Local Plan numerous policies address design including:

- Policy CS1 sets out that development should create, *"distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics."*
- Policy CS4 – Delivering Affordable Housing – sets out that affordable homes should be designed to be well integrated with other housing.
- Policy CS9 requires well-designed places, setting out the general requirements such as safe access, and in keeping with the surrounding area.
- Policy H3 in the Local Plan Part 2 sets out the indicative minimum densities needed for residential development in areas across the borough. For Belton this includes 30 dwellings per hectare and 20 dwellings per hectare for the rest of the NP area.

79. In limited circumstances, such as where a site location is particularly sensitive owing to its distinct local character, the Borough Council will consider the acceptability of lower housing densities. Low density residential developments, particularly those on land graded 1 or 2 in agricultural land value or greenfield land that do not meet the minimum standards in Policy H3 or fail to demonstrate the limited circumstances set out in the policy will not be permitted. It is felt that future development in the NP area should also prioritise parking for new development as this is a significant issue, especially on the estates of Belton, with parking on verges and pavements commonplace as well as the congestion of these roads caused by parking.

*Photos of parking issues on Berry Close, Bracon Road and St John's Road, Belton.*

80. Flood risk and management is also an important aspect to be considered in design. Chapter 14 of the NPPF, *'meeting the challenge of climate change, flooding and coastal change'',* seeks, amongst other things, to ensure that development addresses flooding and flood risk. This includes a focus on use of Sustainable Drainage Systems (SuDS). Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off.

81. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. The most sustainable option via SuDS is collecting the water for reuse such as rainwater harvesting system or with a water butt. However, when reuse isn't possible the other approaches are infiltration and attenuation. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration. The Lead Local Flood Authority (LLFA) provides guidance for developers regarding surface water flood risk and drainage for proposed development[9].

82. In the initial consultation survey (February 2023) the community raised design as being an important consideration for any new development in the area. Q20 and Q22 of the survey showed that energy efficiency was particularly important as was parking, gardens, design and layout and distance and access to infrastructure and services.

83. In 2023 AECOM was commissioned to provide design expertise to support development of the NP. This focused on developing design guidelines and codes

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[9]Norfolk County Council. LLFA Statutory Consultee for Planning: Guidance Document. Source: Information for developers - Norfolk County Council

which could be used to inform the design of future planning applications and developments in the area. This included a high-level assessment of the neighbourhood area, site visit and meeting with the community and preparation of a bespoke design guide and codes. These design codes can be a valuable tool for securing context-driven, high-quality development in the NP area, especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments.

84. The Belton with Browston, Burgh Castle, and Fritton with St Olaves Design Guidance and Codes 2023 identifies five distinct character areas. **Figure 15** (taken from the Design Guide) provides a map of the five-character areas, namely Belton, Browston, Burgh Castle, Fritton, and St Olaves.
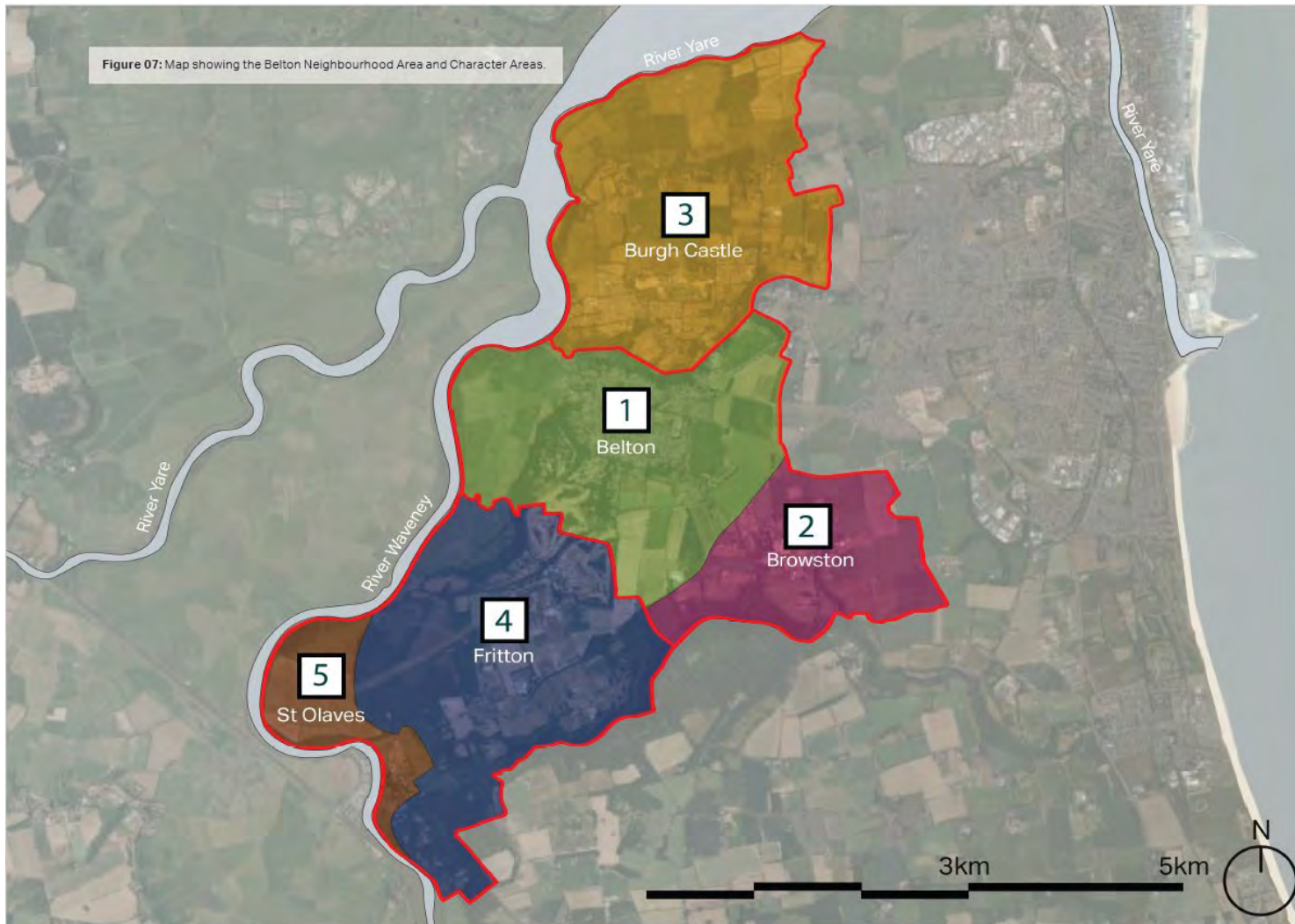
*Figure 15-Character Areas with Browston, Burgh Castle, and Fritton with St Olaves*

85. **CA1- Belton** is the largest settlement within the NP area, consisting mainly of post-war residential development (including apartment buildings) at a higher density than other settlements within the area. A large feature in the settlement is the substantial holiday parks particularly in the southwestern corner, there are maisonettes fronting onto car parking courts and few agricultural buildings with courtyards. There are some clusters of historic buildings and heritage assets in Belton which emerged alongside a booming horticultural industry during the latter 19th and early 20th centuries. As this industry has faded, the village's character is defined by its predominantly residential feel and rural surrounds. Regarding the layout much of this is contained along a radial route forming a loose perimeter around the parish, there are cul-de-sacs and other quiet residential streets which lead from the loose perimeter forming a cluster of development.

86. The main building typologies are detached and semi-detached houses with some historic terrace row houses and holiday parks. The heights of most buildings are 1 or 2 storeys with the exception of All Saints Church. The local vernacular is characterised by post-war housing with different materials and layouts such as small front gardens.

87. Prominent historic routes in CA1 include Station Road and St Johns Road and are considered critical for onward access to cul-de-sacs in the parish and other residential streets in the whole NP area. Whilst these routes sustain greater flows of traffic, they are narrow with enhanced enclosure due to dense vegetation and shallow building setbacks.



*Figure 16- Examples within CA1 from AECOM,2023*

88. **CA2- Browston** is a hamlet located to the east of Belton. The area features small clusters of linear development and agricultural buildings set along country lanes and among open fields. Browston is a rural area with an abundance of large houses, agricultural small holdings, and open fields. The layout of CA2 consists of a mixed, fragmented grain with development set within loose clusters along two intersecting country lanes. The building lines are often uniform, particularly within instances of infill development, though older buildings with adjoining agricultural buildings feature differing building orientations. The heights of the buildings are typically low rise being

1 to 3 storeys. The tallest building is Browston Hall which can be seen in Figure 20. There is a real rural feel in Browston with screening of roofscapes from dense vegetation and tall trees.

89. A common building typology in CA2 is detached country cottages. Regarding materials there are a mix of architectural styles with older iterations including white render and red brick. Browston Hall is the standout landmark within the area with white render and bay windows. The roofline predominantly uses red clay pantiles and a range of roof typologies. The area also features barns, stables and greenhouses with corrugated steel and timber framing commonly used.

90. The streets and movement within CA2 primarily consist of ad-hoc ribbon development along the intersecting routes Browston Lane, Cherry Lane and Lound Road. These are all rural in character with hedgerow and dense tree boundaries. Unfortunately, there is little in the way of pedestrian footpaths, however at times, these routes feature grass verges which make up boundary treatments for adjoining properties. Access into the settlement from the wider NP area is primarily dependent upon the A143, which forms a distinct boundary to the west of the area. Further access from surrounding settlements and hamlets is made possible via a network of other country roads such as Yarmouth Road and Hobland Road.



*Figure 17-Examples within CA2 from AECOM, 2023*

91. **CA3- Burgh Castle** is an historic settlement and features a Roman Fort once used as a defensive position along the River Yare. Much of the area is rural with dense wooded areas to the south and marshland around the River Yare to the west. The parish includes a number of other historic buildings and is abundant in small arable farmland and associated infrastructure. As well as this the area has experienced a large sum of tourist activity leading to the development of holiday parks along Butt Lane and Mill Road. The layout of the parish is primarily linear with a mix of residential dwellings among scattered agricultural buildings on larger plots.

92. The building typology is mixed with detached, semi-detached, and terraced properties as well as agricultural buildings, the village hall, and Queens Head pub. The height alike the other character areas is low rise made up of 1 to 2 storey houses; the most notable landmark is the Church of St Peter and St Paul. There is a variety of material palettes including red brick, white render, and weatherboarding, as well as mixed roofline with pitched, hipped and gable fronted roofs, as well as skillion and flat roofs used on agricultural buildings such as barns and stables.

93. The streets and movement within CA3 consist of four key routes along Butt Lane, Mill Road, Church Road, and High Road. The latter two are most prominent making up a long stretch of ribbon development and some of the roads are narrow such as Back Lane.



*Figure 18-Examples within CA3 from AECOM, 2023*

94. **CA4- Fritton** is one of the smaller settlements within the NP area. It is mostly flat, arable farmland and dense woodland with the River Waveney and Fritton Lake making up its northern and southern boundaries. Fritton Lake alone brings in large levels of tourism which adds to the concentration of short stay accommodation. The layout of CA4 is a dense cluster of linear development along New Road made up of building typologies including detached, semi-detached, terrace housing and large barns. At times this linear line is broken up with back land development and small cul-de-sacs like Forest Mount. It is interesting to note that there is a differentiation of settlement pattern along Church Lane which make up large new build terrace houses along a narrow private country lane (Example in Figure 22).

95. The building height alike the other character areas are low rise of around 1 to 2 storeys. However, for CA4 there is no visible roofscape beyond the main cluster of dwellings along New Road since many are densely screened. There is a rich variety of architectural styles such as the distinctive St Edmunds Church which is a historic 12th century flint walled church with a thatched roof and circular tower. Other buildings include red brick terrace cottages with sash windows and arched lintels, timber

framed, and pastel rendered exterior finishes and some instances of mid to late 20th Century housing.

96. The streets and movement of the parish focus on New Road and the A143. There is some enclosure on New Road provided from dense tree lines and housing fronts which have shallow setbacks. In the built-up area of Fritton there is passive surveillance enhancing the quality of the pedestrian movement near the small play area. However, the downfall is the little pavement provision in this area which is common for rural localities.



*Figure 19-Examples within CA4 from AECOM,2023*

97. **CA5- St Olaves** is the most southern small village in the NP area. It is characterised by the River Waveney and has flat arable farmland and extensive views towards The Broads. CA5 is primarily residential with some commercial and leisure facilities such as the notable landmarks of the St Olaves Priory, the Bell Inn, and the Marina. The layout of CA5 includes linear development such as the small stretch along the A143 Beccles Road and B1074 Herringfleet Road and much of the housing along Priory Road. Here are also cases of backland development and cul-de-sacs. However, some clusters are bounded by dense woodland. The building heights are mainly 1 to 2 storeys and there are a range of materials within CA5 including flint and red brick with casement windows featuring muntins, as well as a clay pantile roof. There are instances of white render and thatch on some cottages as well. However, there is also an abundance of later 20th Century housing with a range of architectural features.

98. The streets and movement of the area focuses around the A143, Priory Road and Herringfleet Road. There is good pedestrian amenity/access such as generous pavements and natural surveillance from fronting properties. Another key activity for the area is the use of the crossing along the bridge going over the River Waveney.

*Figure 20-Examples within CA5 from AECOM, 2023*

99. The Belton with Browston, Burgh Castle, and Fritton with St Olaves Design Guidance and Codes 2023 has further detail on the characteristics of each of the five areas. These design codes can be a valuable tool for securing context-driven, high-quality development in the NP area, especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments. Since this is a joint NP, design is being dealt with in separate character areas since they are all slightly different. Applicants should make themselves aware of the character area relevant to their application.

| Policy 5: Design |
|:---:|

As appropriate to their scale, nature and location, development proposals will need to have regard to the Belton with Browston, Burgh Castle, and Fritton with St Olaves Design Guidance and Codes in general, and specifically as they apply to the relevant character areas.

The Design Codes and Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability.

Particular points to be considered from the Design Codes include:

1) New development should have due regard to the heights and rooflines of other buildings in the area and the general low profile of buildings.
2) Materials and colours should respect the local vernacular and adjacent built environment, such as red brick and red or black pantiles and have regard to the distinctive palette in the design codes document.
3) Proposals should reflect and/or respect and complement the characteristics of the historic settlement pattern.
4) Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.
5) New or existing development proposing boundary treatments should preserve open sightlines and use features set out in CA1 which may include hedgerows, trees, wooden fences, or low walls built from local materials.
6) New developments should provide front and back gardens which respect the ratio of garden space to built form, and front gardens should also be well planted to create an attractive environment and sense of openness.
7) Where cars need to be parked at the front, at least 50% of the frontage should be landscaped with a relevant property boundary treatment respecting the character area.

Proposals should protect, retain, and enhance existing landscape features, such as mature trees and Local Green Spaces, to preserve the natural character.

Development proposals should integrate new trees and vegetation to deliver biodiversity net gain (BNG) and enhance wildlife without blocking future views, particularly those identified in Policy 8.

All developments should strive for high quality design that meets the climatic targets for $CO_2$ emissions and are encouraged to incorporate wherever possible green design elements.  Wherever possible, new homes should include built-in low carbon heating sources, use low carbon building materials, and come equipped with low carbon technology.

Where practical, development proposals should be designed and constructed sustainably whilst respecting the character area in which they are located.

Development proposals should incorporate multifunctional Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes that are appropriate to the scale and nature of the development. Proposals should be designed to be an integral part of the green infrastructure and deliver biodiversity improvements where at all possible. Examples may include:

- Attenuation ponds;
- Introduction of permeable driveways or parking areas;
- Rainwater harvesting and storage features

# Natural Environment

100.    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 as shown in **Figure 21.** There are also several non-statutory designated sites in the NPA. Many of these sites as shown on the map overleaf and sit to the north and west of the NPA. These are:

- **Broadland**- Ramsar Site; Special Protection Area (SPA)
- **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** Special Area of Conservation (SAC)
- **County Wildlife Sites** (CWS)- Belton Common (1428), Bremar Pond Stud (2184), Burgh Castle (2279), Fritton Warren South (1426), Howards Common (1429) and Waveney Forest (1427).

101.    Any development in the village must be able to demonstrate no significant adverse impact upon the integrity of these designated sites. Another important factor is that part of the NP area sits within The Broads which has the equivalent status to a National Park. The Broads is a Special Area of Conservation which contains several examples of naturally nutrient rich lakes.[10]. It is made up of a series of flooded medieval peat cuttings that lie within the floodplains of five principal river systems known as Broadland. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK.[11].

102.    There is strong support locally for protecting and improving wildlife habitat. Many comments were received as part of the community survey about the importance of wildlife habitats and ecological preservation, especially if other habitats are lost to development in the village. The value of wildlife and green spaces for children, adults and older people was noted for both village residents and for visitors/holidaymakers. Many important landscape views within the parishes were also suggested by residents which perhaps reflects some of those characteristics that are treasured, such as the countryside and openness.

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[10] 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: European Site Conservation Objectives for The Broads SAC - UK0013577 (naturalengland.org.uk)

[1111] JNCC.2008. Information Sheet on Ramsar Wetlands mentioned Broadland and The Broads. Source: untitled (jncc.gov.uk)
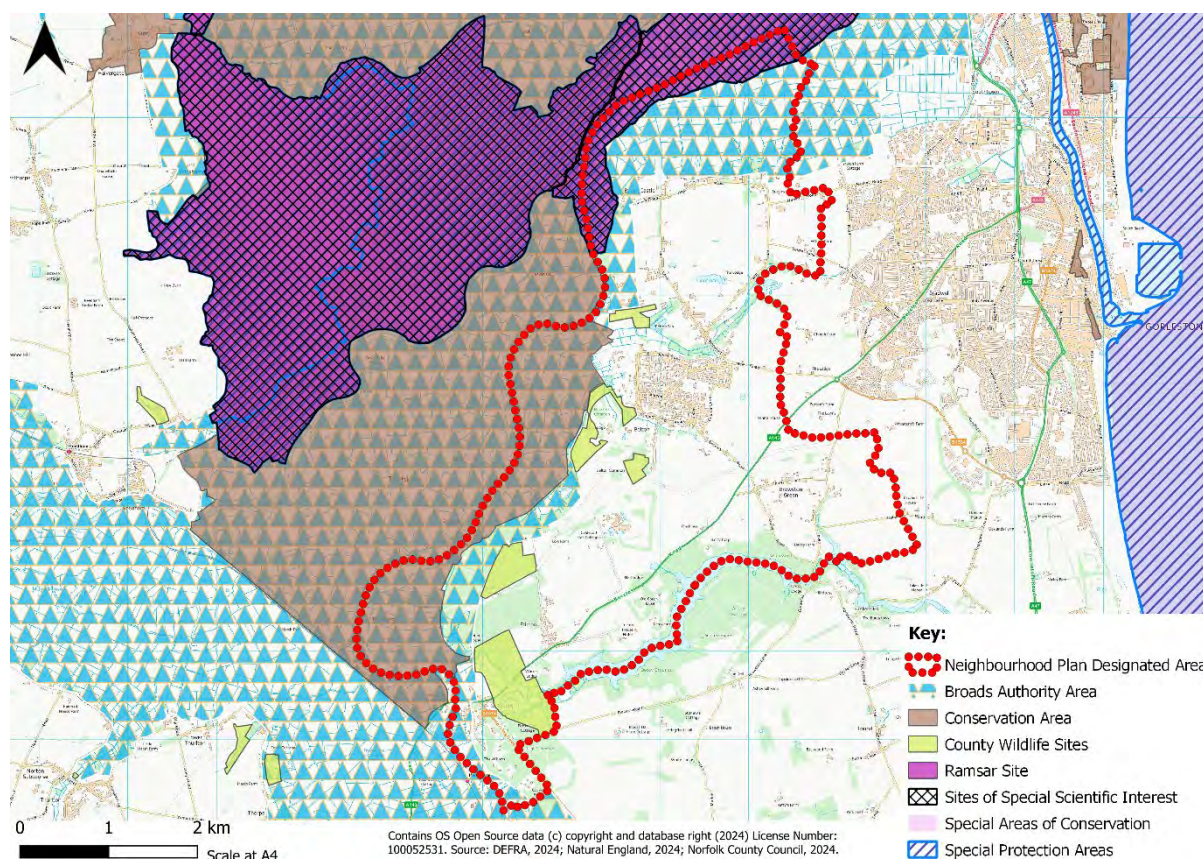
*Figure 21-Wildlife Designations in close proximity of the NP area (Source: Natural England)*

103. Legislation and the NPPF Chapter 15 affords considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This includes the need for BNG in developments. Para 174 supports the mapping of ecological assets and networks, including for enhancement or habitat creation. NPPF paras 96 -101 covers protecting existing green open spaces and creation of new ones. The NPPF also makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined.

104. Schedule 14 of the Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must 'leave biodiversity in a better state than before'. In England, BNG became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990. There will be three ways to deliver BNG, onsite within the red line, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain

approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within either local planning authority area.

105. The local plans have general policies protecting landscape and its features, including protecting nocturnal character, important views and protecting and enhancing biodiversity, including supporting a green infrastructure network. The Broads Local Plan policy SP6 requires biodiversity gains wherever possible paying attention to habitats and species. The emerging Greater Norwich Local Plan (GNLP) Policy 3 requires a 10% net gain in biodiversity and for all residential development to address potential visitor pressure on designated sites through a standard contribution.

106. **Policy 6** aims to ensure the importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. This includes having an opportunity for offsite BNG measures within the Parish to be pooled to create bigger and better areas of habitat that reduce edge effect, which can disrupt continuity due to fragmentation. Edge effects can be defined as ecological alterations linked with development of sudden, artificial edges (Didham et al, 1998.[12]) and are breaks in the continuity of neighbouring habitats that can cause changes in the habitats biological and environmental attributes. Reducing this will allow wildlife to move more freely through different areas.

107. Useful sources of environmental data applicants can use include the Norfolk Biodiversity Information Service and the DEFRA Magic mapping service.

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[12] Edge Effects - an overview | ScienceDirect Topics

All development proposals that result in an increase in developed floor space will need to demonstrate at least a 10% net gain in biodiversity, using the most up to date metric, which should be achieved in the following ways, in consultation with the local planning authority:

- Habitat secured for at least 30 years via planning obligations or conservation covenants;
- Delivery of biodiversity net gain (BNG) on site wherever possible and if it can be demonstrated that this is not feasible then delivery elsewhere in the Parish boundary or suitable available locations in the local area;
- Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as county wildlife sites, priority habitats or corridors to those sites);
- Extend, wherever possible, priority habitats to reduce the loss of these valued habitats through fragmentation and reduce edge effect from barriers such as housing, roads, hard landscaping and artificial lighting, or the insensitive management of habitats;
- Use predominantly native British species of flora and fauna of local provenance with due regard to climate resilience within the timescale of the current plan.

Through effective layout and design, development should recognise the location of existing green infrastructure.

SuDS should be designed for the benefit of wildlife and prevent amphibians from being trapped[13].

Where possible and feasible new developments are encouraged to include wildlife features and enhancements within the landscape such as those set out in the Broads Authority Biodiversity Enhancements Planning Guidance[14]. This may include[15]:

- Invertebrate, swift[16] or bat boxes;
- The incorporation of hedgehog gaps beneath garden fences;
- The incorporation of bee bricks in every dwelling;
- The addition of green roofs and/or green walls to new buildings as appropriate;
- The installation of green screens[17] where suitable;
- Implement 'buffer zones' around sites to protect sensitive landscapes and areas of high biodiversity, for e.g. County Wildlife Sites.

Proposals that will affect trees or hedgerow should be accompanied by a survey which establishes the health and age of affected trees and/or hedgerow, and appropriate management plan. There is a presumption of hedgerow and trees being protected and incorporated into schemes. Any loss of trees or hedgerow

should be compensated for by adequate replacement provision of greater value than the tree or hedgerow lost.

Replacement species should be native British species of local provenance. Developers should ensure local ecological connectivity is maintained and sufficient space is made available for delivering biodiversity net gain on the development site unless exceptional circumstances can be demonstrated.

## Local Green Spaces

108. The NPPF sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

109. The designation should only be used where:

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

110. A robust process has been followed to determine which green spaces within Belton with Browston, Burgh Castle, and Fritton with St Olaves should be designated:

- Initial ideas were suggested by the community as part of consultation activities.
- These were reviewed to consider at a glance whether they would meet the national criteria for designation.
- A site visit was undertaken by the Steering Group and further evidence gathered on each of the remaining green spaces.
- An assessment against the national criteria for LGS was made for each of the potential areas.

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[13] https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf

[14] https://www.broads-authority.gov.uk/__data/assets/pdf_file/0016/231055/Biodiversity-guide_18_11_2016.pdf

[15] Note-this list is not exhaustive.

[16] 1 box per dwelling In line with the new British standard BS 42021:2022- swifts mapped on Swift Mapper

[17] This is foliage grown around a framework to protect an area, for example, from nearby road pollution.

- Landowners were contacted via letter in the early stages of plan preparation before the Regulation 14 Consultation to make them aware that their land was being considered for LGS designation.
- A final decision was made by the qualifying body as to which green spaces to designate.

111. Residents were asked to put forward their views on which green spaces in their community should be protected in the NP – 196 suggestions were received. Commonly people suggested broad green areas such as the surrounding countryside, or all green spaces and wildlife, which was seen to have an important impact and on people's 'help' mental health and wellbeing. More specific suggestions were made for:
- Fields around Belton sports field
- Playing fields including near the school Bell Lane Playing Field/Park/Play Area) (Parish owned)
- Fields on Beccles Road and New Road, Belton
- Field in front of Church Lane, Belton
- The Roman Fort and surrounding grounds, Burgh Castle
- Burgh Castle Playing Field (Trust)
- Bland Corner (Parish owned)
- Fishing lakes (privately owned)
- Waveney Forest, Fritton (privately owned, most of which are CWS 1426 &1427)
- Belton Common (privately owned)
- Bell Lane, Church Lane, and Sandy Lane
- Angles Way
- Browston Hall grounds and golf course (privately owned)

112. This NP designates **10** LGS for protection, these are identified in **Figures 22 to 26** and on the **Policies Map in Appendix A**. These are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation. Justification for each LGS is found in Belton with Browston, Burgh Castle, and Fritton with St Olaves NP LGS Assessment. Many of the LGS are public open spaces and are maintained by the parish councils or trustees.

113. The LGS Policy is important, as is the precise wording. Paragraph 103 of the NPPF sets out that, "Policies for managing development within a Local Green Space should be consistent with those for Green Belts."

| Policy 7: Local Green Spaces |
| --- |

The areas listed below and shown in Figure 22 are designated as LGS:

- LGS1- Playing Field, Church Road, Burgh Castle including Children's Play Area
- LGS2- Bremar Pony Stud (CWS2184) Porters Loke, Burgh Castle
- LGS3- Sports Field, New Road, Belton
- LGS4 Blands Corner Nature Reserve, corner of Stepshort and New Road, Belton
- LGS5- Playing Field, Bell Lane, Belton
- LGS6- Belton Common (CROW Site) Marsh Lane, Belton also part of (CWS1429)
- LGS7- Belton Common South/Belton Sand Pit, Back Lane / Angles Way (CWS1428)
- LGS8- The Parish Pit, Herringfleet Road, St Olaves (CROW Site)
- LGS9- Horse Common, (CROW site) including Play Area, New Road, Fritton
- LGS10- St. Olaves Village Hall Green Space, Herringfleet Road, St. Olaves

These will be protected from inappropriate new development such as new residential development in accordance with the National Planning Policy Framework Green Belt Policy.
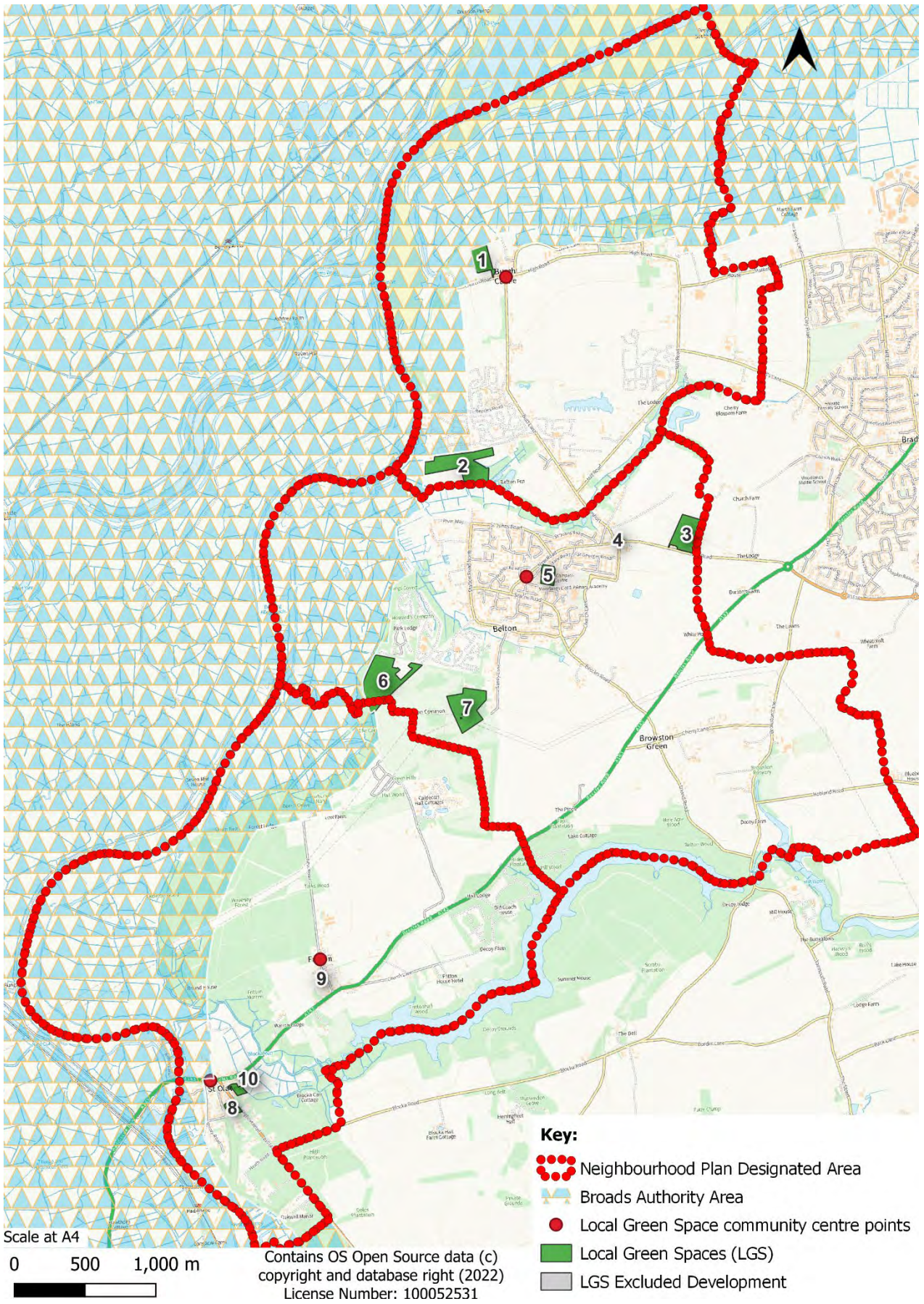
Key:

🔴 Neighbourhood Plan Designated Area

Broads Authority Area

🔴 Local Green Space community centre points

🟩 Local Green Spaces (LGS)

⬜ LGS Excluded Development

Scale at A4

0    500    1,000 m

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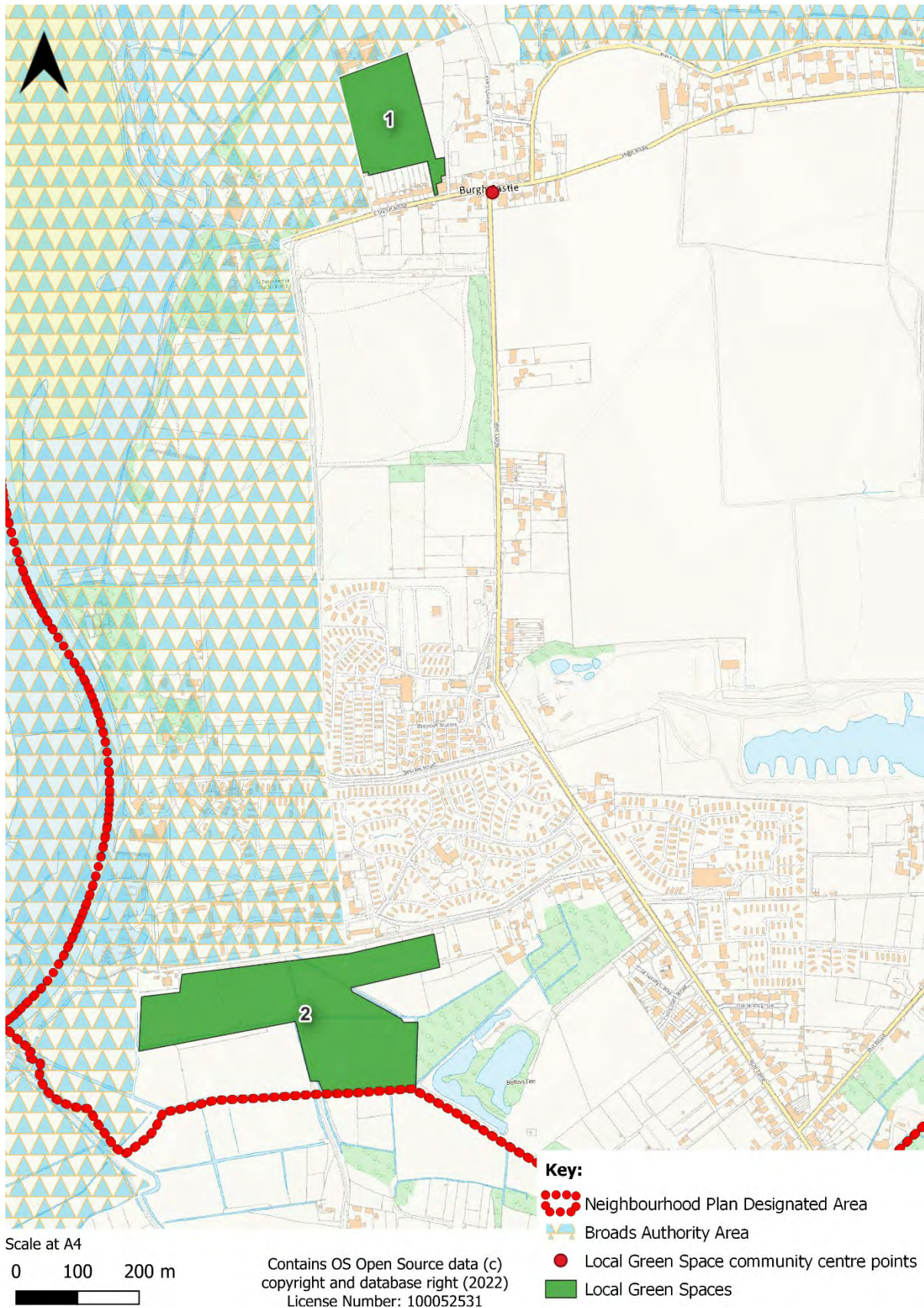License Number: 100052531

*Figure 22– Local Green Space*

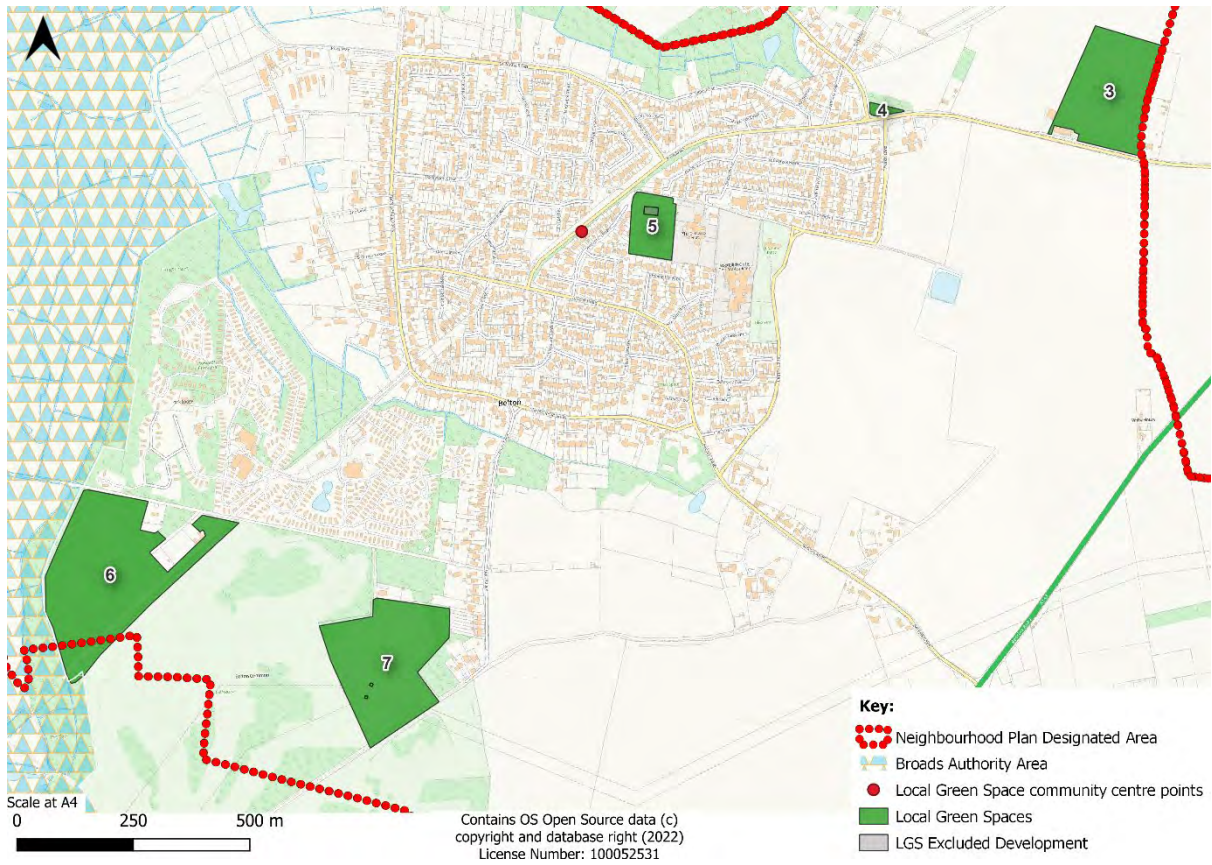*Figure 23-Local Green Spaces in Burgh Castle*

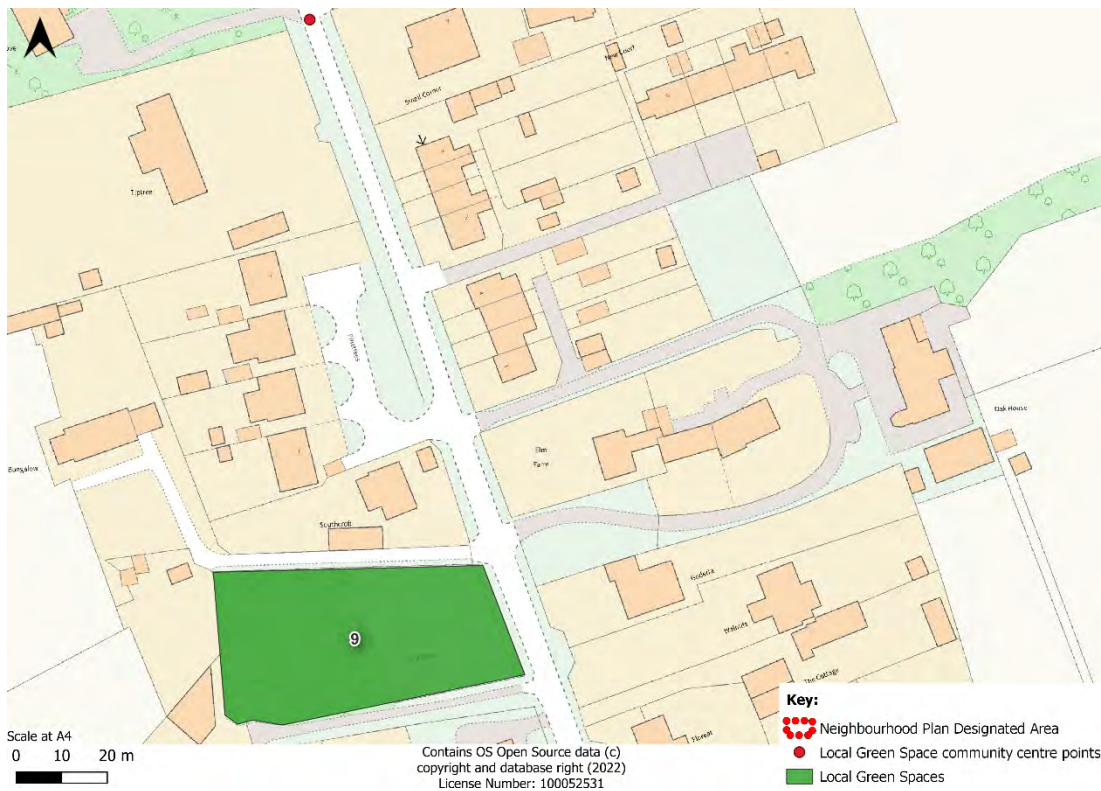*Figure 24-Local Green Spaces in Belton with Browston*



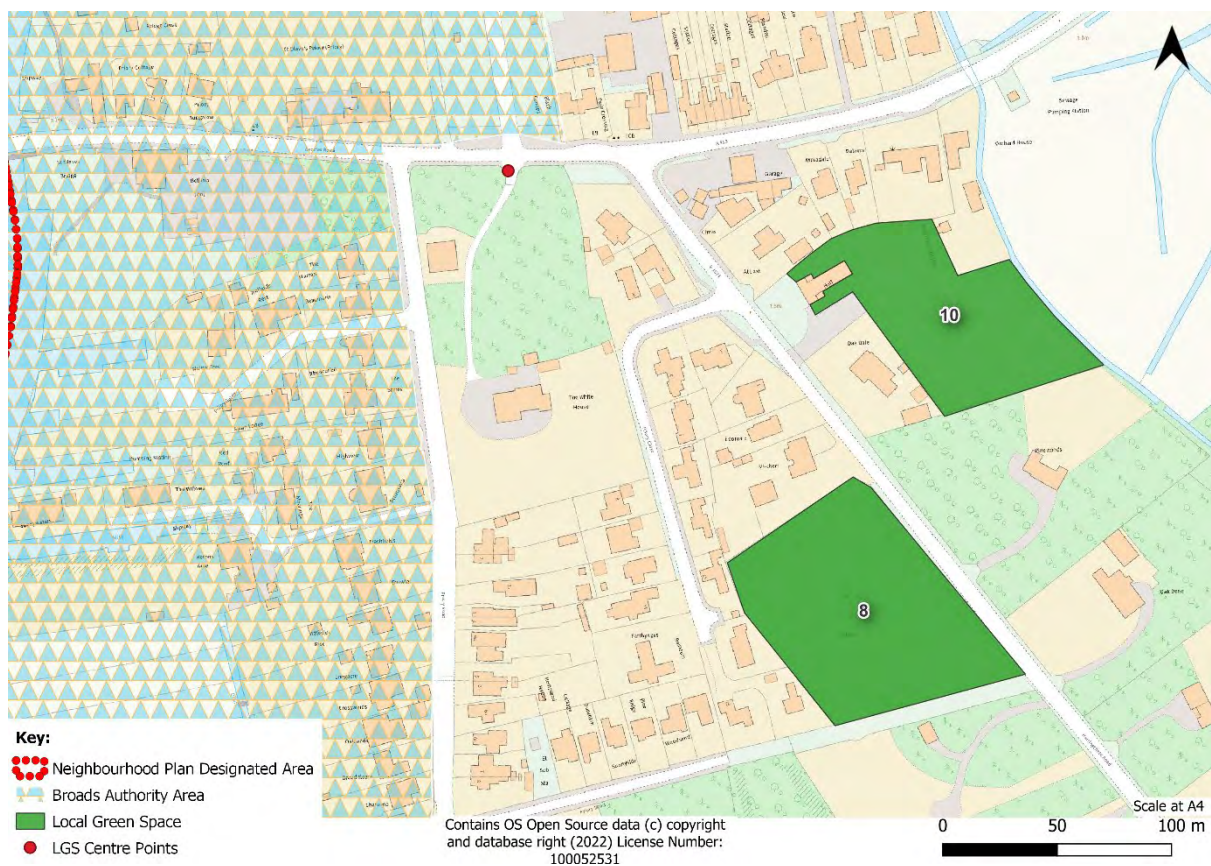*Figure 25-Local Green Spaces in Fritton with St Olaves*

*Figure 26-Local Green Spaces in Fritton with St Olaves*

## Important Local Views

114. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the Belton with Browston, Burgh Castle, and Fritton with St Olaves NPA that are of particular importance to the local community. Building on national and local planning policy, the NP identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.

115. The community was asked in Question 29 of the initial consultation survey to identify particularly special views for the NP. There were 180 suggestions of views to be protected. Many respondents said they want to protect all views of open space, because they add to the rural and peaceful living of the area and aids mental health and wellbeing. Specific comments included:

- Views over the Broads and marsh
- Views across the Broads from Waveney Forest and views of Waveney Forest
- Along the river to the boat yards
- Burgh Castle and beyond over Breydon Water
- Field views alongside Church Lane, Belton
- Views over Caldecott
- Views of Fritton Lake

57

- Views from the fort
- Angles way
- Market Road via the Broads
- Over Fritton Woods
- New Road, Belton view
- Church lane
- Woodland and wetlands (views over the marsh from Fisherman's Inn)
- All perimeter areas of the villages
- Views of the Churches

116. All views were reviewed by the Steering Group, further evidence and photographs taken to determine whether they should be included. Some views were not included due to:

- Limited view from the areas suggested,
- Falling outside of the designated NP area or
- Views not being in the benefit of the public.

117. Overall, the NP seeks to protect 14 public views, many of which include local features of the landscape, key buildings, and landmarks in the parishes. Justification for each of the views is provided in **NP Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained through careful design and siting. Development within the views listed in **Policy 8** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

| Policy 8: Protection of Important Local Views |
|---|

The following 14 views, shown in Figure 27 and described in the NP Views Assessment are identified as important public local views:

Burgh Castle
- BC1- Market Road view of Marshes, Breydon Water
- BC2- Burgh Castle view of Church
- BC3- High Road  view of Marshes, Breydon Water
- BC4- Roman Fort view of Marshes, River Waveney
- BC5- Angles Way view of Confluence of Rivers Yare & Waveney, Breydon Water, marshes, Berney Arms windmill, Halvergate & Reedham

Belton
- BB1- River Way   view of Rivers Yare & Waveney, marshes, Berney Arms windmill, Halvergate and Reedham
- BB2- Church Lane view of Church
- BB3- Marsh Lane view of Rivers Yare & Waveney, marshes, Berney Arms windmill, Halvergate & Reedham
- BB4- Browston Lane view of Lound Lakes
- BB5- A143 view of Open countryside & Browston

Fritton and St Olaves
- FSO1- Back Lane view of Round Hills Caldecott
- FSO2- Fritton and St Olaves view of Church
- FSO3- Fritton & St Olaves view of River Waveney, Yare & The Broads
- FSO4- Herringfleet FP1 view of River Waveney, The Cut, marshes

Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views. Development proposals that would unacceptably affect these key views will not be supported.

**Key:**

- ⬤⬤⬤ Neighbourhood Plan Designated Area
- ▬▬▬ Bridleway
- 🔺🔺 Broads Authority Area
- ▨▨▨ Conservation Area
- ▨▨▨ County wildlife sites
- ▨▨▨ Scheduled Monuments
- - - - Public Footpath
- ▬▬▬ Directions of views
- ⬤ View points

Scale at A4

0    500    1,000 m

Contains OS Open Source data (c) copyright and database right
(2024) License Number: 100052531 Source: Historic England,
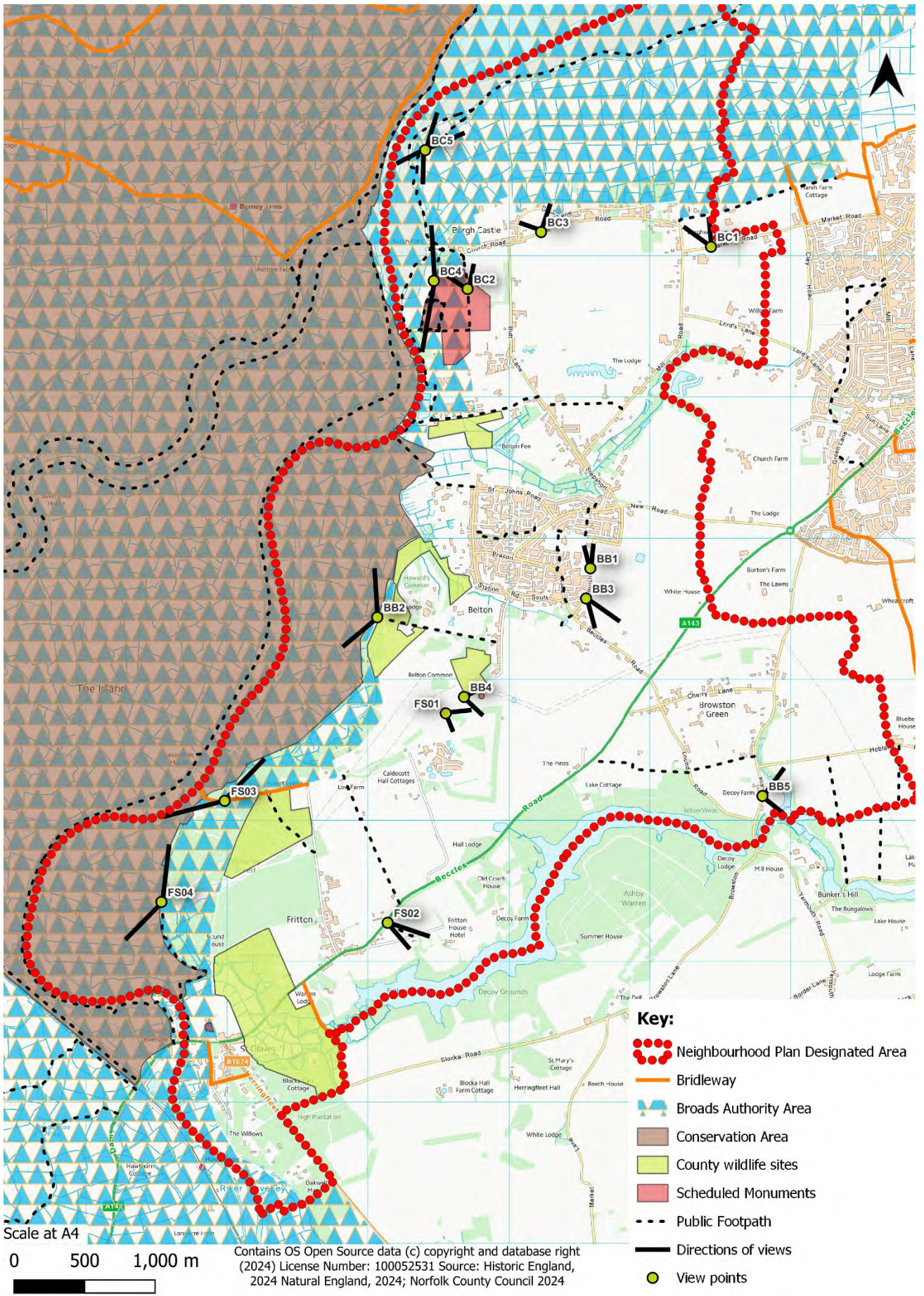2024 Natural England, 2024; Norfolk County Council 2024

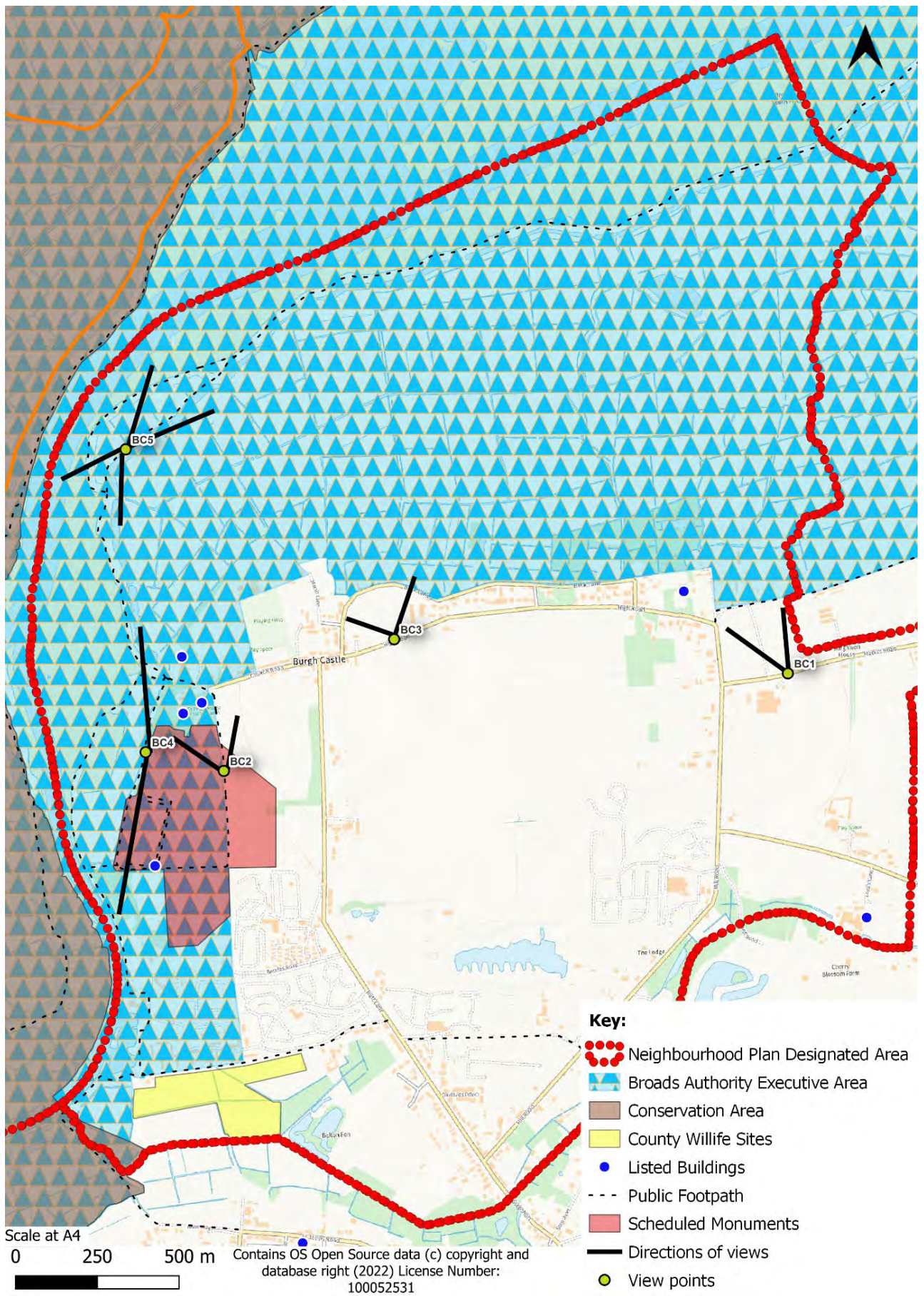*Figure 27-Important Local Views*

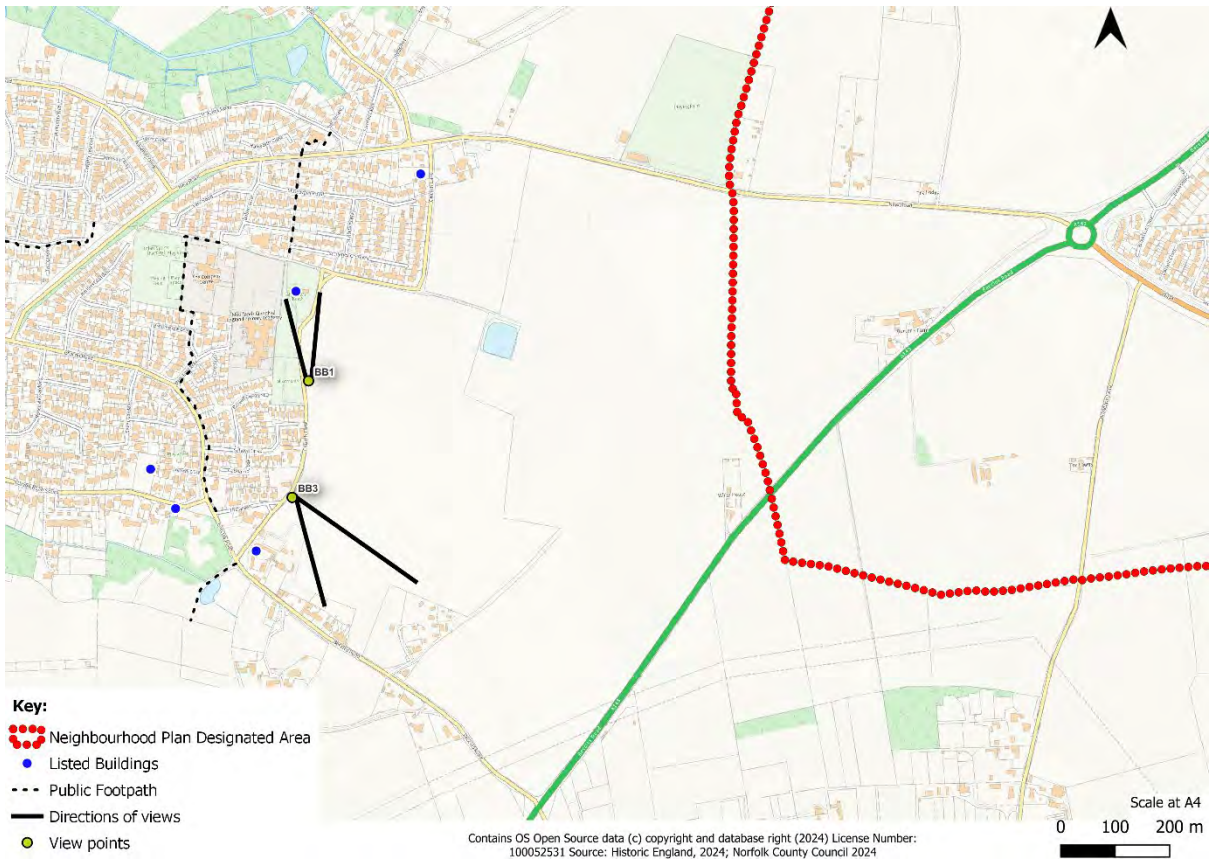*Figure 28-Map of the important local views in Burgh Castle*

*Figure 29-Important local views map of Belton with Browston*
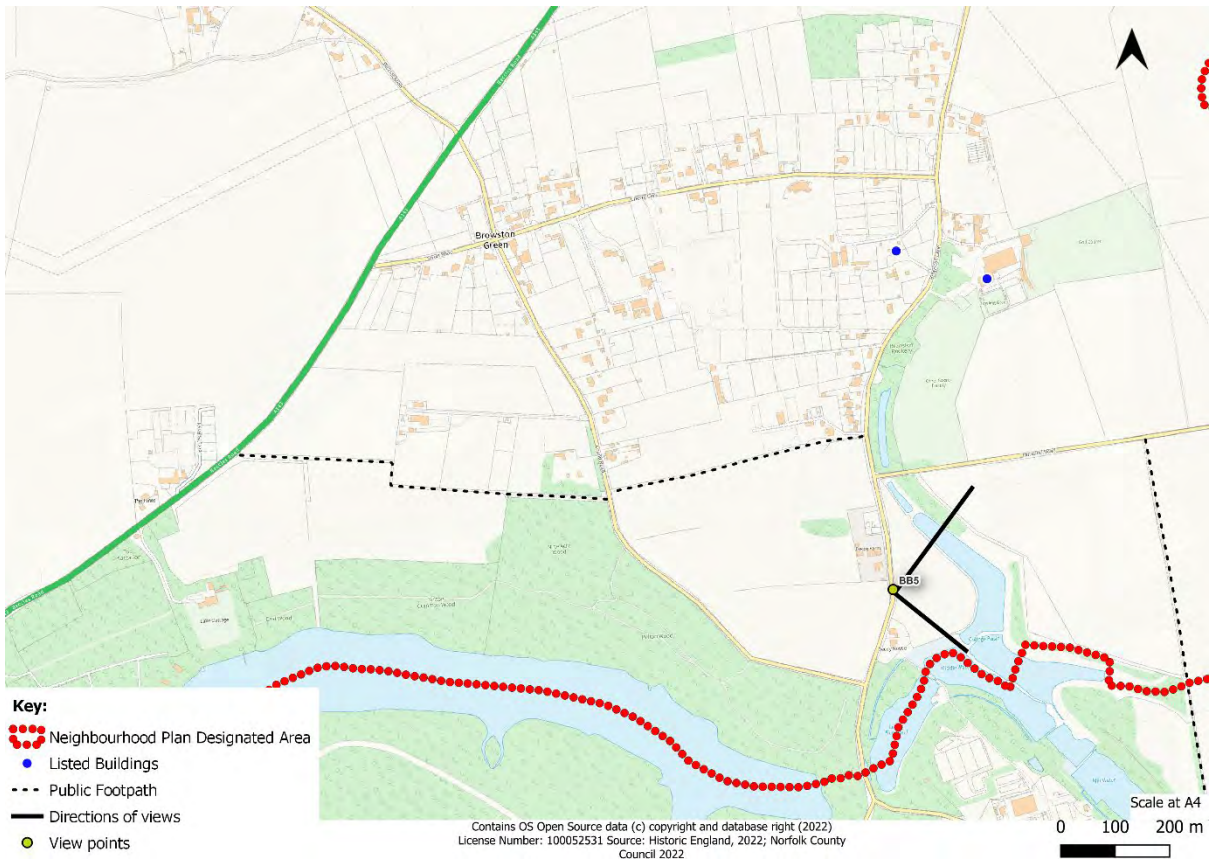


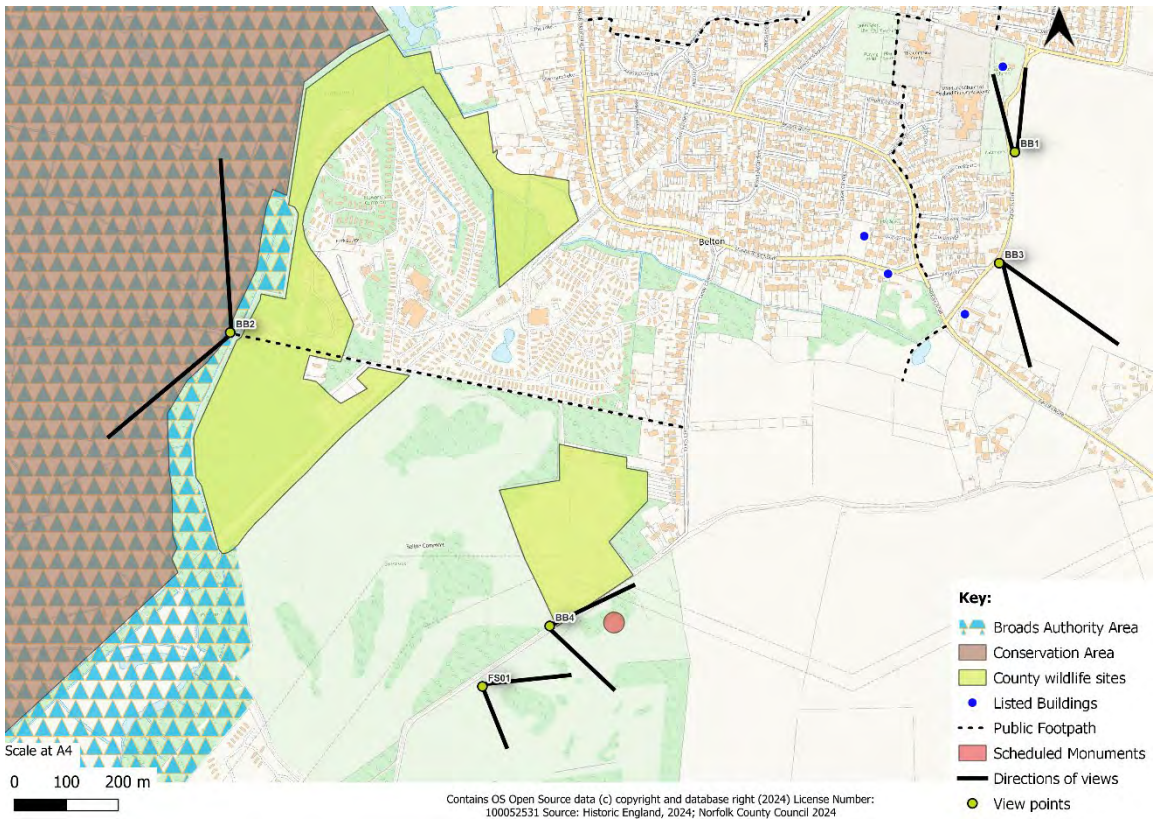*Figure 30-Important local views map of Belton with Browston*

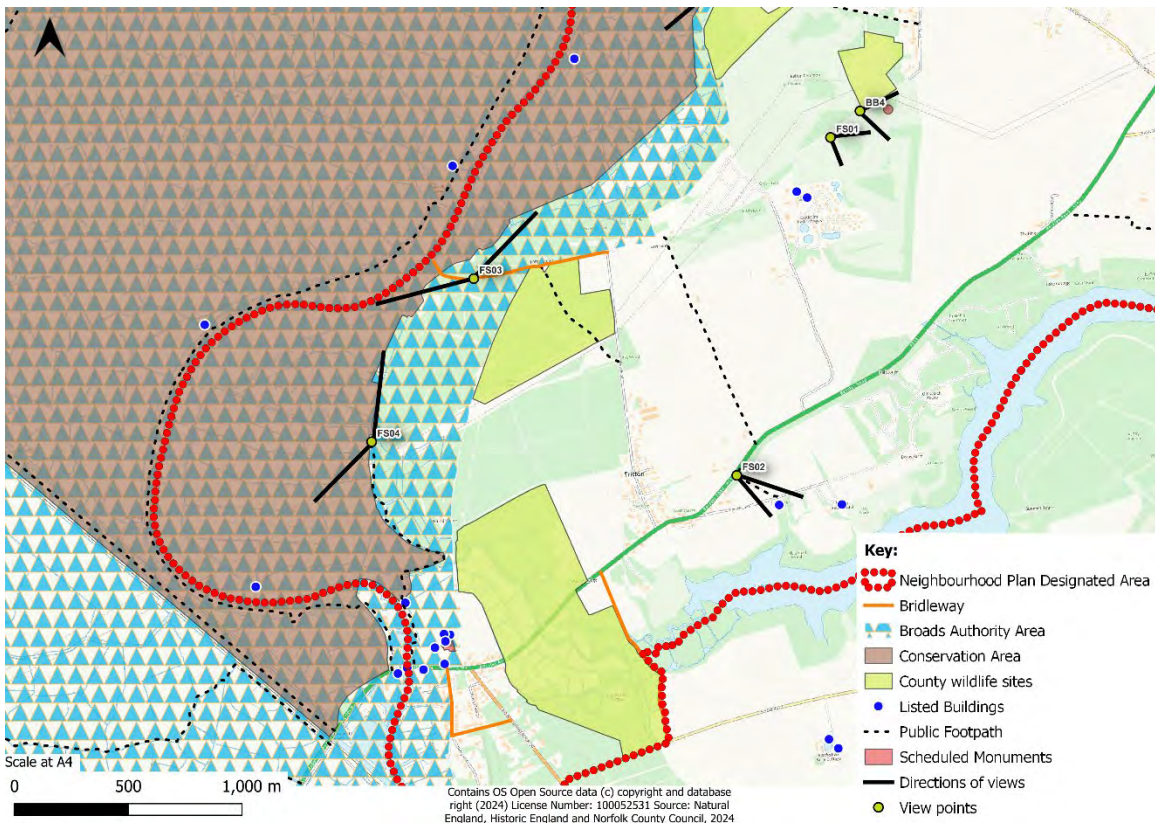*Figure 31-Important local views map of Belton with Browston*



*Figure 32-Important local views map of Fritton and St Olaves*

## Dark Skies

118.    The NPPF notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In Para 185 Clause C planning policies and decisions should: "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation".[18]. The Local Plan for the Broads, policy DM22 also protects the tranquillity and dark sky experience of the Broads.

119.    Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote "more light is not necessarily better light.[19]" is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas.[20]. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:

- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
- Lighting which is directed downwards;
- Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources;
- Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights.[21] and;
- Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.

120.    The CPRE Dark Skies Mapping.[22] shows that much of rural and less built-up parts of the NP area falls into the darkest categories. These levels of darkness ranged between <0.25 (Darkest) to 1 (Dark category).  The more built up and central parts of the parishes were showing as having more light pollution particularly in Burgh Castle around Butt Lane and Porters Loke where there is the Kingfishers Park Homes and Breydon Water Holiday Park. This suggests that as a whole the rural and less developed parts of the NP area has relatively dark skies and there is very little light pollution. In the dark skies study for the Broads this found that parts of the NP area

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[18] National Planning Policy Framework (publishing.service.gov.uk)
[19] Light pollution - GOV.UK (www.gov.uk)
[20] LightingPlanGuidelines.pdf (darkskysociety.org)
[21] UK Dark Skies Partnership. Towards A Dark Sky Standard Alighting guide to protect dark skies: from local need to landscape impact. Source: Towards-A-Dark-Sky-Standard-V1.1.pdf (southdowns.gov.uk)
[22] England's Light Pollution and Dark Skies (cpre.org.uk)

such as St Olaves were in Category 2.[23] which are considered to be dark skies (>20-21).  However, work could be done on addressing light pollution in areas where development is more likely to come forward.

121.    Additional intrusive external or internal lights associated with new development would be detrimental to the character of the parishes. It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance of the benefits of sensitive lighting may encourage better design choices by others.

122.    Whilst **Policy 9** is in place to address light pollution we understand the importance street lighting can play in community safety. Lighting associated with new development should be designed to address light spillage, but also consider public safety. For example, external lighting could make use of time motion detectors.
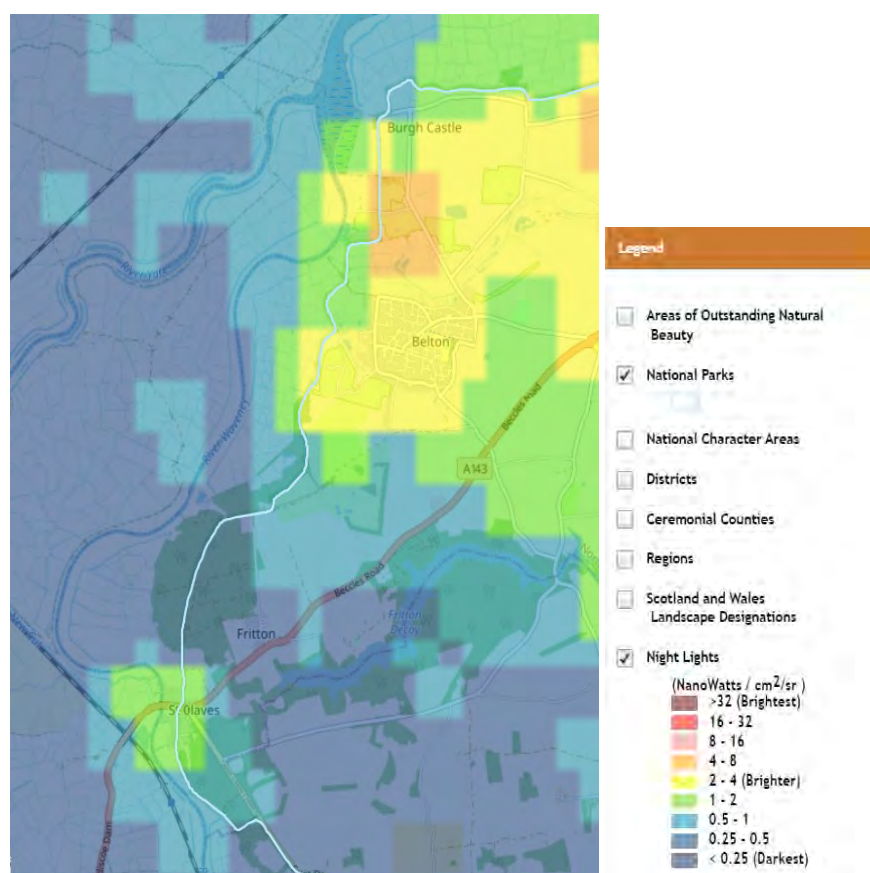


*Figure 33- Dark Skies (CPRE, 2023; Natural England, 2016)*

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[23] Broads Authority. 2016. Dark Sky and Night Blight Data comparison. Source: Appendix-K-Assessment-of-Night-Blight-and-Dark-Skies-Survey-Data.pdf (broads-authority.gov.uk)

## Policy 9: Dark Skies

Development proposals are required to address light spillage and eliminate all unnecessary forms of artificial outdoor lighting by ensuring that:

a) Dark Sky Zone category 1 in the Broads Authority Area as identified in the Broads Local Plan policies maps is protected from permanent illumination;

b) External lighting within the Dark Sky Zone category 2 as identified on the policies maps in the Broads Local Plan is strictly controlled; and

c) Good lighting management and design is applied throughout the neighbourhood area.

Development proposals that involve external lighting, outside the Dark Sky Zones category 1 in the Broads Local Plan, will only be permitted where it can be demonstrated that they are required for a specific, identified, and justified lighting task – see later in policy for requirements relating to design.

Building design that results in increased light spill from internal lighting needs to be avoided unless suitable mitigation measures are implemented. The Dark Skies policy should be a key consideration in the replacement of windows.

Applicants are required to demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting.[24]. Criteria to be considered includes:

- Fully shielded (enclosed in full cut-off flat glass fitments)
- Directed downwards (mounted horizontally to the ground and not tilted upwards)
- Avoid dusk to dawn lighting introducing timed motion detectors; and
- Use low-energy lamps such as LED, metal halide or fluorescent sources.

Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats[25]. Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.

---

[24] For the purposes of the ILP lighting guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations www.theilp.org.uk/documents/obtrusive-light/ ) the Broads Authority is included within Environment Zone 1 as a reflection of its protected status and its intrinsically dark skies.

[25] https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/.

## Community Services and Facilities

123.   Community facilities serve the day to day needs of people that live and work within the villages. This could include facilities such as doctors, schools, public houses, village halls and open spaces. It is important for residents to have access to services to allow for opportunities for social interaction, a sense of community and to address their physical and mental wellbeing.

124.   Of the five settlements within the NP (NP) area, Belton has the most services, as indicated in **Figures 34 to 39** below, taken from the Evidence Base. Browston lacks any community facilities and St Olaves only contains a village hall and public house. New or enhanced facilities across the NP area would be supported. When discussed as part of developing this plan, changing facilities at the village halls would be a particularly welcomed addition and priority for capital investment funding.

| | Belton | Burgh Castle | Fritton | St Olaves | Browston |
|---|---|---|---|---|---|
| Pharmacy | 1 | - | - | - | - |
| Grocer | 1 | - | - | - | - |
| Cafe | 1 | - | - | - | - |
| Takeaway/Restaurant | 3 | 2 | - | 2 | - |
| Primary School | 1 | - | - | - | - |
| Pre School | - | - | - | - | - |
| Church | 1 | 1 | 1 | - | - |
| Village Hall | 1 | 1 | 1 | 1 | - |
| Post Office | 1 | - | - | - | - |
| Cash Point | 1 | - | - | - | - |
| Playing Field | 1 | 1 | - | - | - |
| Hairdressers | 1 | - | - | - | - |
| Play Area | 1 | - | 1 | - | - |
| Sports Centre | 1 | - | - | - | - |
| Golf Club | - | - | 1 | - | - |
| Public house | 2 | 2 | - | 1 | - |

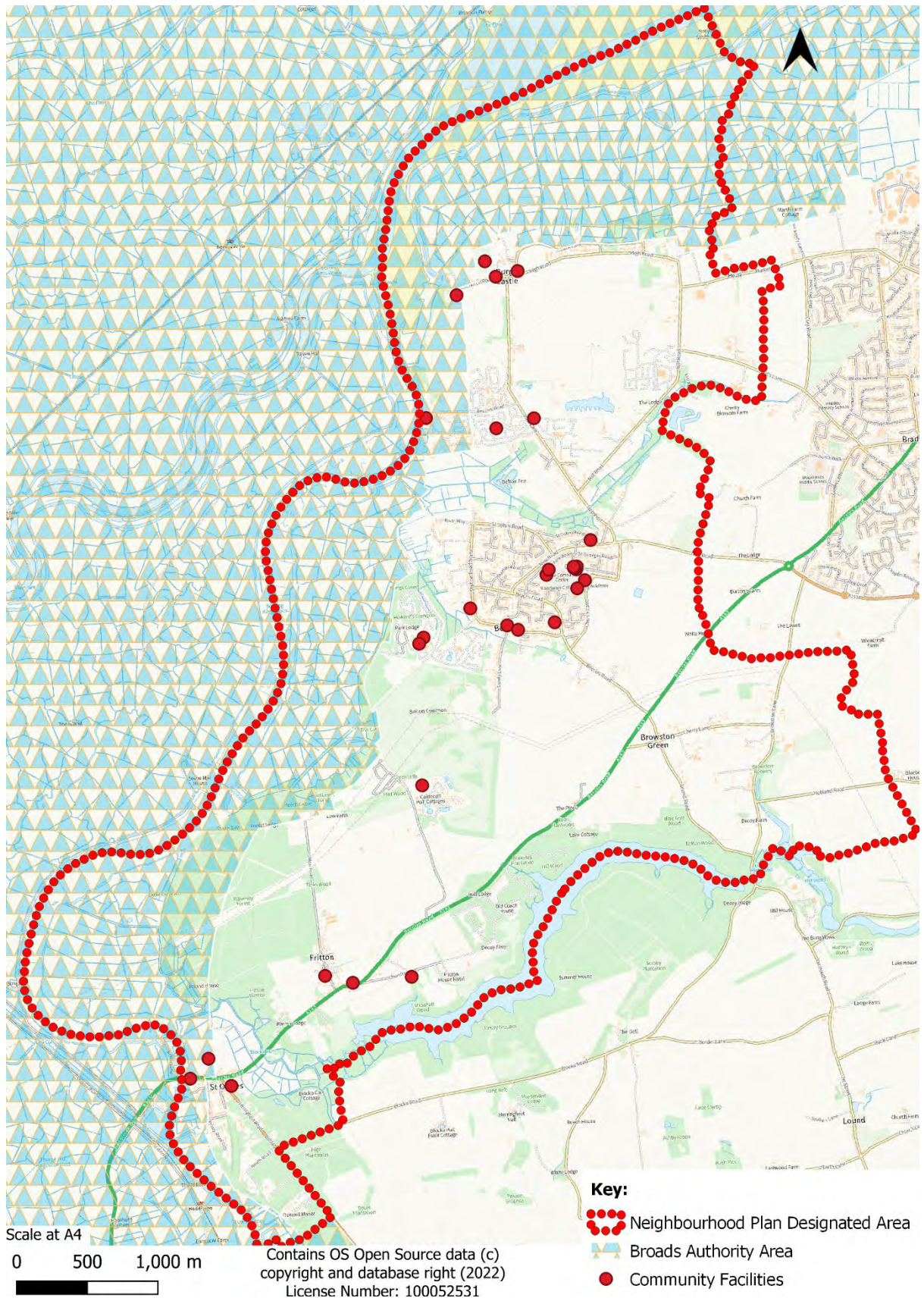*Figure 34- Community Facilities within the NPA (October 2023)*

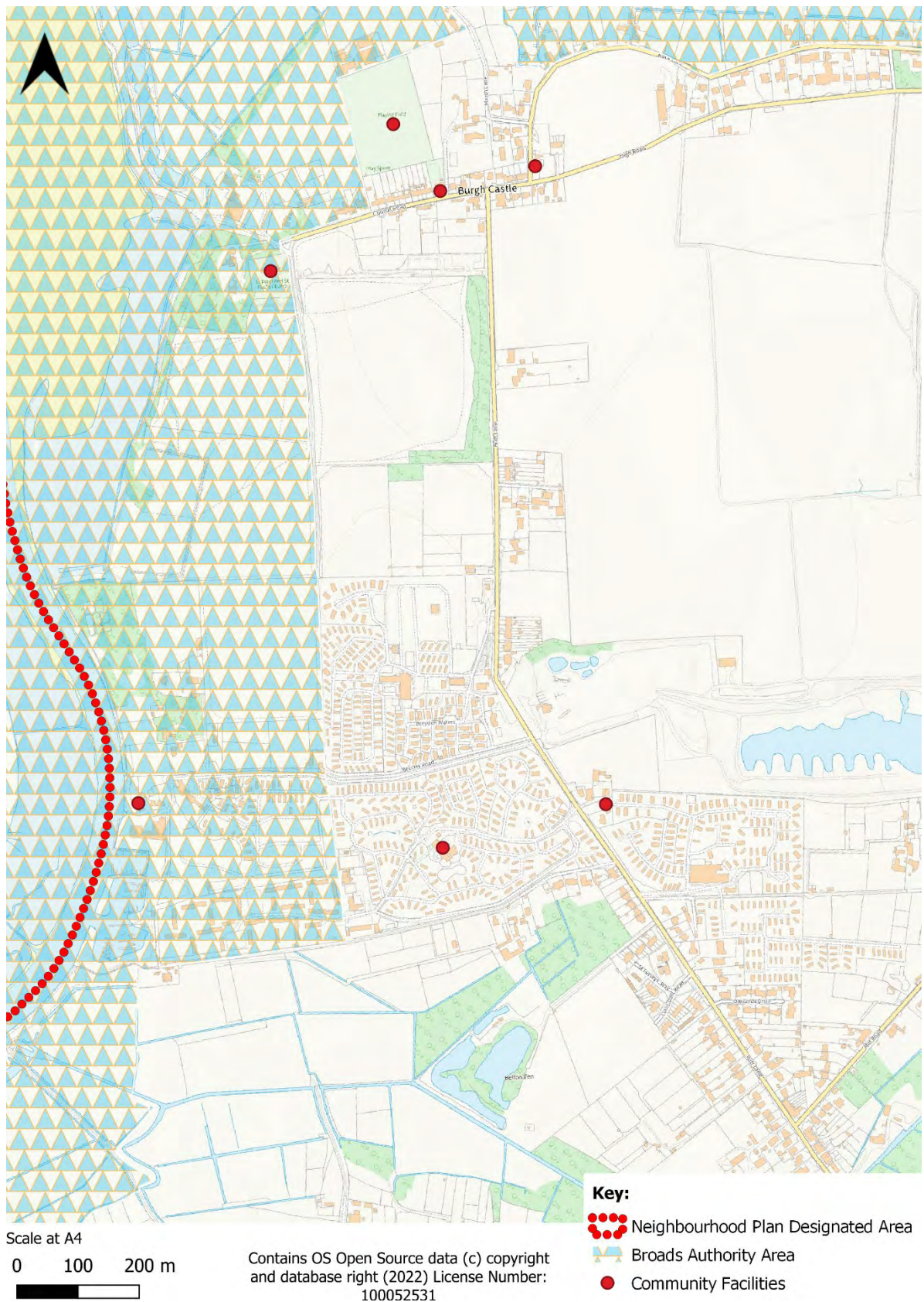**Figure 35- Map of the community facilities within the NPA**

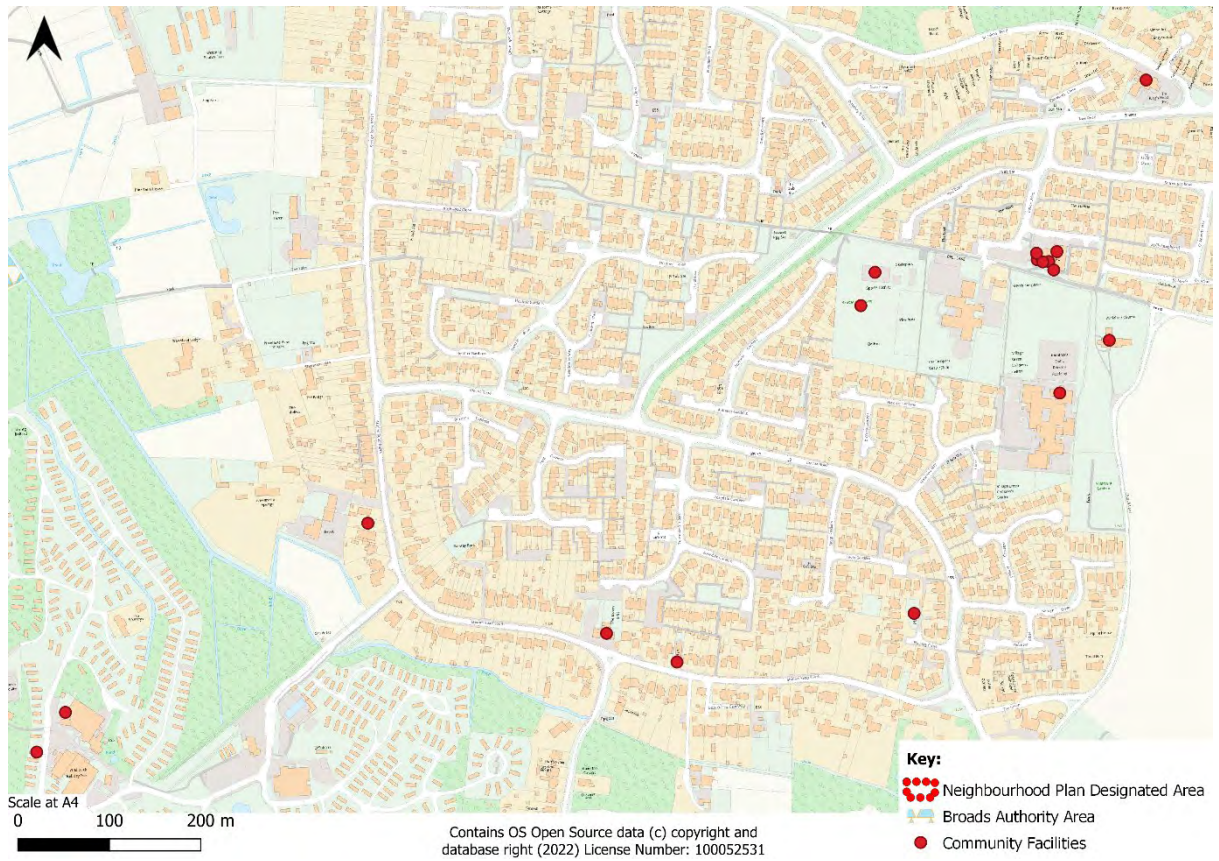*Figure 36- Community facilities within Burgh Castle*

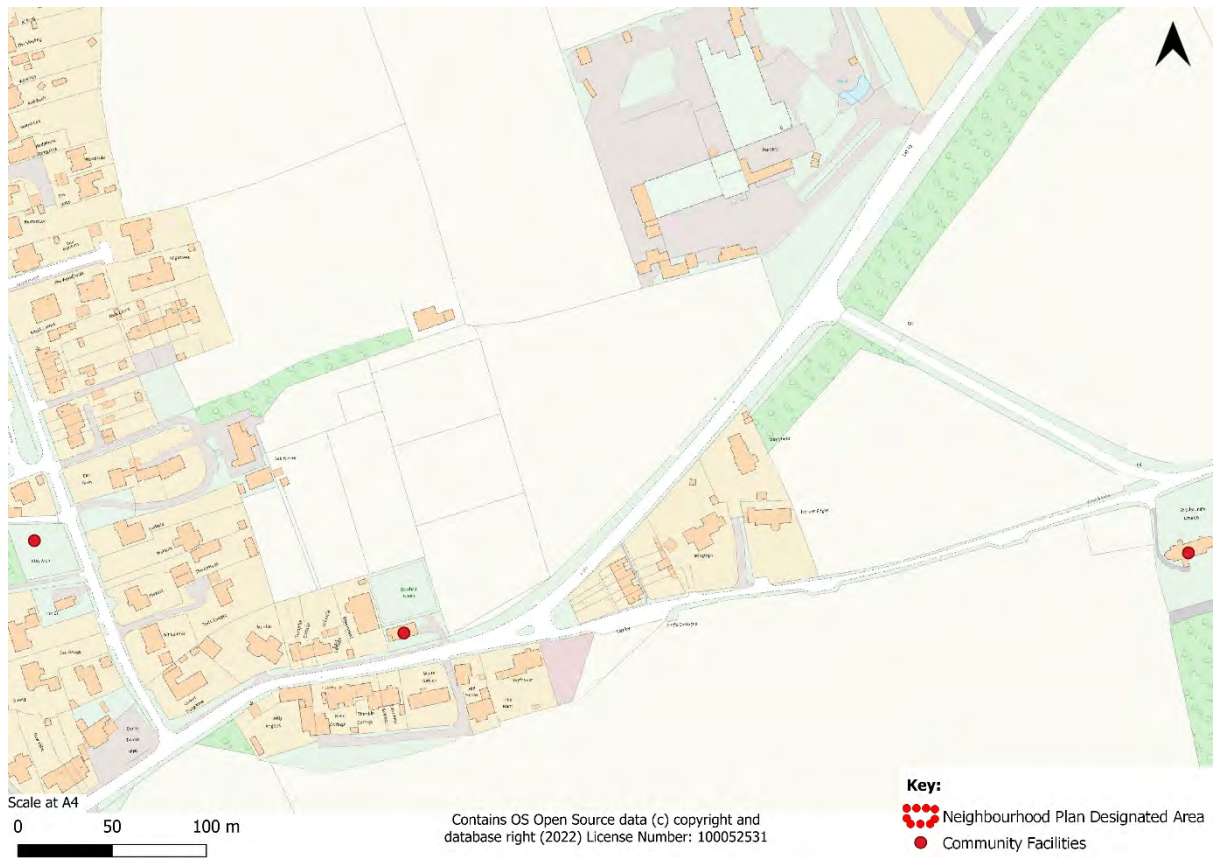*Figure 37- Community facilities within Belton and Browston*



*Figure 38- Community facilities within Fritton*
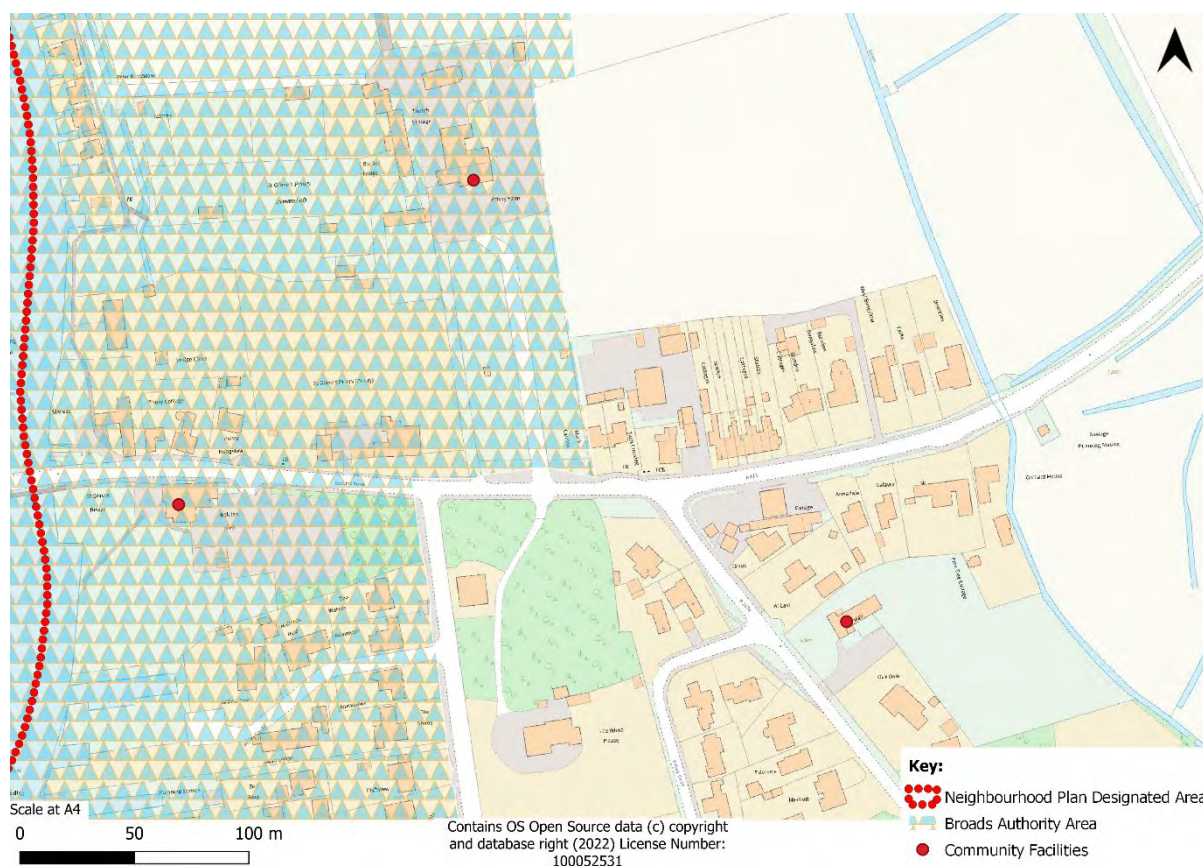
*Figure 39- Community facilities within St Olaves*

125.    There is a 'local centre' within Belton along Bell Lane, as defined by Policy R5 of the Great Yarmouth Local Plan Part 2. This sets out that limited retail, leisure, community facilities and office development will be permitted where it is of a proportionate scale to provide essential services to the local community.

126.    Policy CS15 of the Great Yarmouth Core Strategy (2015) seeks to enhance community facilities and provides a level of protection. It sets out that proposals for change of use would need to demonstrate that appropriate alternative provision of equivalent/better facilities is made or there is no longer a need for the facility in the area. Further criteria for this are described in Policy C1, with the supporting text describing that 12 months of marketing evidence would be required to demonstrate current facilities are no longer viable or feasible. The Broads Local Plan (2019) Policy SP16 also supports the retention of existing community facilities and services and will support new ones where there is a proven need identified and fully justified.

| Policy 10: Community Facilities |
|---|
| Proposals which assist with the delivery of new or enhanced facilities to the benefit of the community will be supported where they conform with the National Planning Policy Framework and relevant Local Plans such as Policy CS7 of the Great Yarmouth Core Strategy (2015) and Policy SP16 of the Broads Local Plan (2019). |

# Walking and Cycling

127.  The NPA is predominantly rural, which means that the car remains the dominant means of travel for many, especially for longer journeys and travelling to work. There are however a range of key services available locally, especially in Belton, as described in the earlier section on community facilities. These are within walking or cycling distance of many residents. A broader range of services are available in Bradwell, which is accessible to some by walking/cycling via the dedicated off-road shared path that runs along Beccles Road/New Road. This has recently been widened and resurfaced as part of the Local Cycling and Walking Infrastructure Plan — see below.

128.  It is important to encourage sustainable modes of travel to reduce dependence on the car, encourage healthier lifestyles and reduce carbon emissions. New development has a role to play in this by ensuring that connections to existing walk/cycle facilities is delivered and routes are direct, safe, and attractive. It is important that development is designed to prioritise walking and cycling.

129.  The area is popular with walkers, and many residents and visitors take advantage of the routes available for recreational purposes. During consultation this was cited as being one of the things residents cherish most about living in the area. There is a good number of walking routes via public rights of way and the Angles Way long-distance footpath between Great Yarmouth and Thetford, also runs through the area. **Figure 40** shows that some of the public footpaths are fairly short, and fragmented in nature, and there are no circular walks that do not involve using roads.
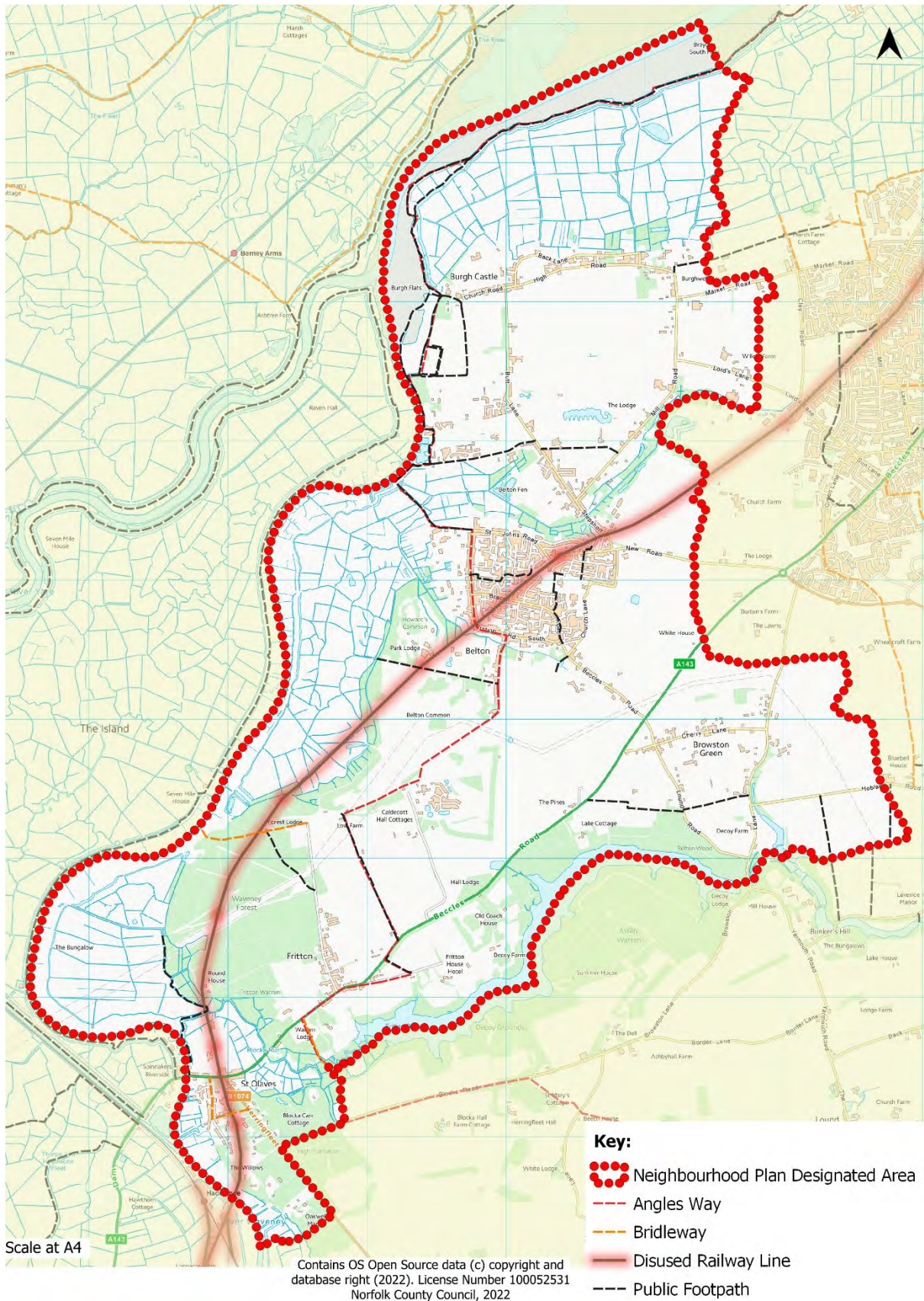
*Figure 40 Public Rights of Way (Source: Norfolk County Council 2022; Norfolk Heritage Explorer, 2023; LDWA, 2023[26])*

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[26] Angles Way - LDWA Long Distance Paths

130.   The area is also popular with tourists and there are several large holiday parks, including the Wild Duck Holiday Park in Belton, Fritton Lake, Caldicott Hall, Cherry Tree Holiday Park in Burgh Castle and Priory Farm Caravan Park in St Olaves. The Great Yarmouth Local Plan Part Two designates these areas as 'Holiday Accommodation Areas' under Policy L1, supporting the retention and expansion of holiday uses (Figure 41). Several of the holiday parks have facilities on site for visitors, such as restaurants, cafes, parks, and other leisure facilities. However, not all do, and many visitors to such sites rely on their car to make use of other facilities in the area, or travel to Great Yarmouth or the beaches. During the peak holiday season visitors to these parks, including those towing caravans, create additional traffic pressures within the villages. Whilst the contribution that tourism makes to the local economy is recognised, these pressures, exacerbated by the lack of sustainable travel options, means that residents, when consulted were not generally in support of further expansion of tourism on this area, with it seen to have a detrimental impact on traffic and the rural character of the area. Nevertheless, there is a seasonal bus timetable (summer and winter) which at the moment is a £2 trip. This is seen as a positive initiative for encouraging visitors to make use of public transport, where available.

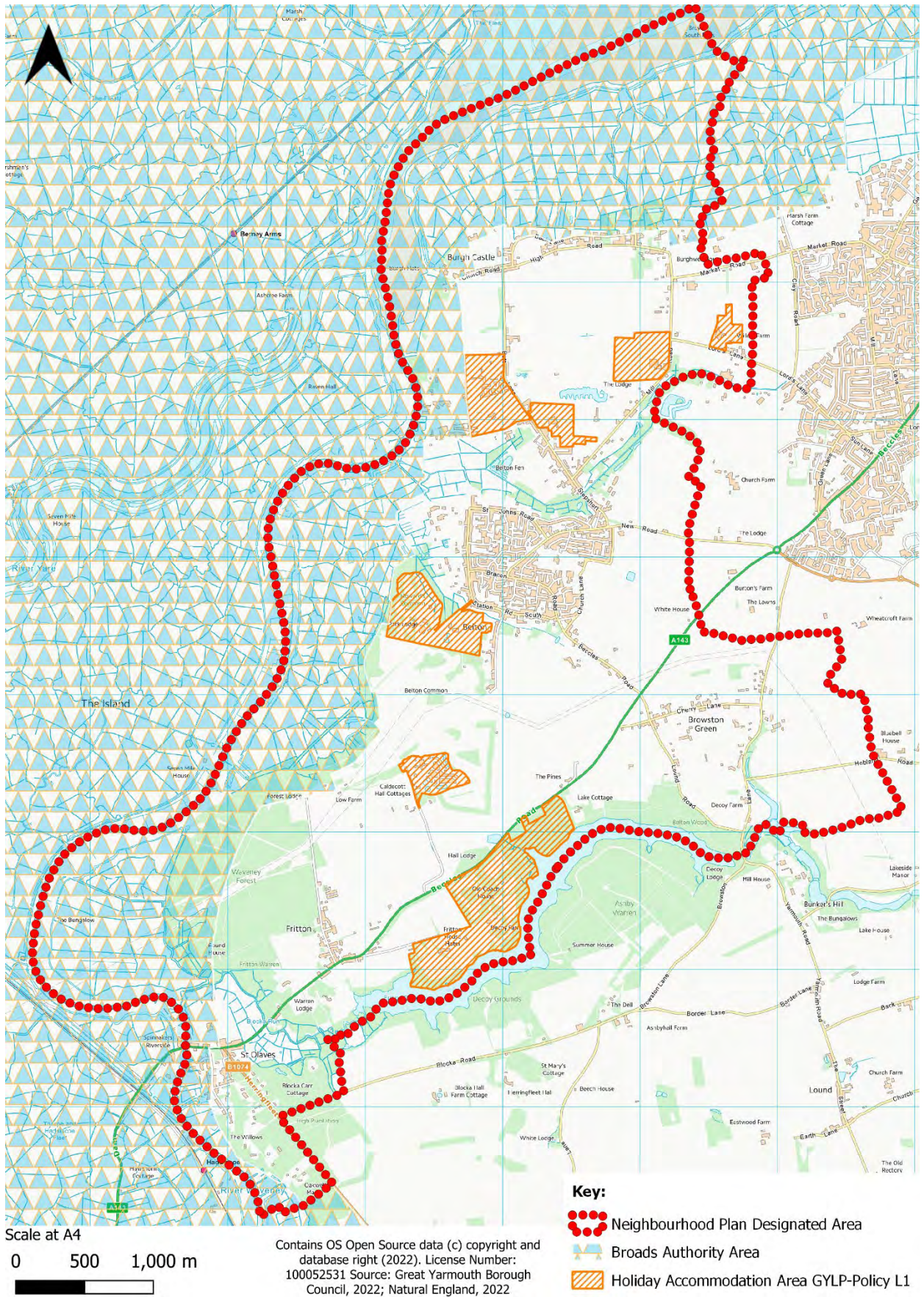*Figure 41: Holiday Accommodation Areas within the NPA*

131.    In terms of cycling, there are few dedicated cycle links within the area, and residents indicated during consultation that cycling along the main routes through the area can feel unsafe, and that this could be exacerbated through future development. In terms of recreational cycling, the National Cycle Network does not run through the area, though groups of cyclists are sometimes seen, due to the connection with the Broads.

132.    Improving access into the countryside and walking routes is important to residents. Seventy percent of respondents to the initial survey identified that they would be keen to see additional routes and better maintenance of existing footpaths, including ensuring they are not overgrown. In terms of specific gaps in walk/cycle provision, the community has identified a missing link between Belton and the Cherry Lane Garden Centre. A new route from Sandy Lane, Belton, to the site on Beccles Road has been suggested.

133.    The Great Yarmouth Local Plan has a range of policies that encourage improvement to walking and cycling links, with Policy CS1 – Focusing on a sustainable future – aiming to create safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops, and community facilities by walking, cycling and public transport.

134.    The Great Yarmouth Local Plan Part 2 policy GSP7 protects potential strategic cycling and pedestrian routes, including along the former railway lines. The former railway line is also shown on **Figure 41**. These have the potential to increase the network and distance of green travel routes. Whilst there is no immediate prospect of these former railway track beds being converted, they would bring improvements to health, mental health, biodiversity, and a reduction in congestion.

135.    The Broads Local Plan also contains a range of policies that promotes improvement and access for walkers and cyclists. This includes SP8 and SP9 which support improvement to the waterside by the introduction of new footpaths and cycle ways.

136.    The local authorities are currently working to establish improved walking and cycling networks across Norfolk, with Local Cycling and Walking Infrastructure Plans (LCWIP) being developed to help prioritise funding for infrastructure improvements. The aim is to make walking and cycling the natural travel choice. The Great Yarmouth LCWIP identifies two routes as a priority that fall within the plan area, including Bradwell to St Olaves (Route 4) and Bradwell to Belton (Route 5). Bradwell to St Olaves follows the Angles Way for some of its route, using public rights of way and quiet roads, it could also potentially follow the disused railway line. The route Bradwell to Belton is fairly short and comprises an off-road shared use cycle path running along Beccles Road and New Road, the LCWIP identifies the action to improve this route has been completed.

| Policy 11: Walking and Cycling Improvements |
|:---:|
| To promote walking and cycling as natural travel choices, all new development sites should have good connectivity to the existing walking and cycling network that is both safe and convenient for users. Development proposals should demonstrate safe walking links to local services and into the wider countryside.<br><br>Development proposals will need to demonstrate how they will promote cycling for new residents or visitors, including the provision of dedicated well-designed and well-located cycle parking.<br><br>Development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes that are convenient for users should be provided at the expense of the developer. In agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Enhancement could include new routes, turning permissive paths into public rights of way, improving linkages, upgrading surfaces or signage.<br><br>Opportunities to create a green walking and cycling network, with planting that offers habitat opportunities to local wildlife, should be taken, and will be seen as a planning benefit. |

# Heritage and Historic Environment

137.   The NP area features numerous examples of heritage assets which significantly contribute to the area's overall character. The area has records dating back to the Palaeolithic period with subsequent settlements, Iron Age tumuli at Belton and Fritton, the Roman Period, specifically the wonderfully preserved Roman Fort of Gariannonum at Burgh Castle, and permanent medieval settlements in all three parishes. 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) and Fritton and St Olaves (70 sites).

138.   The area 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 fort, and Mill Hill Bowl Barrow in Belton). These historic assets are fairly spread out across the area. The NPAs important historic buildings and monuments are key to the character of the area, the Broads and tourism. Further maps can be seen in the evidence base paper.



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

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License Number 100052531. Source: Historic England, 2022.
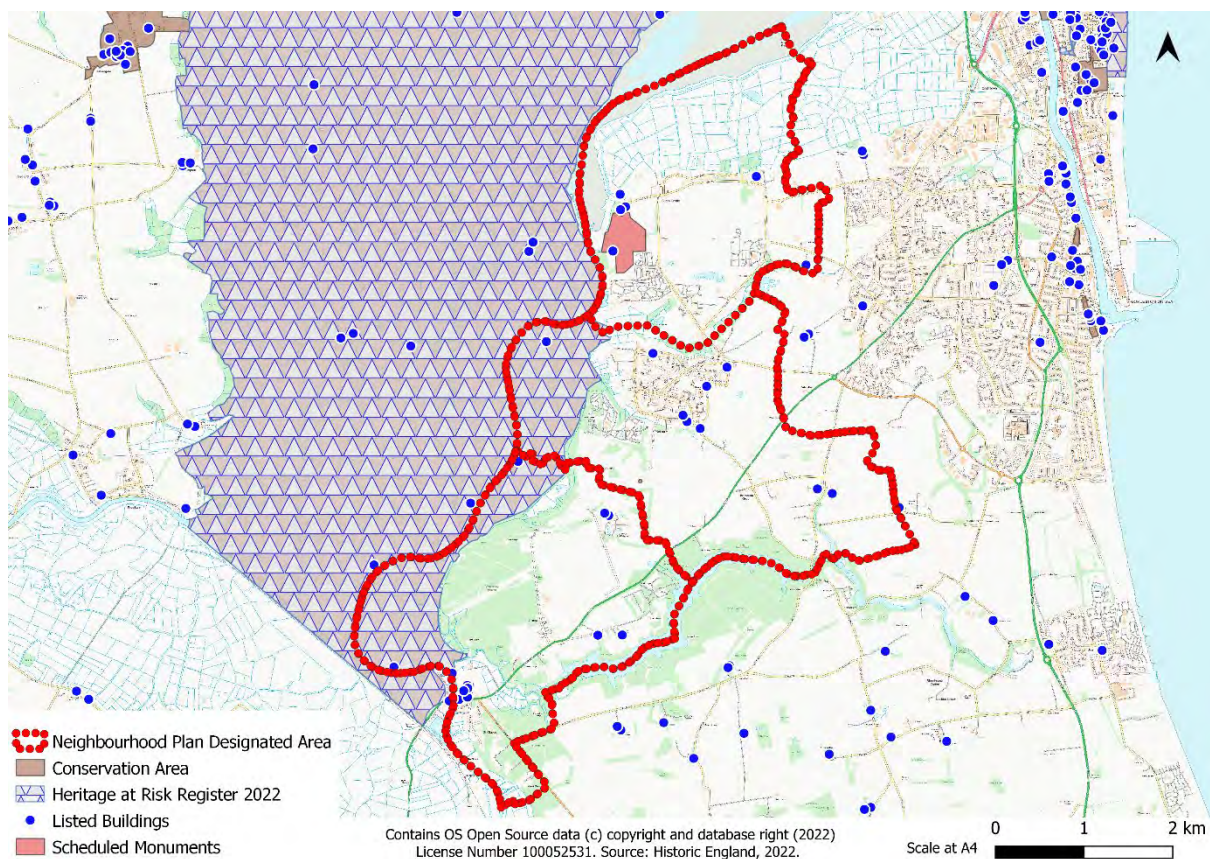
Scale at A4    0    1    2 km

*Figure 42- Historic Environment (Source: Historic England; Natural England)*

139.   There is one Conservation Area for Halvergate Marshes which was designated in 1995 for its local distinctiveness and historic interest to the area as a whole. 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 improving[27].

140.    Chapter 16 of the NPPF (December, 2023), 'Conserving and enhancing the historic environment', recognizes that the nation's heritage assets comprise an irreplaceable resource. Paragraph 195 of the Framework requires all heritage assets to: "…be conserved in a manner appropriate to their significance…". It goes on to set out a detailed and carefully nuanced approach to the conservation of heritage assets.

141.    The current Broads Local Plan Policy SP5 seeks to protect and enhance key buildings, structures and features which contribute to the Broads character and distinctiveness. DM11 protects designated and non-designated heritage assets and archaeology. DM12 covers re-use of historic buildings. The Great Yarmouth Local Plan Policy CS10 and Policy E5 sets out the importance of safeguarding local heritage assets and their settings. Ensuring proposals for development will conserve, enhance, and contribute positively to the local distinctiveness.

142.    **Policy 12** focuses on detail applications should accord to so that the heritage design code is considered in the relevant character areas of the NP area. Examples of historic buildings within the NPA include older agricultural barns, thatched, rendered cottages and other landmark historic buildings, such as the John Green Institute in Belton, St Peter & St Paul Church in Burgh Castle, Browston Hall and the Bell Inn in St Olaves.

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[27] 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)

| Policy 12: Historic Buildings and Heritage |
| --- |
| Development proposals within the NP area should have due regard to the Heritage Code and details set out in the Belton with Browston, Burgh Castle and Fritton with St Olaves Design Codes Document (2023).<br><br>All development proposals should reflect and enhance the heritage value of the area with particular regard to the relevant character areas.<br><br>All developments at any scale must be sensitive to the local historic vernacular, using materials and architectural finishes in keeping with surrounding historic buildings of the relevant character areas. The use of contrasting contemporary materials close to key heritage assets is generally discouraged.<br><br>New developments are encouraged to take the opportunity to enhance the setting of historic assets and non-designated heritage assets in instances where these are currently sub-optimal.<br><br>Development proposals should not exceed the scale or massing of adjacent or surrounding landmark historic buildings. |

143. The Government's Planning Practice Guidance recognises that there are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas local authorities keep a local list of non-designated heritage assets, incorporating those identified by neighbourhood planning bodies. Paragraph 209 of the NPPF (December, 2023) determines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.

144. Non-designated heritage assets should be identified against a clear set of consistent criteria. A comprehensive review by the working group of designated heritage assets, the Historic Environment Record and input from Norfolk County Council Historic Environment Team was undertaken prior to considering whether there were other assets of heritage value worth identifying in the neighbourhood plan. These were subsequently assessed in accordance with Historic England's guidance on Local Heritage Listing[28], using the commonly applied selection criteria. The assets determined to have historic significance are identified as non-designated heritage assets in **Figure 43** and on the **Policies Map in Appendix A.**

145. Further details of how each of the assets meets the criteria for identification is set out in **the Belton with Browston, Burgh Castle, and Fritton with St Olaves NP Non-Designated Heritage Assets Assessment Document.** They will receive

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[28] https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/

protection in accordance with **Policy 13: Non-Designated Heritage Assets**. Owners of these assets have been contacted before Regulation 14 to inform them that their property has been chosen and to give them an opportunity to respond to the Regulation 14 consultation on the draft plan. Should an owner wish for their asset to be removed from the list subsequently they should contact their parish council for consideration. It should be noted that these are not the only non-designated heritage assets in the NP area, just those considered of local importance when developing this plan.

146.   In relation to archaeology, Norfolk County Council, acting as advisors to the local planning authority, will advise on suitable mitigation measures (if required on all new developments within the parish) if they potentially affect buried archaeological remains.

## Policy 13: Non-Designated Heritage Assets

All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in Figure 43 and on the Policies Map in Appendix A):

1. The Rectory, Beccles Road, Belton, NR31 9JQ
2. Beech Farm House, Beccles Road, Belton, NR31 9JQ
3. Belton Hall Farmhouse, Beccles Road, Belton, NR31 9JQ
4. Thornbury, (Old Dame School) Church Lane, Belton NR31 9JJ
5. Beachstone Cottage, (Deek's Shop) 68 Station Road Nth, Belton NR31 9NN
6. The Tavern, 60 Station Road South, Belton NR31 9AA
7. Kings Head, St. Johns Road, Belton NR31 9JT
8. Belton School, Bell Lane, Belton NR31 9LD
9. The Old School House, Bell Lane, Belton NR31 9LD
10. The John Green Institute, 46 Station Road South, Belton NR31 9JG
11. Browston 'Parish Room' / 'Mission Hut' / 'Meeting Room' / 'Methodist Chapel' and 'Reading Room'
12. Crossways Farm, Lound Road, Browston NR31 9DS
13. Castle House, (Burgh Castle Inn) Church Road, Burgh Castle NR31 9QF TG 47961 05235
14. Village Hall, (School) Church Road, Burgh Castle NR31 9QF
15. Bowgins School Hall, (School) High Road, Burgh Castle NR31 9QQ (left hand building)
16. Old School House, Butt Lane, Burgh Castle NR31 9QE (right hand building)
17. Queens Head, High Road, Burgh Castle NR31 9QQ
18. The Old Smithy, Shop and Post Office, High Road, Burgh Castle NR31 9QQ
19. The Laurels, High Road, Burgh Castle NR31 9QL
20. Site of WW1 Airfield Grid Ref: TG4835204801
21. Site of Burgh Castle Brick and Cement Works 1859 to 1912 TG 4744 0413
22. Decoy Tavern, (Bird in Hand 1871, Pot in Hand 1881, Decoy Tavern 1891)
23. Round House, (Warren House) Marsh Road, Fritton NR31 9HS
24. Waveney Forest TG 4612 0071: (Fritton Warren) WW2 military training site and camp 43361; Site of World War One and Two firing range 43362; WW1 practice trenches 43363

Proposals that are adjacent to non-designated assets should demonstrate that consideration has been given to preserving the heritage asset, its distinctive historic features, and its setting.
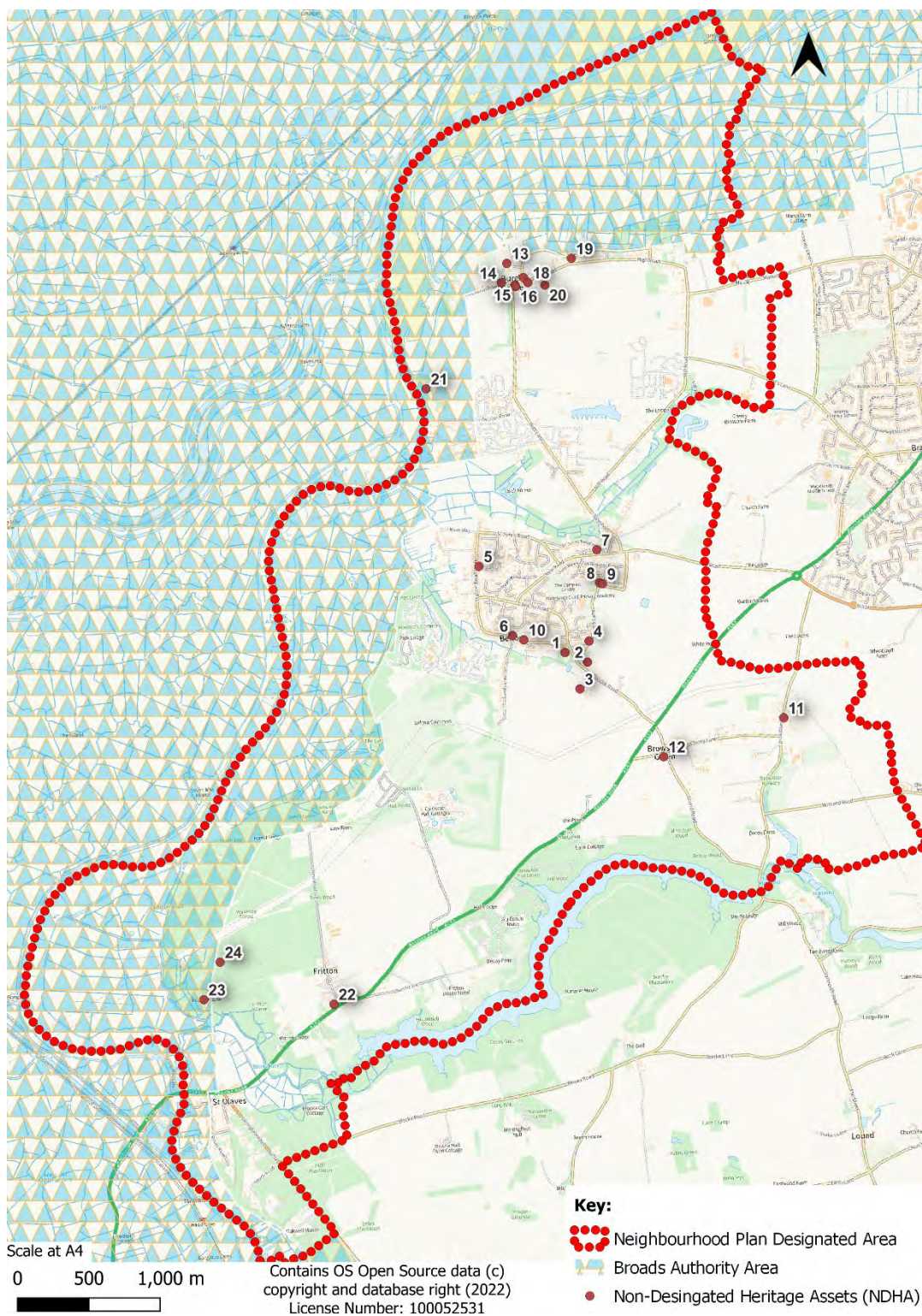
*Figure 43: Non-Designated Heritage Assets*

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License Number 100052531. Source: Historic England, 2022.

**Key:**
- Neighbourhood Plan Designated Area
- Conservation Area
- Heritage at Risk Register 2022
- Listed Buildings
- Non-Desingated Heritage Assets (NDHA)
- Scheduled Monuments



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**Key:**
- Neighbourhood Plan Designated Area
- Broads Authority Area
- Conservation Area
- Heritage at Risk Register 2022
- Listed Buildings
- Non-Desingated Heritage Assets (NDHA)
- Scheduled Monuments

*Figure 44- Maps of the NDHAS in the designated area*

# Monitoring

147. The Parish Councils will formulate a plan for monitoring the following:

    **Policies:** their adherence, effectiveness, and progress
    **Community Actions**: their implementation and progress

148. There will need to be a coordination of each of the parishes in terms of monitoring.
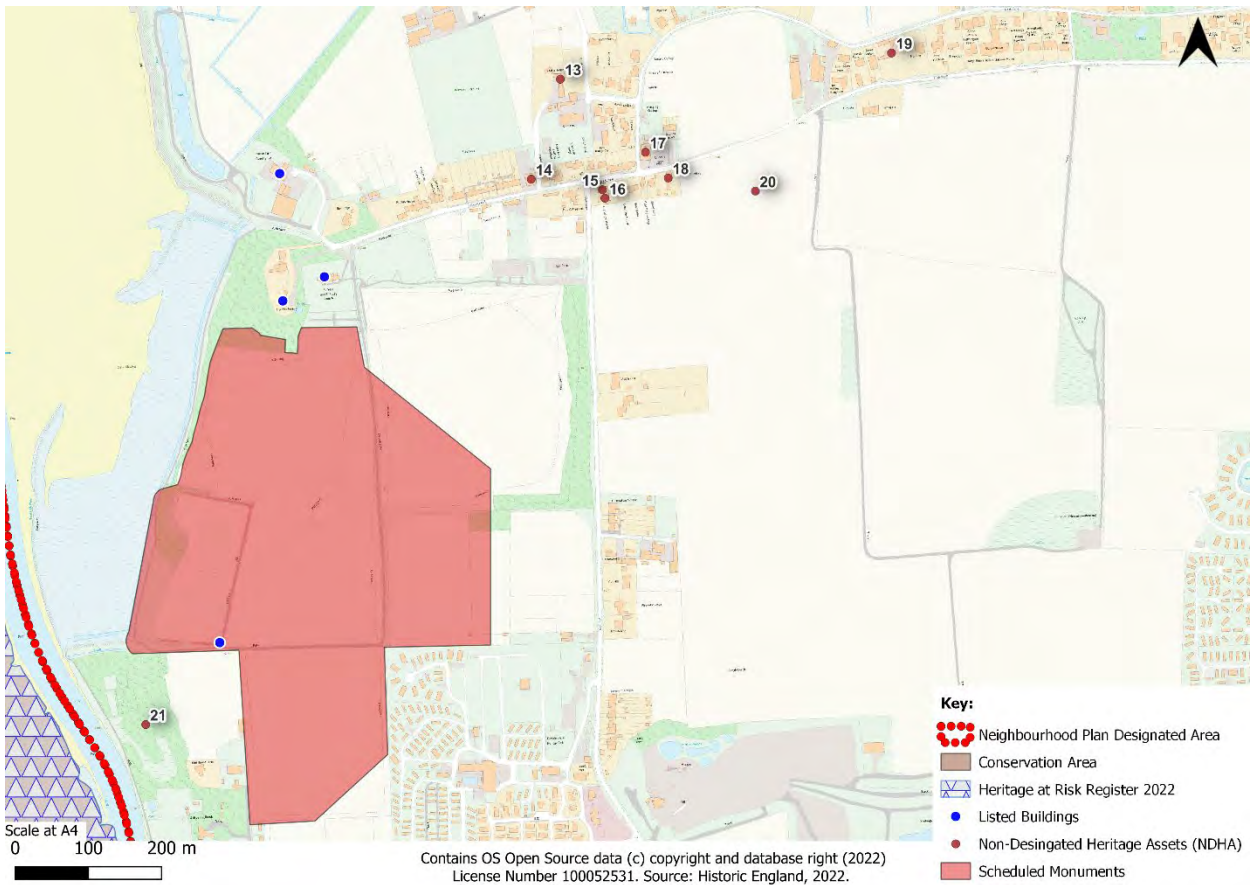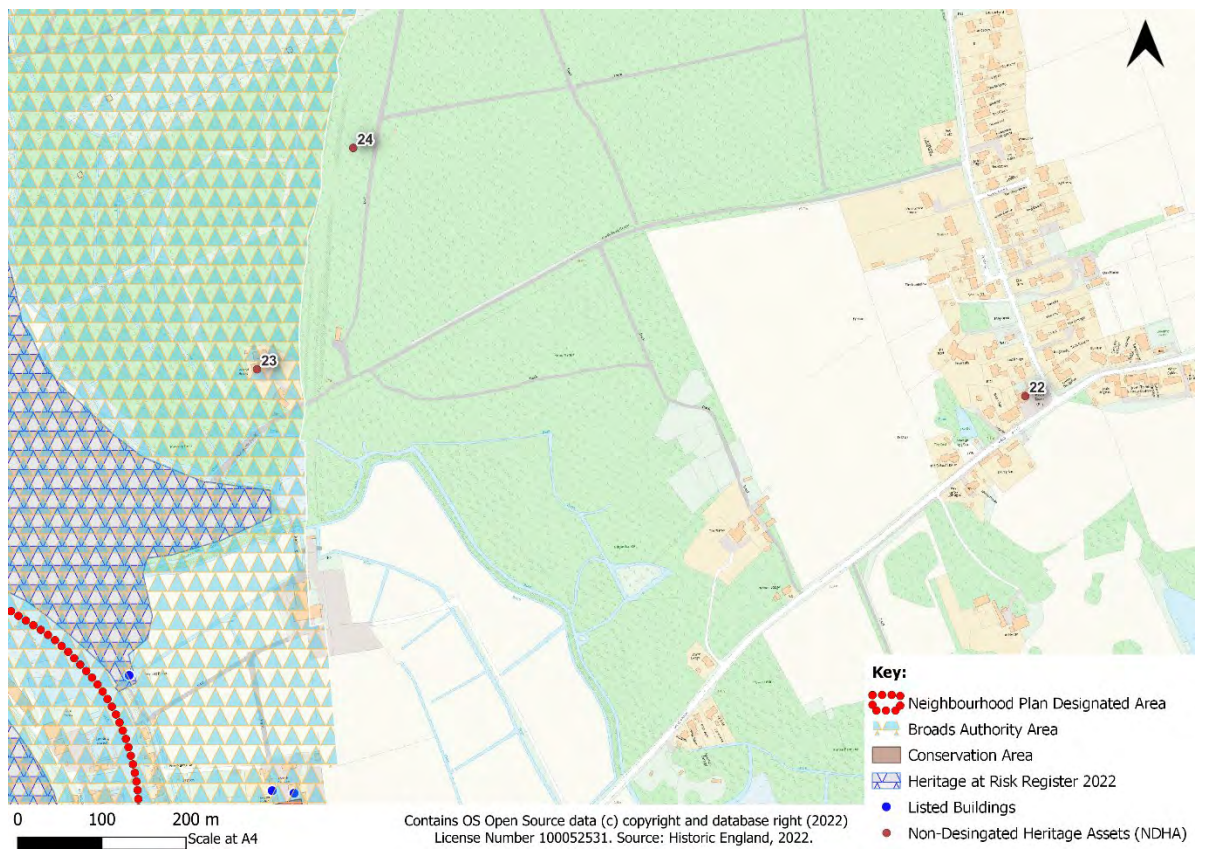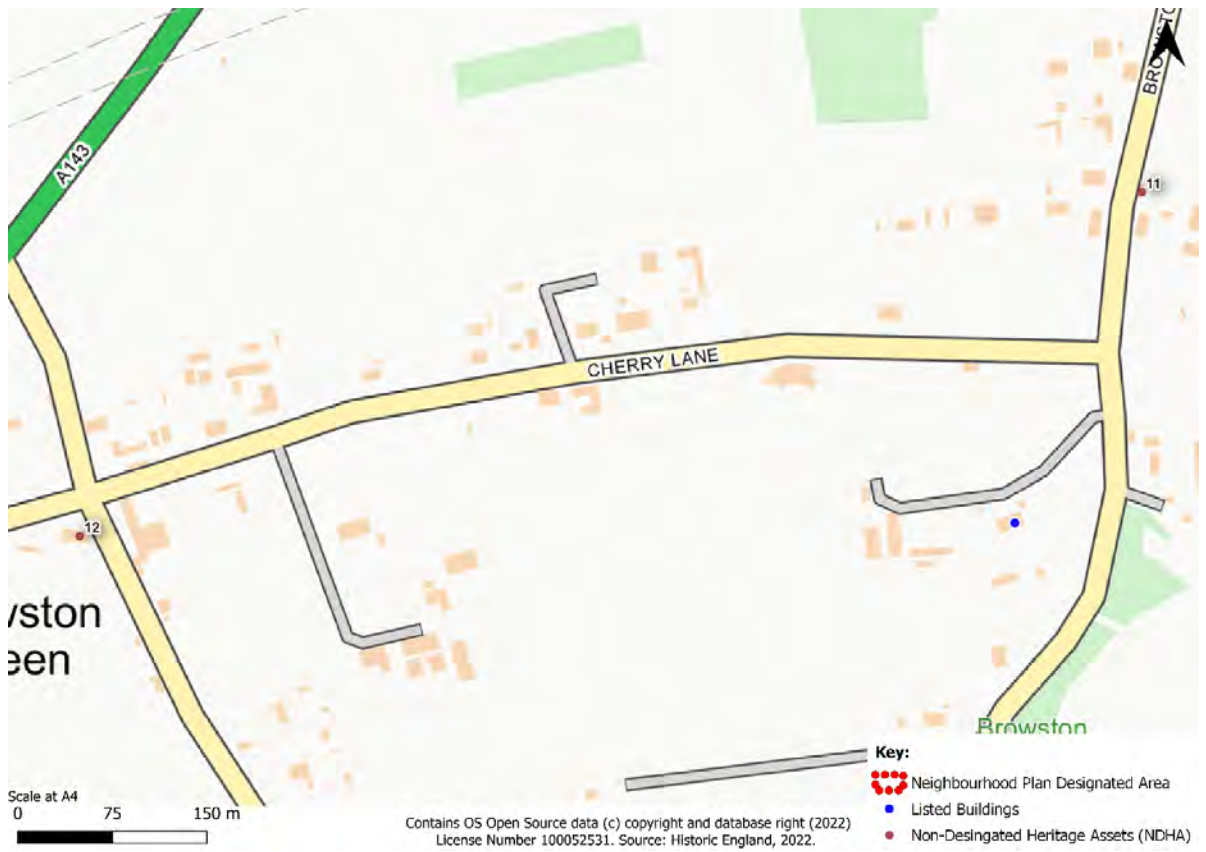
149. A monitoring spreadsheet could be recorded by the Parish Councils each month, or when appropriate, on how the NP is being addressed in planning applications coming forward. This could be followed in a similar way as advised by Locality (2011) in the examples below:[29]

| Month | Year: | | | |
|---|---|---|---|---|
| Policy No. | Usage in planning application decisions | Issues addressed | Issues not addressed satisfactorily | Comments |
| Policy 1 | Twice | Affordable provision within the development | Housing mix does not meet aspirations | Policy too vague on housing mix |

150. A checklist of questions can be followed and addressed annually, or when the Parish Councils considers appropriate, to review if the Policies being monitored are effective and serving their initial purpose. By doing this the Parish Council can then decide if it feels the NP should go through a review.

---

[29] How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning

| Checklist Factors | Checklist Questions: | Comments |
|---|---|---|
| Policy compliance | *Are planning applications being determined in accordance with the NP Policies?* | |
| Reasons for departing from Policies: | *If decisions depart from the NP Policies, are clear and valid reasons for doing so being given in planning officer reports?* | |
| Effectiveness | *Are Policies proving to be effective in shaping local authority decisions and appeal decisions?* | |
| Ineffectiveness | *If Policies are proving to be ineffective, then why?* | |
| Matters not addressed by Policies | *Are there any significant issues arising that are not covered by the NP Policies?* | |

# Appendix A: Policies Map



Key:
- ⬤⬤⬤ Neighbourhood Plan Designated Area
- 🔺 Broads Authority Area
- ⬤ Community Facilities
- ⬛ Local Gaps between NDP area and Bradwell
- ⬛ Local Green Spaces
- ⬤ Non-Desingated Heritage Assets (NDHA)
- ▬ Directions of views
- ⬤ View points

Scale at A4

0     500     1,000 m

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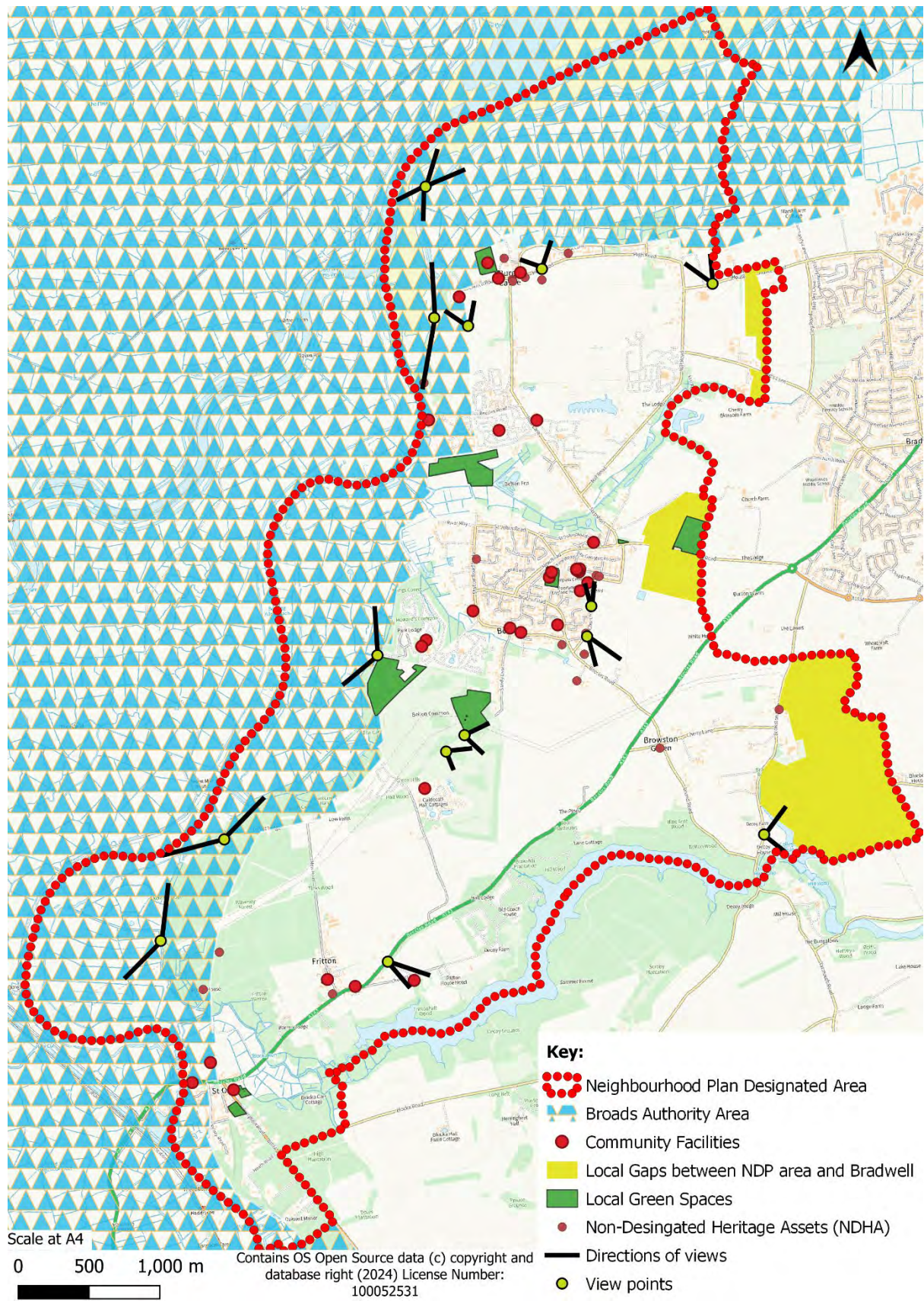
*Figure 45-Policies Map for the NPA*

**Key:**

- ⬤⬤⬤ Neighbourhood Plan Designated Area
- Broads Authority Area
- ⬤ Community Facilities
- Local Gaps between NDP area and Bradwel
- Local Green Space
- ● Non-Desingated Heritage Assets (NDHA)
- ⬤ View points
- ▬ Views

Scale at A4

0    250    500 m

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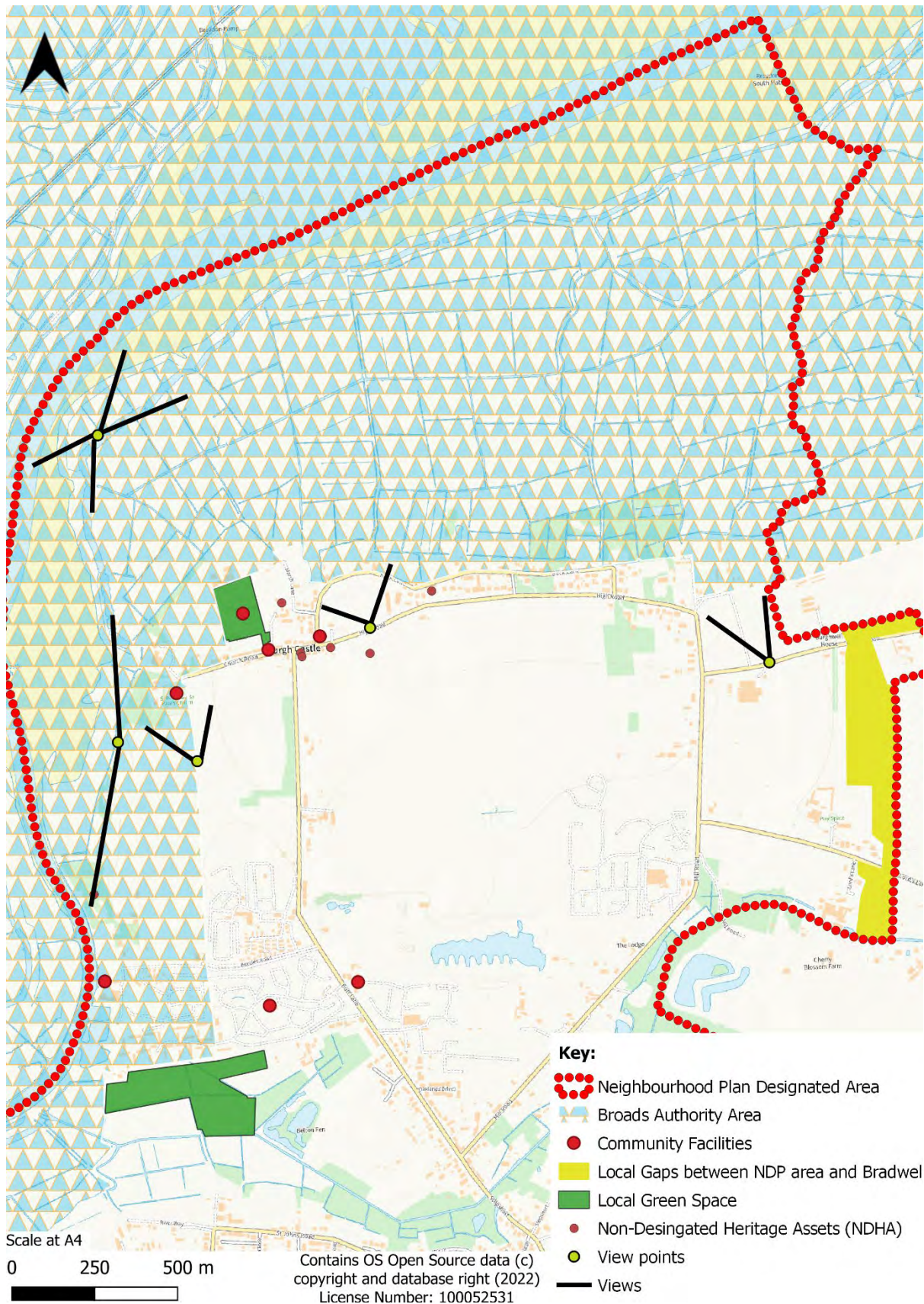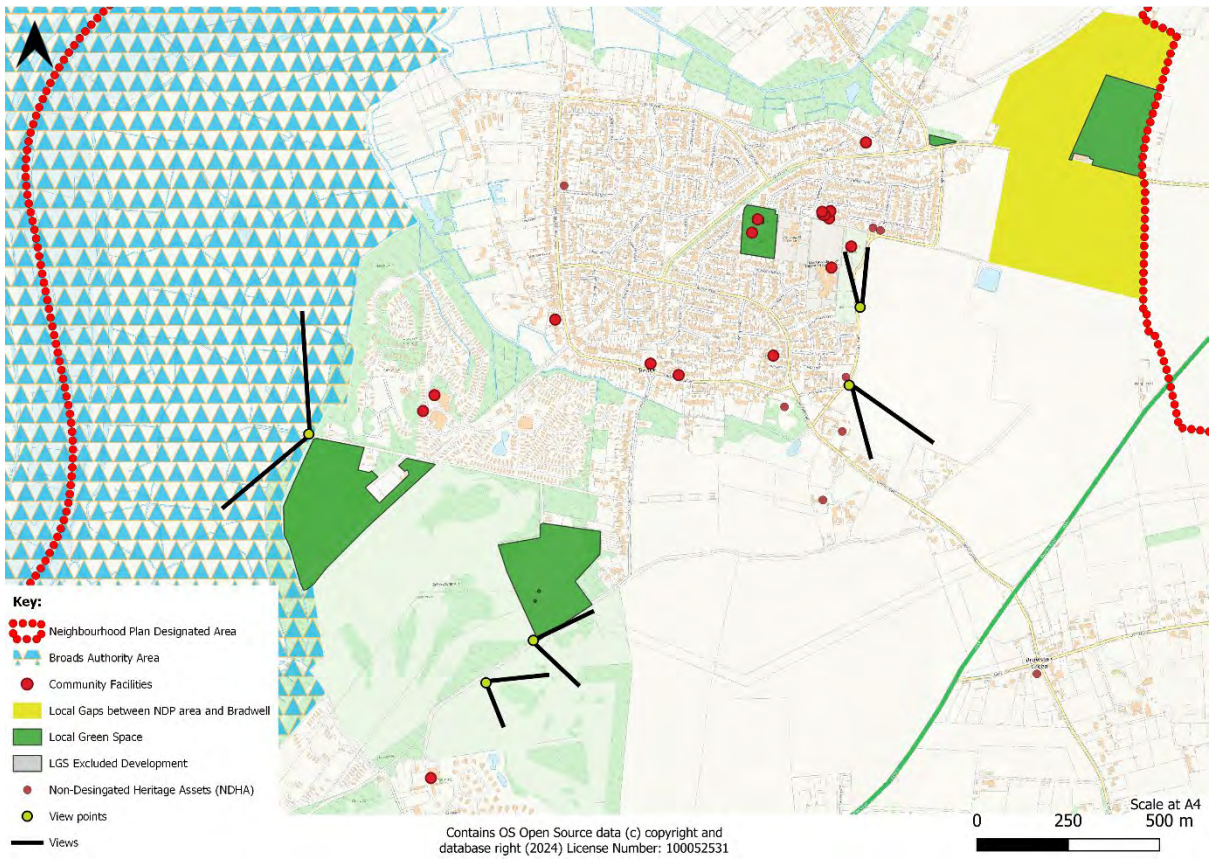*Figure 46-Policies Map - Burgh Castle*

*Figure 47-Policies Map- Belton with Browston*
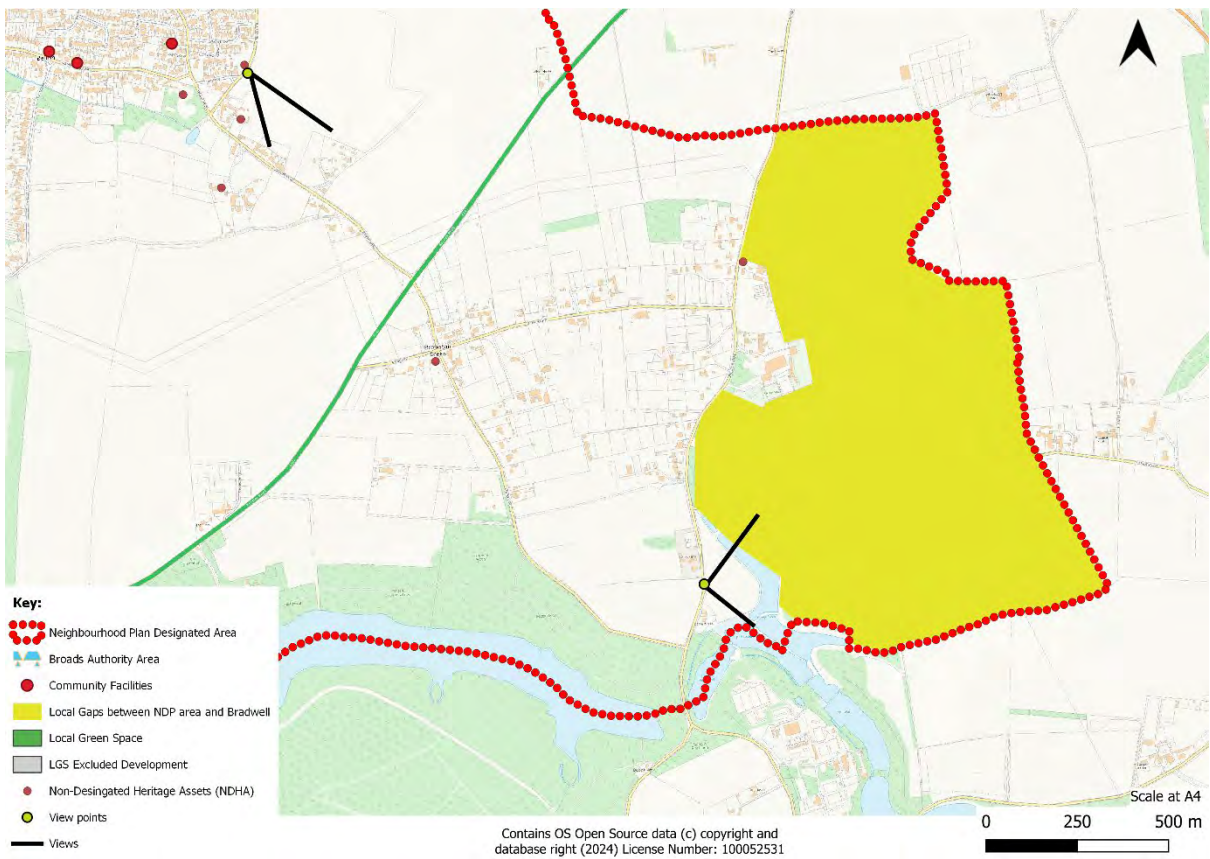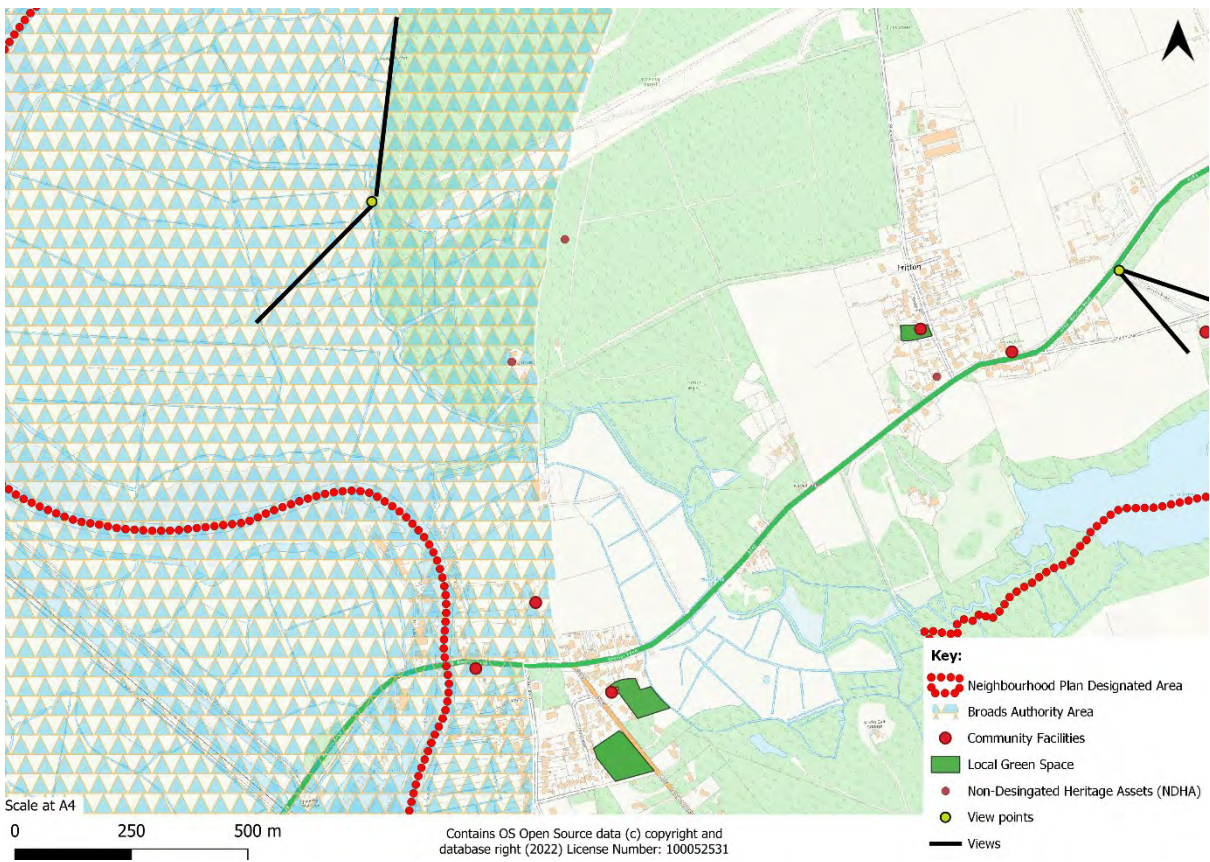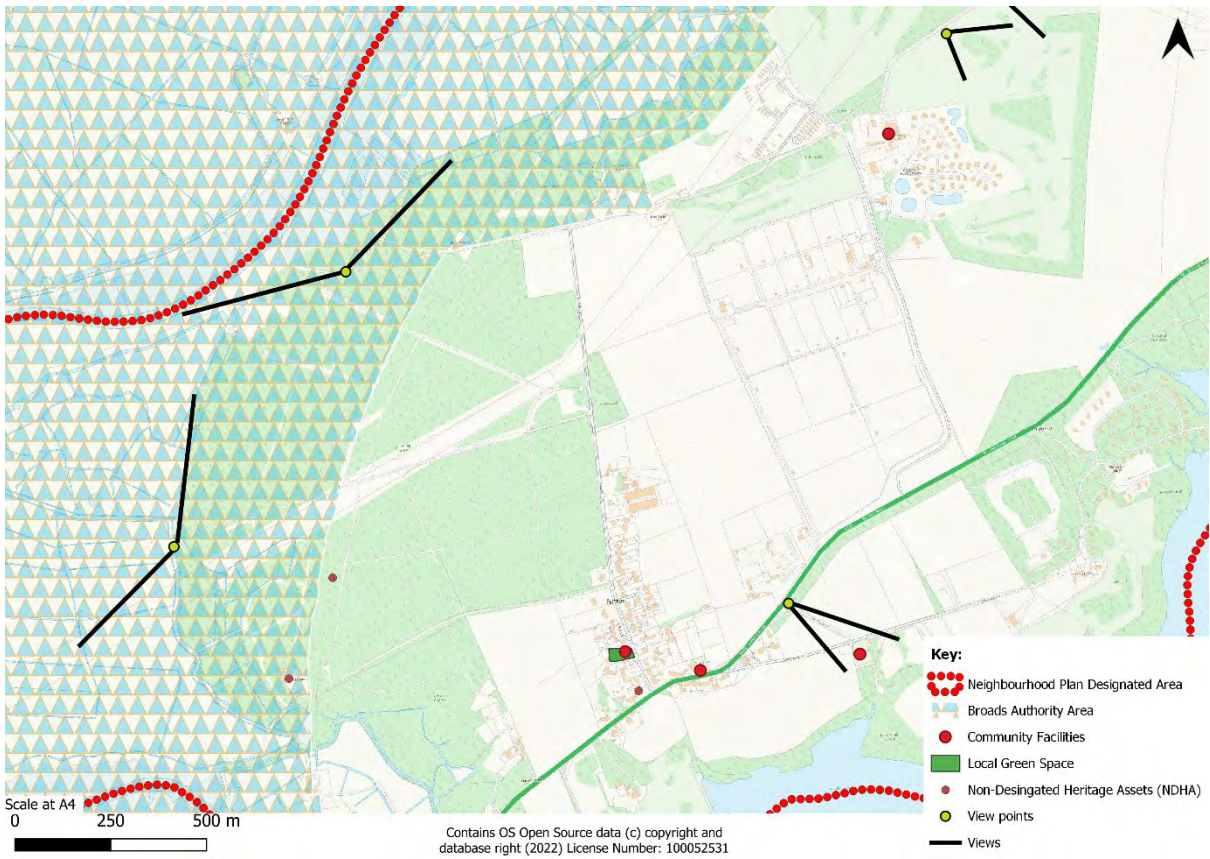


*Figure 48-Policies Map- Fritton*

Figure 49- Policies Map- St Olaves

# Appendix B: Design Checklist Questions from the AECOM Design Guidance & Codes Document

## General Approach

Because the design guidelines cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design of a proposal should be evaluated.

| General design guidelines for new development |
| --- |
| • Integrate with existing paths, streets, circulation networks and patterns of activity |
| • Reinforce or enhance the established village or smaller settlement character of streets, greens, and other spaces |
| • Harmonise and enhance existing settlement in terms of physical form, architecture, and land use |
| • Relate well to local topography and landscape features, including prominent ridge lines and long-distance views |
| • Reflect, respect, and reinforce local architecture and historic distinctiveness |
| • Retain and incorporate important existing features into the development |
| • Respect surrounding buildings in terms of scale, height, form, and massing |
| • Adopt contextually appropriate materials and details |
| • Provide adequate open space for the development in terms of both quantity and quality |
| • Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features; |
| • Ensure all components e.g., buildings, landscapes, access routes, parking and open space are well related to each other |
| • Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape, or the amenities of neighbours |
| • Ensure that places are designed with management, maintenance, and the upkeep of utilities in mind |
| • Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g., insulation), before specification of energy efficient building services and finally incorporate renewable energy sources |

The aim is to assess all proposals by objectively answering the **relevant** questions below. It is recognised that there is a large number of questions (58) and these have been pulled out from the AECOM Design Codes and Documents (2023). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

**For example**, a householder extension may not require car parking. In this case the Applicant should indicate that this section of the checklist is not applicable.

The relevant questions should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

A proportionate approach should be taken to the scale and type of proposal. It is up to the applicant on how they wish to interpret the design checklist. An Applicant could:

**EITHER**

Provide a response to each question in the checklist.

**OR**

Provide a summary statement under each of the relevant checklist headings, as below.

Effective use of the design checklist will be monitored by the Parish Councils when applications are submitted.

## Checklist Questions

### Local green spaces, views, and character:

1. Have opportunities for enhancing existing amenity spaces been explored?
2. Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
3. Is there opportunity to increase the local area biodiversity?
4. Has the proposal been considered within its wider physical context?
5. Has the impact on the landscape quality of the area been taken into account?
6. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

### Building line, access, and boundary treatment

7. What are the characteristics of the building line?
8. How has the building line been respected in the proposals?
9. Has the appropriateness of the boundary treatments been considered in the context of the site?
10. What is the arrival point, how is it designed?
11. Does the proposal maintain or enhance the existing gaps between settlements?
12. Does the proposal affect or change the setting of a listed building or listed landscape?
13. Is the landscaping to be hard or soft?

### Steet grid and layout:

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

### Buildings heights and roofline

20. What are the characteristics of the roofline?
21. Have the proposals paid careful attention to height, form, massing and scale?
22. If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?
23. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?

24. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

## Building materials & surface treatment

25. What is the distinctive material in the area?
26. Does the proposed material harmonise with the local materials?
27. Does the proposal use high-quality materials?
28. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
29. Does the new proposed materials respect or enhance the existing area or adversely change its character?
30. Are recycled materials, or those with high recycled content proposed?
31. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
32. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

## Buildings layout and grouping

33. What are the typical groupings of buildings?
34. How have the existing groupings been reflected in the proposal?
35. Are proposed groups of buildings offering variety and texture to the townscape?
36. What effect would the proposal have on the streetscape?
37. Does the proposal maintain the character of dwelling clusters stemming from the main road?
38. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
39. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?
40. If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
41. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

## Household extensions

42. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
43. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

44. Do the proposed materials match those of the existing dwelling?
45. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
46. Are there any proposed dormer roof extensions set within the roof slope?
47. Does the proposed extension respond to the existing pattern of window and door openings?
48. Is the side extension set back from the front of the house?
49. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
50. Can any materials be re-used on site to reduce waste and embodied carbon?

## Car parking

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

# Appendix C- Glossary

| Term | Definition |
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| Affordable Housing (NPPF 2023 Definition) | Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: |
| --- | --- |
| | A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). |
| | B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. |
| | C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. |

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| | D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. |
| Affordable Rented Housing | Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). |
| BNG | Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development[30]. |

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[30] Understanding biodiversity net gain - GOV.UK (www.gov.uk)

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| Community Led Development | A development instigated and taken forward by a notfor-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed, and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage, or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.<br><br>The community-led development sector is a broad one encompassing a range of models and approaches with varying aims and aspirations. This includes Community Land Trusts (CLTs), mutual and co-operatives, co-housing, self-build, and others.[31]. It is a growing movement where the community acts and manages projects such as affordable housing as one example.[32]. |
| Dark Skies | Places where the darkness of the night sky is relatively free of interference from artificial light. |
| Energy Efficient | **The practice of using less energy to perform the same amount of output for a task, service or produce the same result.** |
| GNLP | **Greater Norwich Local Plan** |
| Green Infrastructure | A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity. |
| Local Green Space (LGS) | Local Green Space is a way of designating **local green areas,** which meet a set of criteria, in order to protect them from inappropriate development. |

[31] Community-led eligibility (publishing.service.gov.uk)
[32] What is community led housing? | Community Led Homes

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| NHER | Norfolk Heritage Explorer Records- [Home - Norfolk Heritage Explorer](Home - Norfolk Heritage Explorer) |
| Non-Designated Heritage Assets (NDHA) | Locally important heritage assets identified by the neighbourhood plan, where there is often a strong local affinity or association. These can include:<br><br>- Areas of local archaeological interest (including the areas of archaeological potential)<br>- Buildings of local architectural or historic interest<br>- Locally important built assets not on the local list<br>- Locally significant historic parks and gardens Other locally important historic landscapes |
| NP | Neighbourhood Plan |
| NPA | Neighbourhood Plan Area |
| NPPF | National Planning Policy Framework |
| Open Market Housing | Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market. |
| SAC | Special Area of Conservation |

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| Sheltered Housing | Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on.<br><br>Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden[33]. |
| Social rented housing | Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England[34] |
| SPA | Special Protection Area |
| Strategic gap | An area of land designated to maintain and enhance the character and separate identities of the villages. The purpose of the strategic gap is to provide long-term protection against coalescence, protecting the setting and separation of the villages and retaining the existing settlement pattern by maintaining the openness of land. |
| SSSI | Site of Scientific Interest |
| SuDS | Sustainable urban drainage system |

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[33] 4 See http://www.housingcare.org/jargon-sheltered-housing.aspx