

URN: 22-109
Subject: Fleggburgh Neighbourhood Plan adoption
Report to: Full Council – 21 July 2022
Report by: Nick Fountain, Senior Strategic Planner

SUBJECT MATTER

Adoption of Fleggburgh Neighbourhood Plan

RECOMMENDATION

Council are asked to :-

- (1) Adopt the Fleggburgh Neighbourhood Plan

1. Introduction

- 1.1. Following the Full Council decision to accept the Examiner's Recommendations for the Fleggburgh Neighbourhood Plan on the 20 April 2022, the Neighbourhood Referendum took place in the local village hall on Thursday 16 June 2022. The referendum was open for voting to those that lived within the parish area.
- 1.2. In summary, the plan passed successfully through referendum. In accordance with section 61E(4) of the Town & Country Planning Act 1990 (as amended), plans must be 'made' (adopted) by the Borough Council. The only exceptions are if the plan would breach, or would otherwise be incompatible with, any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998) in accordance with section 61E(8) of the Town and Country Planning Act 1990 Act as amended. It is not considered that this plan is incompatible with any of these pieces of legislation. Therefore, the recommendation is to adopt the neighbourhood plan.
- 1.3. Upon adoption, the plan will formally become part of the Council's Development Plan. When determining planning applications, decisions must be made in accordance with the adopted policies of the Development Plan unless material considerations indicate otherwise. As the plan has successfully passed referendum, the plan effectively already has full planning weight in decision taking.
- 1.4. As the plan area also falls within the designated Broads Area, the plan also needs to be adopted by that authority.

Local Plan Working Party
- 1.5. Throughout plan preparation and formal decision making, the progress of the neighbourhood plan has been presented to members of the Local Plan Working Party. Members have had

opportunities to feedback ideas to officers to shape consultation responses, and in providing advice and guidance to the parish council. The recommendation to proceed to Full Council to adopt the neighbourhood plan was considered and accepted by Local Plan Working Party on 28 June 2022.

2. Neighbourhood Plan Referendum Results

- 2.1. The Fleggburgh Neighbourhood Plan Referendum took place on Thursday 16 June 2022, in the local village hall. The referendum was advertised in accordance with the Regulations, ensuring that residents had every opportunity to be informed what the plan was, and when and where the referendum would take place.

Summary of Fleggburgh Neighbourhood Referendum Results:

- Total ballots 226 (representing a 26% turnout of the electorate)
- Total 'Yes' votes 198
- Total 'No' votes 28
- Plan passes with **88% majority**

3. Decision making

- 3.1. In accordance with the Regulations, the Council cannot make any other decision than to 'make' (adopt) the plan as part of the Development Plan unless it considers that the plan would breach any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998) (under section 61E(8) of the Town and Country Planning Act 1990 Act as amended). There are no such reasons to prohibit the Fleggburgh Neighbourhood Plan from being formally adopted.
- 3.2. Upon adoption, the plan would need to be published and supported by a final decision statement setting out the reason(s) for the decision, where the decision and document can be inspected, and notifying those who have requested to be notified when the decision is made.

4. Financial Implications

- 4.1. The Borough Council has already received £5,000 for the adopted neighbourhood plan area (it has actually received 5 of these through the first 5 adopted areas). This funding will support the payments required to appoint independent examiners.
- 4.2. The Borough Council should receive a further Government grant of £20,000 having issued a decision statement to send the neighbourhood plan to referendum.
- 4.3. All costs associated with officer resources, the examination and referendum of the Neighbourhood Plans are expected to be covered by this Government funding.

5. Legal and Risk Implications

- 5.1. The Council has progressed the neighbourhood plan in line with the relevant legislation referred to above. The plan has been independently examined, with the Examiner's report finding that the plan meets the 'Basic Conditions' subject to modifications. The neighbourhood plan is supported by a screening report for Strategic Environmental Assessment and Habitat Regulations Assessment, screening out the need for full assessments to satisfy requirements under the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2017. While this

was published in March 2020, the content and conclusions are considered to be appropriate to determine that no significant environmental effects will result from the plan.

- 5.2. Following adoption, a person aggrieved by the Neighbourhood Plan, may under Section 61N of the Town and Country Planning Act 1990, make an application to the court to challenge it. Such an application must be made within six weeks of adoption.

6. Conclusion

- 6.1. The recommendation is to adopt the Fleggburgh Neighbourhood Plan 2020-2030, having successfully passed its Neighbourhood Referendum.

7. Appendices

Appendix 1 – Fleggburgh Neighbourhood Plan

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	n/a
Section 151 Officer Consultation:	n/a
Existing Council Policies:	Local Plan Part 1: Core Strategy, Local Plan Part 2
Financial Implications (including VAT and tax):	See Section 4
Legal Implications (including human rights):	See Section 5
Risk Implications:	See Section 5
Equality Issues/EQIA assessment:	n/a
Crime & Disorder:	n/a
Every Child Matters:	n/a



Adoption by the Broads Authority xx
2022, Adoption by Great Yarmouth
Borough Council July 2022

FLEGGBURGH NEIGHBOURHOOD PLAN

2020-2030

FLEGGBURGH NEIGHBOURHOOD PLAN

CONTENTS

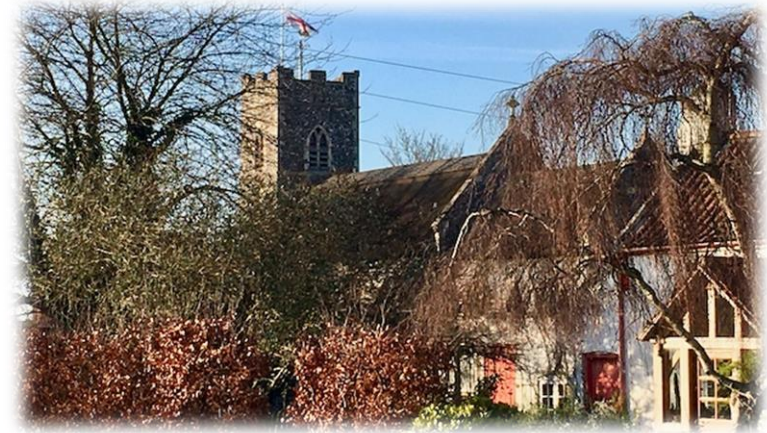
1	Introduction
2	Neighbourhood Planning
5	Vision & Objectives
6	Housing
9	Natural Environment
26	Built Environment
30	Community Infrastructure
34	Appendix 1: Local Green Space
37	Appendix 2: Key Viewpoints

0

Section 1: Introduction

1. The parish sits in the middle of an area known as Flegg, an 'island' of higher ground between the Rivers Bure and Thurne. Flegg was historically separated into the two administrative units of East and West Flegg by the Muck Fleet Valley. Now Fleggburgh is a parish, close to Great Yarmouth and just 6 miles from Caister-on-Sea, and is made up of three amalgamated parishes; Burgh St Margaret, Billockby and Clippesby.
2. Fleggburgh (Burgh St Margaret) is the largest village in the parish, overlooking the Rollesby Broad Complex, whilst Clippesby and Billockby are small hamlets in the west and south. In policy terms, the Local Plan Part 2 for Great Yarmouth designates Clippesby and Billockby as 'tertiary villages' (the lowest tier in the settlement hierarchy), whilst Fleggburgh is a 'service village'. The parish has a strong community spirit but people would like to promote better connections, for example via footpaths, between the three settlements.
3. The settlement of Clippesby is very loosely gathered around the Grade II* listed St Peter's round tower church and Clippesby Hall which provides holiday accommodation within a woodland setting but is otherwise distant from any major village facilities or amenities. The small v-shaped ribbon development at the junction of the A1064 and B1152 comprises Clippesby residences along the B1152 and Billockby residences on the A1064. This is adjacent to the Broads Authority area and is distant from any major village facilities or amenities.
4. Fleggburgh village is located close to Filby, along the busy A1064, and has a reasonable range of services and facilities. These include a primary school, village hall, church, GP surgery, sports club/gym, pub and restaurant. The village is adjacent to Filby Broad which is a tourist

destination with a number of holiday cottages, and a camping and caravan park. Indeed, to the east of



Church of St Margaret, Fleggburgh

Fleggburgh lies the Broads Authority executive area which is recognised both internationally and nationally as being critically important for wildlife, designated as the Broads Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA). The Broads has status equivalent to a National Park.

5. The A1064 causes a number of concerns, especially around speeding and safety, and the junction with the B1152 is notorious locally. Despite the busy road, the village and the wider parish have a tranquil, rural quality owing to the Broads area, surrounding open countryside and its historic assets such as the Grade II* Listed churches, St Margaret's and St Peter's.
6. The former Bygone Village has recently been redeveloped into a spacious residential development with generally large houses. A number of further residential developments have either been completed or received permission in recent years. The Great Yarmouth Local Plan Part 2 does not seek to allocate housing land in Fleggburgh, Billockby or Clippesby and sets a zero indicative housing requirement

for the neighbourhood plan. Additionally, the Local Plan for the Broads does not allocate housing land within the parish.

Section 2: Neighbourhood Planning

Overview of Neighbourhood Planning

7. Neighbourhood planning was introduced by the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as Parish Councils statutory powers to develop a shared vision and shape how their communities develop and change over the years.
8. Fleggburgh is located within the Borough of Great Yarmouth. The strategic context is defined through the Great Yarmouth Local Plan and the Local Plan for the Broads adopted in May 2019. The Borough Council has an adopted Local Plan Part 1: Core Strategy (2015). More recently in December 2021, the Borough Council adopted its Local Plan Part 2, which contains updates to the Core Strategy, strategic policies, site allocations and non-strategic policies.
9. The neighbourhood plan sets out planning policies for the parish which, together with the Local Plans, carry significant weight in determining planning applications. It is a community document, written by local people who know and love the area.
10. The neighbourhood plan supports the delivery of the 'strategic policies' contained in the Great Yarmouth Local Plan, as well as those of the Local Plan for the Broads. It cannot promote less development than set out in local plans. The local plans set the overall strategic policies, such as the amount of new development and the distribution of that development across the Borough. The Local Plan Part 2 allocates no market housing in Fleggburgh,

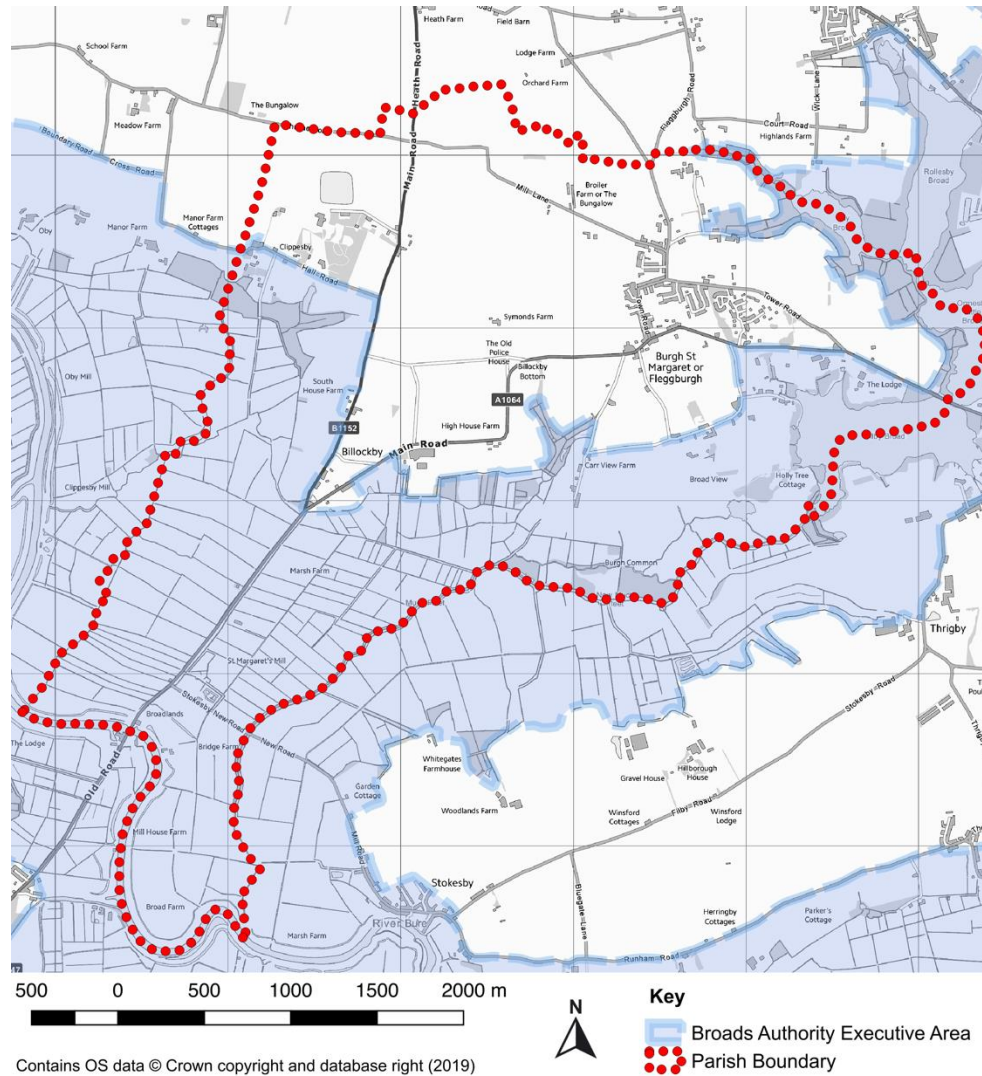
Billockby and Clippesby and notes that the indicative housing requirement for the Neighbourhood Area is zero. Additionally, the Local Plan for the Broads does not allocate any housing growth within the parish. There are separate policies in national and local plans allowing for exception schemes, whereby new homes can be provided for local communities for rent or sale under market values, affordable housing. The Flegg Community Land Trust exists to assist parishes or community groups to deliver such community assets.

11. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing if any comes forward, design principles for new development, conserving and enhancing the natural and historic environment, protecting Local Green Spaces, and setting out other development management policies. Importantly, the neighbourhood plan will contribute to the achievement of sustainable development as described in the National Planning Policy Framework (NPPF).
12. Once a neighbourhood plan has been brought into force it becomes part of the statutory development plan for the parish and will be used by the Borough Council and Broads Authority in deciding on all planning applications in the parish.

Process of Developing this Neighbourhood Plan

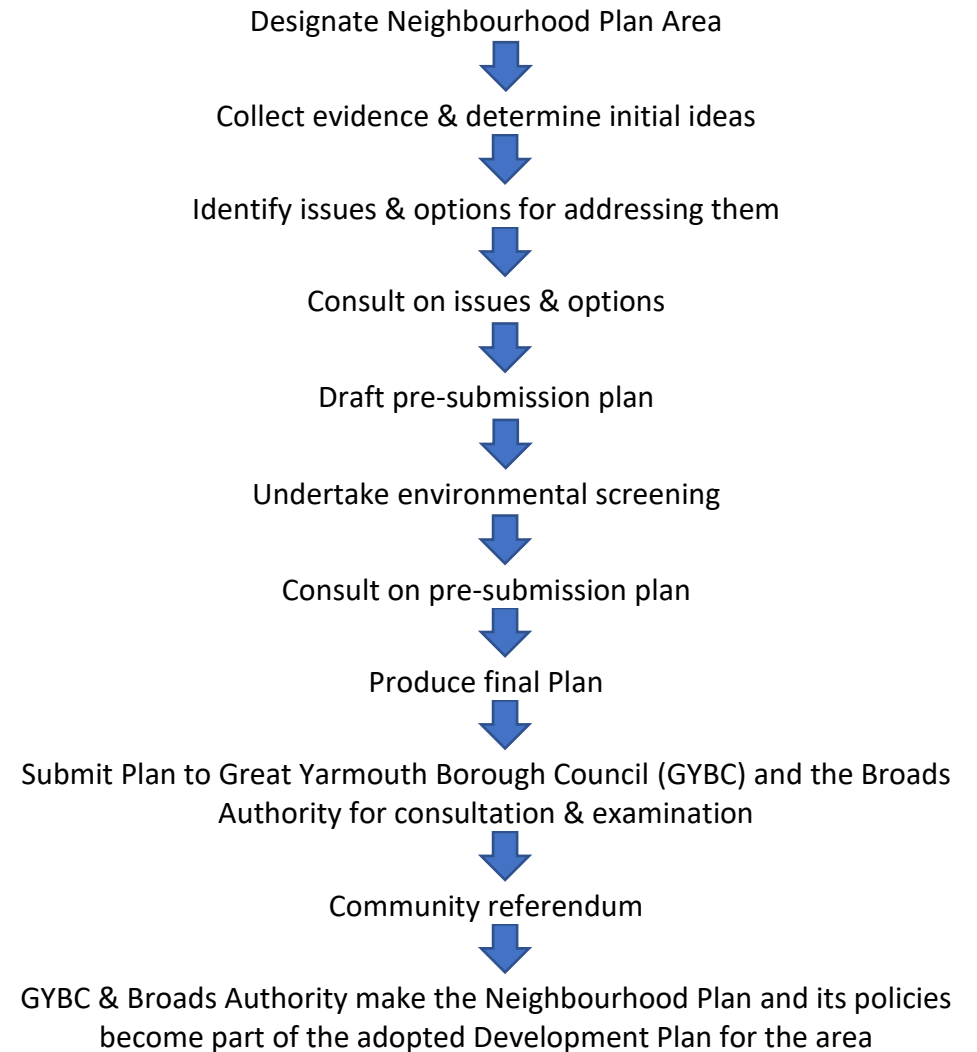
13. The parish area shown in **Figure 1** was designated as a Neighbourhood Area in April 2019.
14. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes evidence from the Census 2011, housing data, a review of environmental designations and historical records. Further assessment to gather new evidence has also been undertaken, including an assessment of key views, all supported by consultation activities with the community.

Figure 1: Designated Neighbourhood Area



Neighbourhood Area designated April 2019

Figure 2: Neighbourhood Plan Process



Consultation with Residents

15. Fleggburgh Neighbourhood Plan has been developed by residents of the parish on behalf of the wider community. A working group, comprising a mix of residents and parish councillors, has overseen the process throughout on behalf of the Parish Council as the qualifying body. Engaging the wider community in the Neighbourhood Plan's development has been a key focus.
16. In March 2019 an initial consultation with residents on key planning related issues in Fleggburgh was undertaken. This was followed in September 2019 by engagement on specific issues and options for the plan which included Local Green Spaces and important viewpoints. The consultation included an event at Fleggburgh Village Hall attended by people who live in the parish. Significant consideration was given as to whether the plan would allocate sites for development, with a final decision taken by the Parish Council not to allocate in November 2019. In addition, a specific consultation was held in February 2020 on non-designated heritage assets.
17. This early engagement helped the working group to formulate a Regulation 14 pre-submission draft, which was consulted upon between August – October 2020. During the consultation many residents reviewed the draft plan and its policies and made representations. In addition seven stakeholders, including Great Yarmouth Borough Council, the Broads Authority and Natural England responded with their comments.
18. A full account of consultation activities, the key points and how these were considered by the working group is provided in the Consultation Statement which accompanies the Neighbourhood Plan.



All Saint's Church, Billockby

Section 3: Vision and Objectives

A vision and objectives have been developed for the neighbourhood plan based on feedback received through consultation with the community in 2019. Each of the objectives aim to support delivery of the vision.

Vision

The three settlements of Fleggburgh will have retained their own identity, but residents of Billockby and Clippesby will be better connected to the improving services and facilities in Fleggburgh. This will have helped build on the strong community spirit in the parish, which will have been further enhanced by the development of a village centre in Fleggburgh around the pub and village hall, where community activity and new facilities can be focused.

Residents and visitors can still enjoy the rural and tranquil character of the parish, achieved through protecting and enhancing the key assets that make up that character, including views of the wider open landscape, important green spaces, the many heritage assets, overall character of the buildings, and importantly the Broads. The impact on tranquillity and safety caused by the heavy traffic flows and speeds through the parish will have been reduced.

Objectives

- A. Each of the parish villages will have retained their separate and distinct character;
- B. Safeguard the peacefulness, views and rural feel of the parish including its farming landscape;
- C. Protect & celebrate the rich wildlife and landscape of the Broads;
- D. Maintain & enhance sustainable access into the surrounding countryside;
- E. Improve infrastructure and attract key services;
- F. Support community spirit by improving connections to facilities and promoting a village centre in Fleggburgh;
- G. Have a stronger influence over development in the parish, ensuring a focus on sustainable and accessible housing for all ages, including affordable housing;
- H. Ensure future development blends well with the existing built environment;
- I. The integrity, character and appearance of the historic environment of the parish will be preserved and where possible enhanced;
- J. Reduce the adverse impact of traffic through the villages, ensuring that residents can cycle or walk safely along the road by their homes.

Section 4: Housing

Housing Type and Mix

19. Fleggburgh is a relatively small parish of just over 400 homes. There have been 34 new homes built in the parish (mainly in the village of Fleggburgh) over the last six years, and there are 52 more with planning permission, which represents a 30% increase in homes overall. Although Great Yarmouth Borough Council has not allocated further sites within Fleggburgh as part of their Local Plan Part 2, speculative development can still come forward, especially if at any point the Borough Council is unable to demonstrate a five-year supply of housing land.
20. A large proportion of residents feel that there should be no further housing development in the parish. Concerns raised include the scale of development and its impact on green spaces and the landscape. There is also concern about the impact development is having on the capacity of services, including the GP surgery which is considered to be close to capacity, and that most new development is out of character with existing dwellings in terms of design. The Neighbourhood Plan gives the residents an opportunity to influence any new development that does come forward, to ensure it meets community need.
21. The housing profile (Census 2011) is currently dominated by detached homes which make up around 50% of houses, there is also a high proportion of semi-detached dwellings in comparison to other neighbouring villages. Over a quarter of homes have four or more bedrooms, which is a high proportion compared to other villages, whilst around 30% are two bedrooms or fewer, which is low in comparison, and the proportion of one-bedroom properties is very low. The number of larger properties continues to increase, with the most recent permissions for residential dwellings (e.g. 06/19/0371/F) all for large homes. The profile means that homes are likely to be more expensive to buy, making them unaffordable to younger people. The 2014 Strategic Housing Market Assessment for Great Yarmouth provides further evidence of need for smaller dwellings. For market housing, dwellings of 1 or 2 bedrooms should be 50% of the total, whilst for shared ownership it should be 40%. For affordable rent it is 60%.
22. According to the 2011 Census data, 26% of homes in Fleggburgh parish were occupied by people aged 65+, with over a quarter of these older people living on their own in larger properties. The parish has an ageing population, with almost a quarter of current residents aged 65+ and this is increasing.
23. Consultation with the community to develop the Neighbourhood Plan indicated a need to help younger people onto the housing ladder and there is support for more affordable homes. Borough Council data also shows that the demand for affordable housing, particularly smaller affordable homes, within Fleggburgh currently outstrips supply. It is generally felt that if there is additional housing it should meet a local need, enabling people to stay in the parish. Rural Exception Sites for affordable housing that are adjacent to the development limits are allowed under national policy, but it is important to manage how these come forward as they should be integrated with the existing community.
24. A Neighbourhood Plan can influence the size and type of new homes that will be built in the future. When asked about preferences for new homes the community indicated a highly significant preference towards smaller homes and affordable homes and no real support for larger homes. Smaller homes are more likely to meet the needs of younger residents as well as older residents looking to downsize.

Policy 1: Housing Type & Mix

Housing proposals should provide a mix of housing types and sizes that reflect local housing need, taking into account the best available and proportionate evidence. Housing proposals should provide for small (one or two bedroom) homes in line with the Table below, unless evidence is provided showing that a lower number is justified or that the scheme is made unviable. The provision of dwellings comprising five bedrooms or more will not be supported, unless this would clearly and demonstrably meet a local housing need.

Size of development	<i>Minimum</i> requirement for small homes (2 bed or fewer)
2-3 dwellings	1
4-6 dwellings	2
7-9 dwellings	3
10+	30% of dwellings, rounded to the nearest whole number (less than 0.5 rounded down, equal to or more than 0.5 rounded up)

The development of affordable housing within the development limits and proposals for Rural Exception Sites adjacent to development limits will be supported.

25. The Great Yarmouth Local Plan and the Local Plan for the Broads both have a policy around rural exception sites. Policy CS4 in the borough council's Core Strategy, for example, already has some criteria, such as size of the exception site needing to be proportionate to the size of the respective settlement.
26. The minimum requirement for 30% of new homes to be smaller will maintain the current proportion within the community (see para 19), which given the evidenced increase in smaller households and single

occupancy, is reasonable. It is recognised that with building conversions and self-build this may not be possible.

Design

27. Design is another key area where the Neighbourhood Plan can have influence. The Government is raising the importance of good design with the development of national design guides, and encourages neighbourhood plans to have design policies. In this regard, the Government has recently published a National Design Code. During consultations, people felt that there was not a strong unifying character in Fleggburgh, but rather it was very mixed in terms of design and style. On the other hand, Clippesby was considered to be characterised by cottages of a traditional design built in vernacular materials such as flint and red brick, see photos on p10. Most people want new homes to relate well to their context, so that they blend in with their surroundings. However, design is about more than just appearance and also relates to layout, scale, density and how the building and area functions.

Policy 2: Design

All new development within Fleggburgh must demonstrate high-quality design. New development should be well integrated into the landscape and maintain the quality of transition between the settled and agricultural landscape as well as protect the landscape setting of the Broads. All development must respect local character and development within the Broads must preserve or enhance cultural heritage.

Development within or adjacent the settlement of Clippesby must be sympathetic in scale, type and design to the existing traditional character, reflecting the prevalence of rural cottages and use of traditional materials such as flint and Norfolk red brick.

Buildings of innovative contemporary design will also be welcomed, as long as their scale, materials and design reflect the predominant building characteristics and enhance their surroundings.

Development should seek to achieve high energy efficient standards and new homes or commercial developments requiring car parking should provide electric car charging points.

Developments including both market and affordable housing should be designed to be tenure blind.



Photos to illustrate the design of buildings in Clippesby



Section 5: Natural Environment

Protecting the Natural Environment

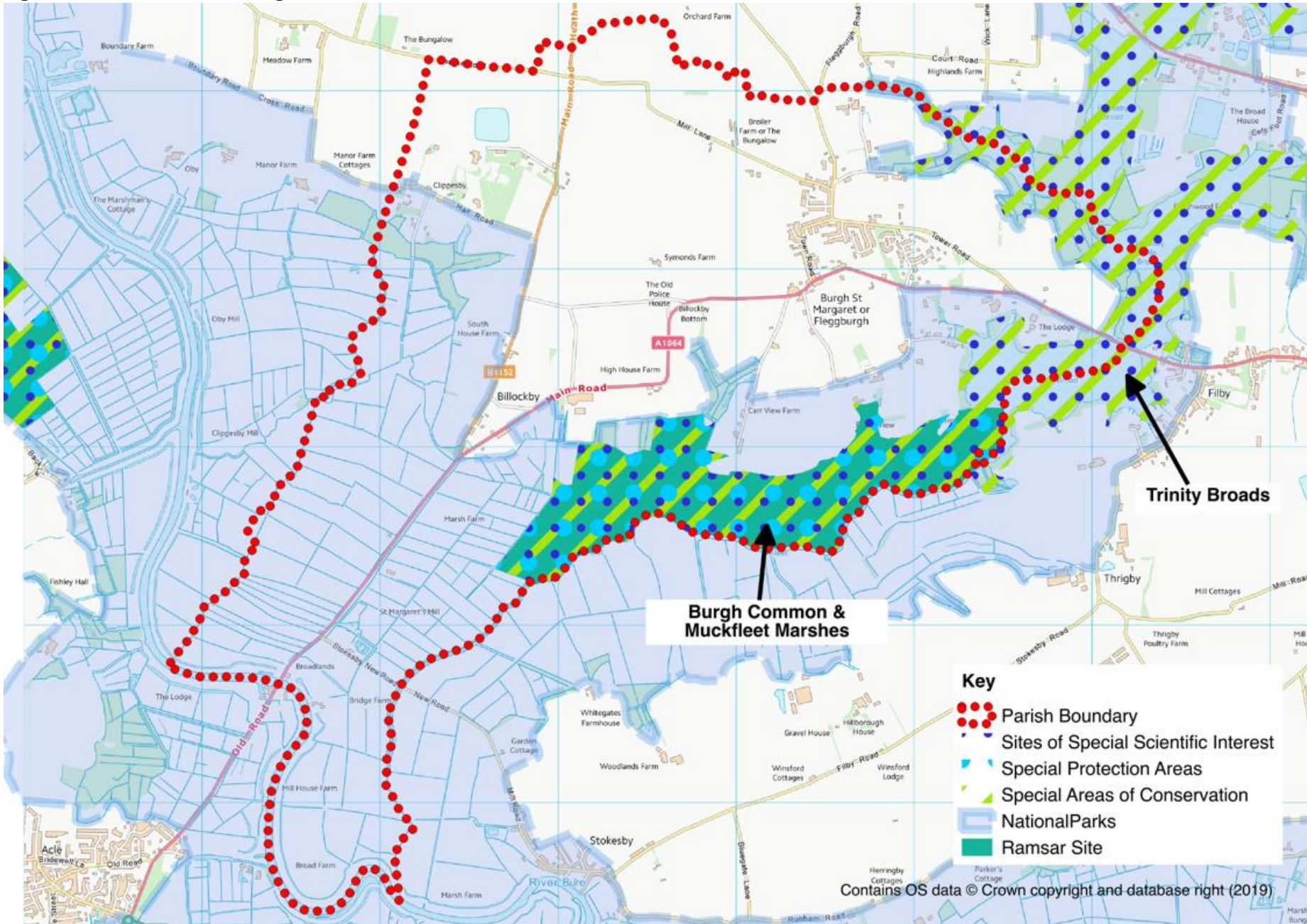
28. This part of the Broads network in Fleggburgh is designated the Broads Special Area of Conservation (SAC), Trinity Broads Site of Special Scientific Interest (SSSI) and Burgh Common and Muckfleet Marshes SSSI, see **Figure 3**. This is extremely rich in wildlife which could be sensitive to impacts from future development.
29. The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem, isolated from the main Broads river system. The three broads of Ormesby Broad, Rollesby Broad and Filby Broad are much quieter than others. Filby Broad is the deepest of the three. The Trinity Broads are extremely rich in wildlife with some species rarely found outside of the Broads fen habitats. Habitats include wide expanses of shallow open water, extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. They support a wealth of wildlife, from the tiniest rare snail, to stands of bulrushes which have virtually disappeared from the rest of the Broads area, to the bittern. The ecological importance of the area is reflected in the variety of international, national and local nature conservation designations.
30. Trinity Broads make up 14% of the open water within the Broads National Park. They are a significant fresh water supply with approximately 5 million litres of water abstracted each day, supplying 80,000 homes in the surrounding villages and Great Yarmouth. They cover 162 hectares of open water in total, with 21km of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. It is important to ensure that the water quality is not impacted by future development.
31. Burgh Common and Muck fleet Marshes is a 121-hectare site of biological importance. The Muck Fleet, a tributary of the River Bure runs through the wetland site, which is traditionally managed by

grazing and mowing. Habitats include tall fen, fen meadows and drainage dykes. There are rare plants and invertebrates, such as the swallowtail butterfly.



Burgh Common & Muckfleet Marshes SSSI

Figure 3: Environmental Designations



32. Residents would like to conserve the special qualities of Fleggburgh's natural environment and ensure that development supports the creation of more and better habitat for wildlife that is joined-up with that which already exists. New development should leave the natural environment in a measurably better state than beforehand, achieving a net gain in biodiversity. This will help to halt the declines in wildlife by conserving existing habitats and species, but also begin the task of restoring some of what has been lost.
33. In the absence of national legislation and guidance on measurement of biodiversity net gain, the calculation tool available from Defra should be used. This compares the current biodiversity value of habitats to be lost to development (excluding designated sites and ancient woodland) with the biodiversity value of the habitats forecast to be created following development, with the intention being to demonstrate an overall increase in biodiversity (minimum 10%). The use of assessment methods should be proportionate to the size of the site. Furthermore, the expected national legislation is likely to set out some exceptions to the requirement, such as some brownfield sites.
34. Positive examples of how to achieve a 10% net gain in biodiversity include:
- Supporting the Trinity Broads Partnership and Poor's Trust with conservation management of the Trinity Broads and Burgh Common land;
 - Creating and enhancing connections and corridors between nature-rich sites, such as appropriate hedgerow extension and management;
 - Buffering and protecting nature-rich sites from pollution, such as small sewerage treatment plants and surface water

runoff through SuDS and maintaining areas of appropriately managed rural land adjacent to these sites;

35. In addition, the Broads Authority has a biodiversity enhancement guide which can be referred to¹.

Policy 3: Enhancing the Natural Environment

All major development must enhance the natural environment and contribute to local wildlife habitats, demonstrating:

- a) at least a 10% net gain in biodiversity on site; and
- b) delivery of green infrastructure of high environmental quality.

Development should protect and enhance natural features, such as trees and hedgerows. In circumstances where replacement planting is found to be acceptable in accordance with statutory requirements, it must be with native species that are of an equal or greater ecological value.

¹ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0016/231055/Biodiversity-guide_18_11_2016.pdf

Local Green Space

- 36 Green spaces within Fleggburgh contribute towards its sense of place. Residents value these green spaces for a variety of reasons, because they provide facilities for sports and physical activity; they provide habitat for wildlife; form part of the natural flood mitigation in Fleggburgh; and provide opportunity for growing local food.
- 37 The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected through designation as Local Green Space. 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.
- 38 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 its wildlife;
 - The green area concerned is local in character and is not an extensive tract of land.
- 39 The community have identified 10 Local Green Spaces for designation in the Neighbourhood Plan. These were identified by the community and a broad range of evidence reviewed to justify their inclusion. **Appendix 1** sets out how each of the green spaces meets the criteria set in the National Planning Policy Framework.

Policy 4: Local Green Space

The following green spaces in Fleggburgh, as shown on the plans below are designated as Local Green Space within this Neighbourhood Plan:

1. The allotments
2. St Margaret's Church and Cemetery
3. Rollesby Road pond / drainage ditch
4. The playing fields, children's play area and bowls green
5. The ruins of St Mary's Church
6. Broadland Sports Club
7. St Peter's Church
8. All Saint's Church
9. The Penny Loaves
10. The Plantation

The management of development within areas of Local Green Space will be consistent with that for development within Green Belts as set out in national policy.



Fleggburgh Children's Play Area

40. Fleggburgh Common was also considered by the community as an important green space for its wildlife and ecology value. This already has statutory designation as part of the Broads Special Area of Conservation, Broadland Special Protection Area and Burgh Common and Muckfleet Marshes Site of Special Scientific Interest, which affords it sufficient protection. Also, it might be worth pointing out that there are policies in the Local Plans that relate to some of these Local Green spaces. For example, the Broads local plan has a policy on Broadland Sports Club.



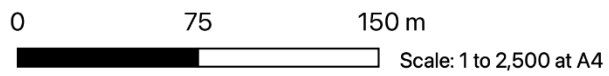
Fleggburgh Playing Field

Figure 4: Local Green Space



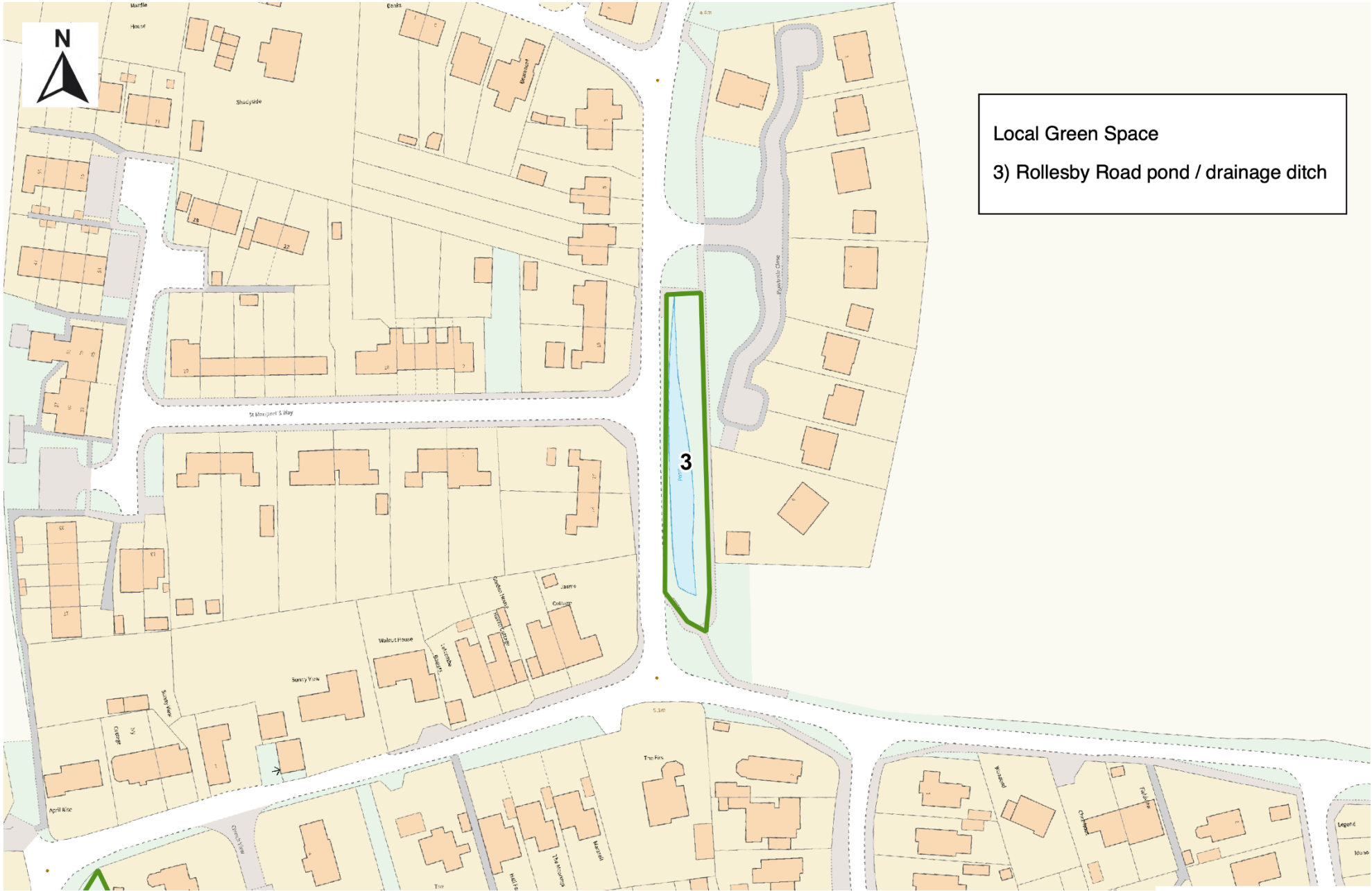
Local Green Space

- 1) The allotments
- 2) St Margaret's Church and Cemetery
- 4) The playing fields, children's play area and bowls green
- 9) The Penny Loaves



Contains Ordnance Survey data © Crown copyright and database right 2022
License Number: 100060933

Key
Local Green Space



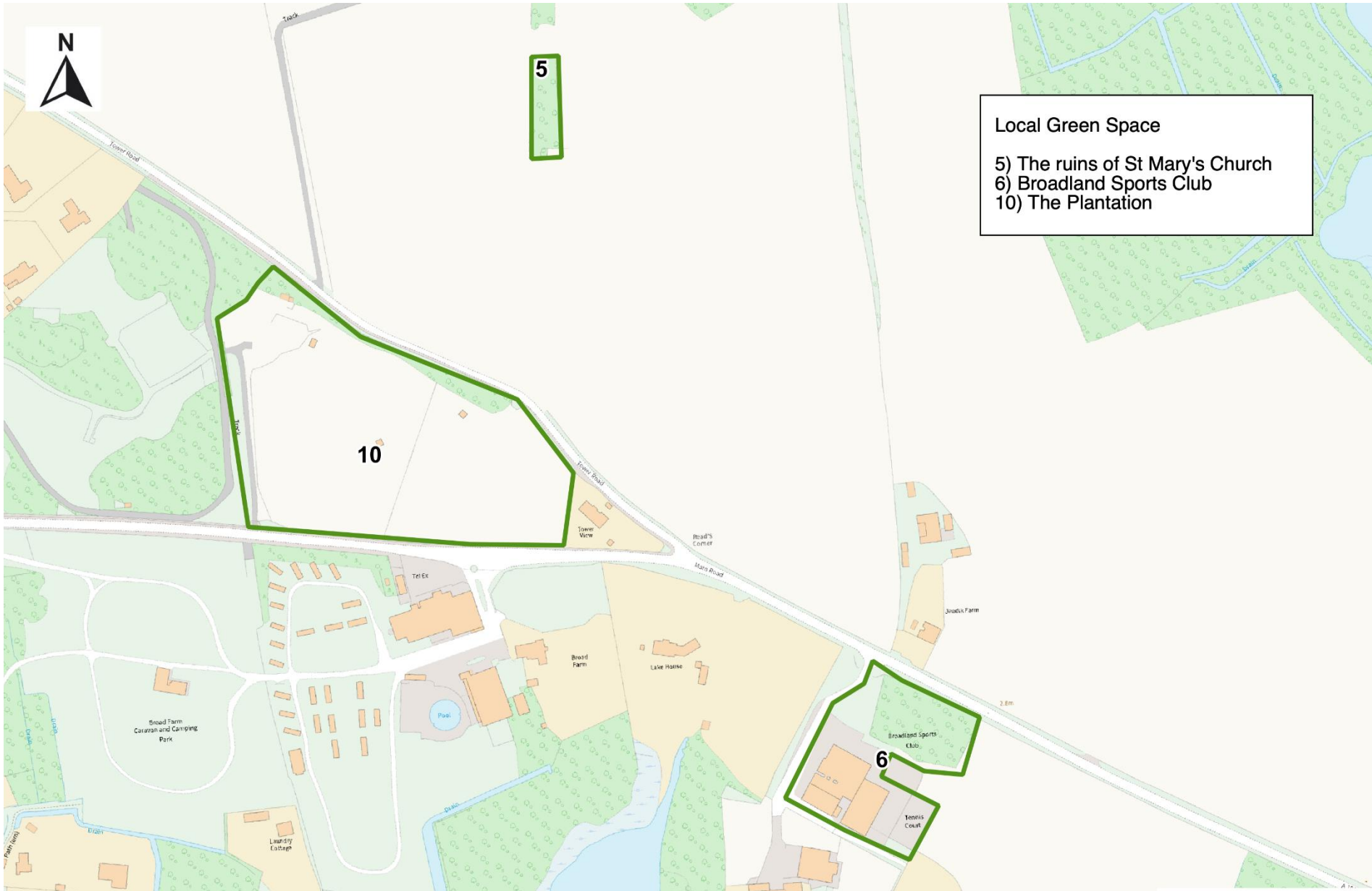
Local Green Space
 3) Rollesby Road pond / drainage ditch



Scale: 1 to 1,250 at A4

Contains Ordnance Survey data © Crown copyright and database right 2022
 License Number: 100060933

Key
 Local Green Space



Local Green Space

- 5) The ruins of St Mary's Church
- 6) Broadland Sports Club
- 10) The Plantation



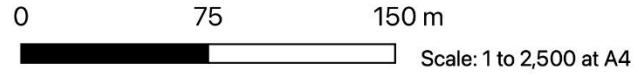
Scale: 1 to 3,000 at A4

Contains Ordnance Survey data © Crown copyright and database right 2022
License Number: 100060933

Key
 Local Green Space



Local Green Space
7) St Peter's Church, Billockby

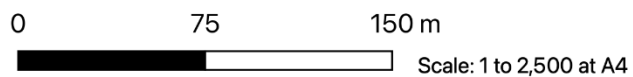
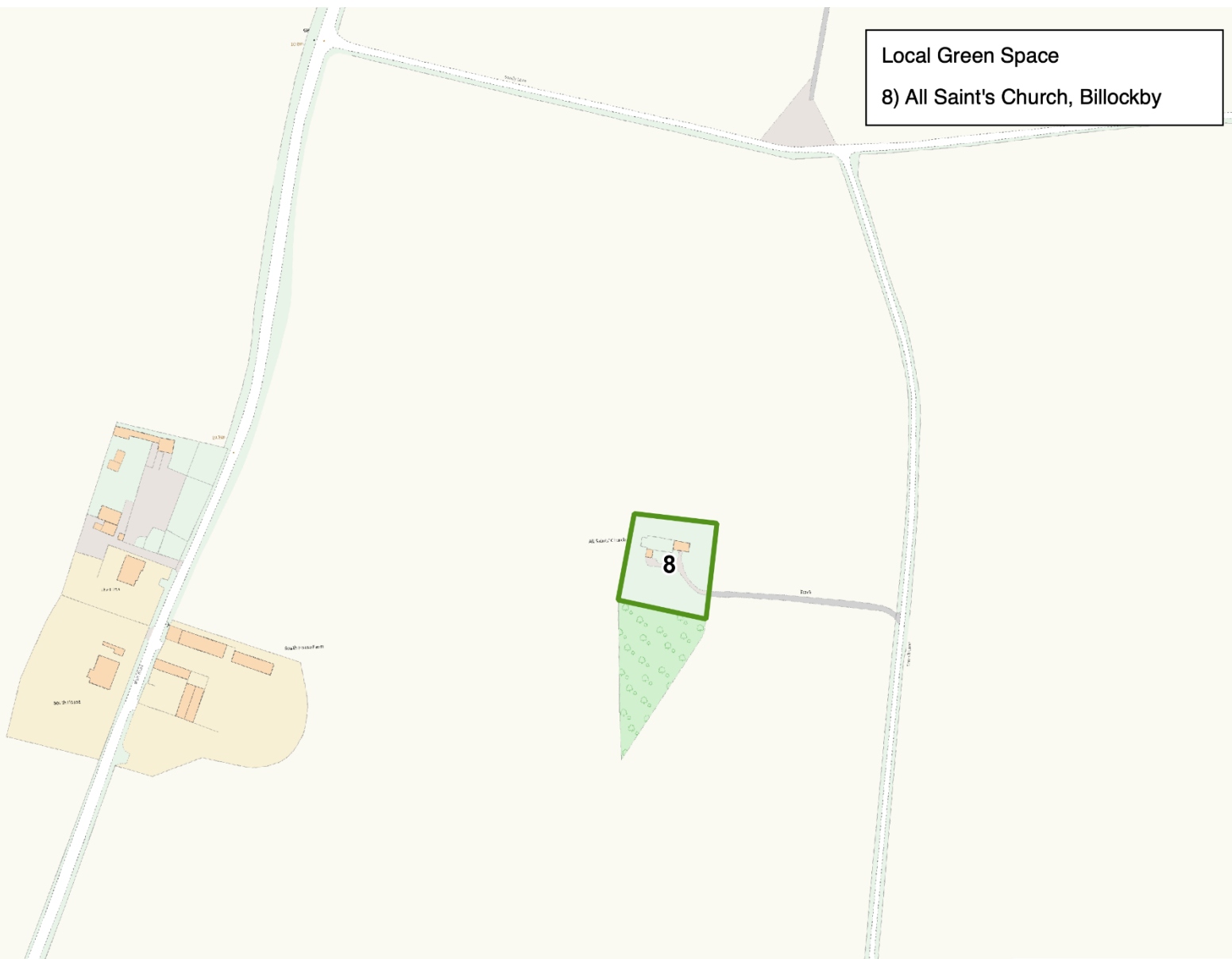


Contains Ordnance Survey data © Crown copyright and database right 2022
License Number: 100060933

Key
Local Green Space



Local Green Space
8) All Saint's Church, Billockby



Contains Ordnance Survey data © Crown copyright and database right 2022
License Number: 100060933

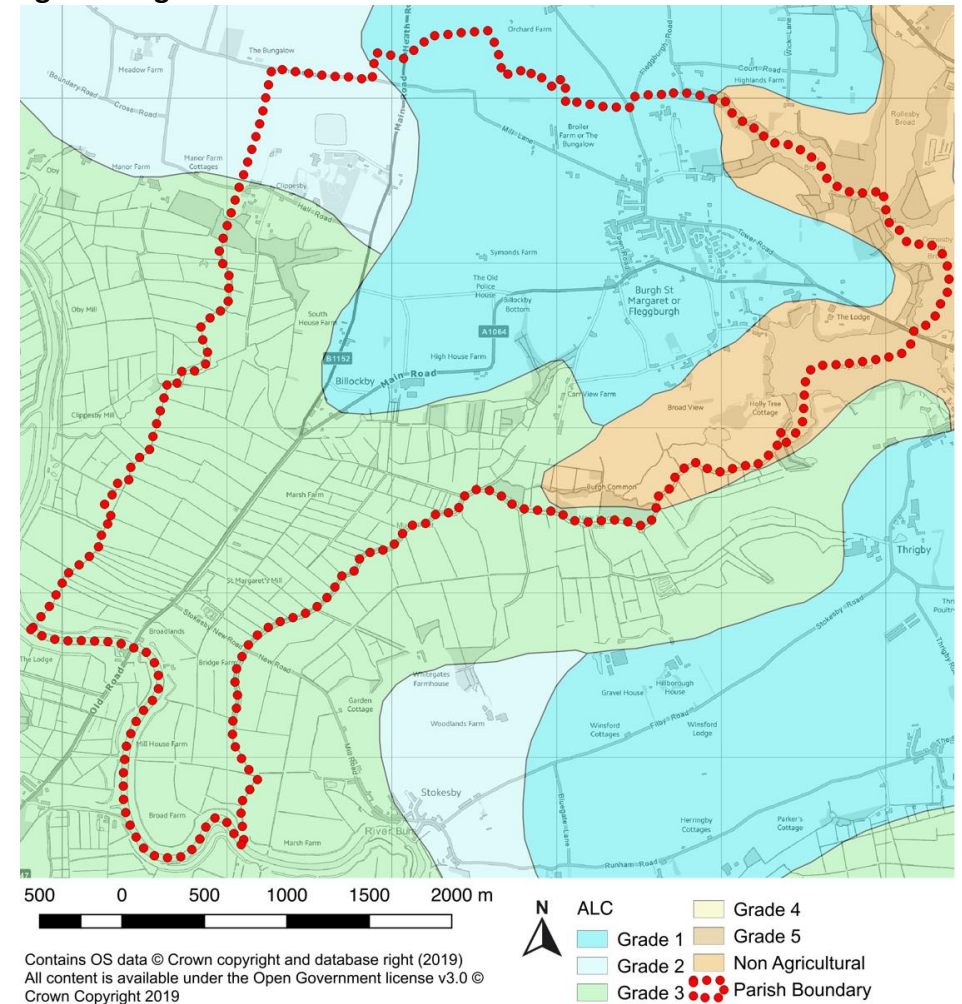
Key
 Local Green Space

Landscape Setting

41. Much of the land surrounding the built-up areas of Fleggburgh, Clippesby and Billockby is arable farmland. The soils are deep and fertile, which have made this one of the most intensively farmed areas in Norfolk. Much of the land is identified as the best and most versatile agricultural land, with a significant area of this Grade 1 or excellent quality according to the Agricultural Land Classification Scale, see **Figure 5**.
42. The area is unique as arable farming now comes very close to the broads, often separated only by the woodland periphery. Residents recognise that traditional farming is changing and diversifying in this area too.
43. The plan seeks to protect valuable agricultural land classified as Excellent quality (Grade 1) through **Policy 5**, as this contributes to the sustainability of the area, given the importance of farming to the economy, and Fleggburgh's setting. This complements Policy SP4: Soils in the Local Plan for the Broads, which seeks to protect the best and most versatile agricultural land, defined as Grades 1, 2 and 3a, and which specifically covers the Broads Authority area.
44. The Great Yarmouth Character Assessment classifies the parish as being part of the West Flegg Settled Farmland area. Key characteristics include:
 - A rolling landscape coupled with wooded edges of the Broads;
 - Views often punctuated by features such as windpumps, turbines or round towered churches;
 - Predominantly arable with localised areas of rough grazing and improved pasture;
 - The field pattern is predominantly 20th century agriculture, with hedgerows and isolated trees important features;
 - It is a large-scale landscape, although more enclosed where small scale field patterns exist around villages;

- A network of small rural lanes across the area in addition to more significant roads of the A1064 and A149;
- It is a relatively tranquil landscape due to its distance from large settlements and proximity to and views across the lowland wetlands of the Broads.

Figure 5: Agricultural Land Classification



45. The Character Assessment identifies a principle objective of conserving the areas function as part of the landscape setting of the Broads, particularly the views of the Broadland landscape. This is also reflected in the Broads Authority Character Assessment of the Muck Fleet Valley – The Trinity Broads.
46. Views are expansive across the parish, with the skylines often wooded and mostly undeveloped. Drainage mills still survive on the horizon and are a landscape feature, particularly in Clippesby and Billockby. Residents of the parish would like to see that important views that characterise the Fleggburgh landscape are retained. These are identified in **Figure 6** and photos included within **Appendix 2**.

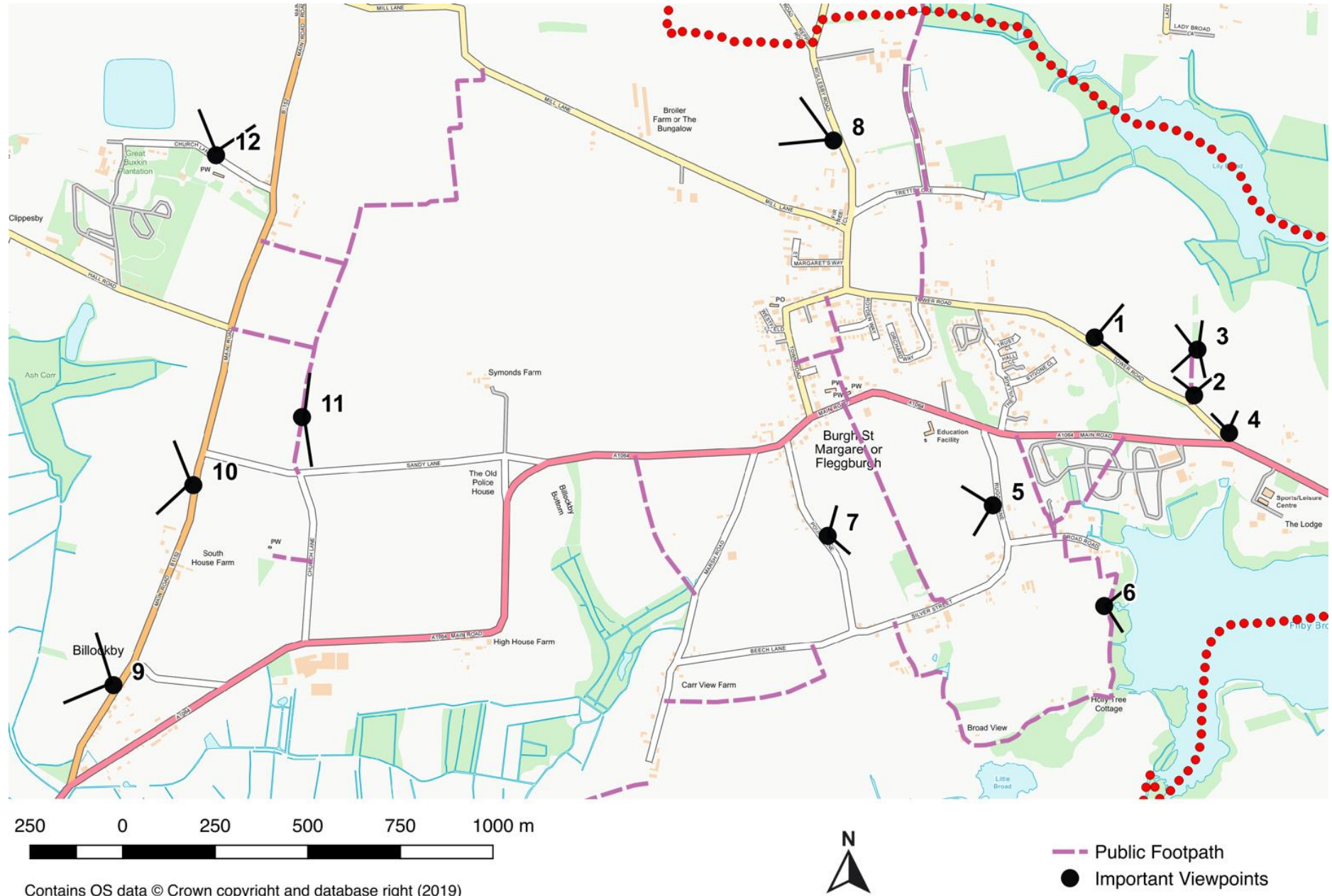
Policy 5: Landscape Setting

Development must respect the character of the landscape, including the key views identified in Figure 6.

Outside the Broads Authority Area (where Local Plan for the Broads Policy SP4 applies), the loss of the best and most versatile agricultural land will not be supported other than where it can be demonstrated that significant community benefits demonstrably outweigh the harm arising from such loss.



Figure 6: Fleggburgh Important Views



Contains OS data © Crown copyright and database right (2019)
 All content is available under the Open Government license v3.0 © Crown Copyright 2019

Dark Skies

47. Fleggburgh is valued by residents for its tranquillity. Its proximity to the Broads and a lack of street lighting means there are dark expansive skies at night. The Campaign to Protect Rural England's Light Pollution and Dark Skies Mapping² identifies much of the parish to be within one of the darkest areas. The only exception is the main village centre of Fleggburgh, but even this remains in the lower light categories.
48. Recent evidence from the Broads Authority identifies the Broads, including Filby, Ormesby Little Broad and Lily Broad, as intrinsically dark landscapes which must be preserved. The Broads themselves often appear tranquil as they are cut off from the main Broads network.
49. Dark skies are a valuable asset that is important to wildlife and benefits the health and wellbeing of residents. Artificial light can be detrimental to wildlife. Around 60% of insects are nocturnal and it is estimated that a third of those attracted to artificial light are killed as a result.
50. Two thirds of respondents to a Neighbourhood Plan survey (which almost half of the parish responded to), indicated that they felt it was important that street lighting minimised light pollution.
51. The Local Plan for the Broads contains **Policy DM22: Light Pollution and Dark Skies** which seeks to conserve and enhance the tranquillity and dark sky experience of the Broads. This policy applies in the area of Fleggburgh parish covered by the Broads Authority executive

²https://www.nightblight.cpre.org.uk/maps/?_ga=2.217528022.1718306731.1573479253-820694389.1573479253

area, see **Figure 1**, the following **Policy 6** applies to the rest of the parish.

52. Standards and guidance such as The Institute of Lighting Professionals guidance³ can be considered by developers in respect of good design related to dark skies.

Policy 6: Dark Skies

Dark skies are a special and important feature of Fleggburgh. Development proposals should seek to minimise light spillage through good design and should not introduce lighting that results in the loss of night-time dark skies.

³ 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 <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/>) the Broads Authority is included within Environment Zone 1 as a reflection of its protected status and its intrinsically dark skies.

Flood and Water Management

53. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to the natural environment.
54. Due to the proximity of the Broads, fluvial flooding is widespread across the parish. In the main, the existing built up areas are not constrained by fluvial flood risk, however, land to the north-east and north-west, on the periphery of Fleggburgh is within Flood Zones 2 and 3 (medium and high risk). This is confirmed through the Borough Council's Strategic Flood Risk Assessment.
55. There is risk from surface water flooding throughout Fleggburgh, and especially west of the settlement adjacent the former Bygone Village, parts of Rollesby Road and St Margarets Way. Environment Agency datasets indicate areas of surface water ponding and surface water flow paths. The Lead Local Flood Authority have one record of internal flooding in the parish from 2013 and one record of external flooding from 2012.
56. Surface water flooding was raised as a significant concern throughout development of this plan, both during the initial survey and at consultation events. Flooding affecting homes and gardens is frequent occurrence in particular areas of the parish, including Ruggs Lane, Broad Road, Rollesby Road, Tretts Lane, parts of the A1064 and Marsh Road. Various photos are included to support this.
57. There is concern from residents that future development will increase flood risk within the parish. Strategic policy in the National Planning Policy Framework and local plans seek to minimise development in areas at risk from flooding, and reduce the risk of flooding associated with development, both on the development site and elsewhere. The Neighbourhood Plan aims to strengthen this in recognition of local flood issues. The plan also seeks to ensure

Sustainable Drainage Systems (SuDS) are incorporated as both an effective way of reducing runoff rates and delivering wider biodiversity, water and public amenity benefits.



Flooding, Rollesby Road, November 2019



Flooding, Marsh Road, January 2021

Policy 7: Surface Water Management

Development proposals should be designed so as to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals designed specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, will be supported.

The development of Sustainable Drainage Systems (SuDS), including the use of permeable materials to increase infiltration capacity, the incorporation of on-site water storage, the use of swales and green roofs and the use of other SuDS methods of conveying or storing surface water will be supported.

58. With regard to surface water flooding the expectation of the Lead Local Flood Authority is that development will:
- Show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site;
 - Any new development or significant alteration to an existing building within the Parish of Fleggburgh should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage.
 - Include appropriate measures to address any identified risk of flooding
 - Where appropriate undertake sequential and/or exception tests
 - Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use
 - Inclusion of appropriate allowances for climate change
 - Inclusion of Sustainable Drainage proposals with an appropriate discharge location

- Priority use of source control SuDS such as permeable surface, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
- To mitigate against the creation of additional impermeable surface, attenuation of greenfield surface water runoff rates and runoff volumes within the development site boundary
- Provide clear maintenance and management proposals of structure within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

59. The use of SuDS will help to reduce the risk of surface water and sewer flooding and have wider benefits. For example, SuDS can be used to create wetland habitats for wildlife in an attractive aquatic setting. The CIRIA⁴ guidance provides useful information about integrating SuDS and biodiversity. In general, when seeking to implement SuDS schemes, developers should have regard to the guidance given in Anglian Water's publication *Towards Sustainable Water Stewardship – A Sustainable Drainage Systems Adoption Manual* and the LLFA's *Guidance for Developers*.
60. It should be noted that the local plans also have policies on flood risk and that the Broads Authority has a Supplementary Planning Document.

⁴ <https://www.susdrain.org/resources/ciria-guidance.html>



Flooding, Pound Lane, Silver Street & Beech Lane junction, January 2021



Flooding, A1064, Pound Lane and Marsh Road, January 2021



Flooding, Tretts Lane, November 2019

Section 6: Built Environment

Village Centre

61. The settlements of Clippesby and Billockby are scattered in nature, but Fleggburgh is more defined and nucleated with a good range of services and facilities for a village of its size.
62. The centre, as defined in **Figure 7**, is a focal point for the community and residents of the parish as a whole. It contains key services including Fleggburgh CE Primary School, the village hall, playing field and bowls green and the church. **Policy 8** will encourage this function, as will **Policy 12**.
63. Being able to access the village centre on foot or by bike is important to residents as is seen to support participation in community activities, enable social interaction and encourage exercise. The community would like every section of the parish to have safe and convenient access to the village centre by foot or by bike.

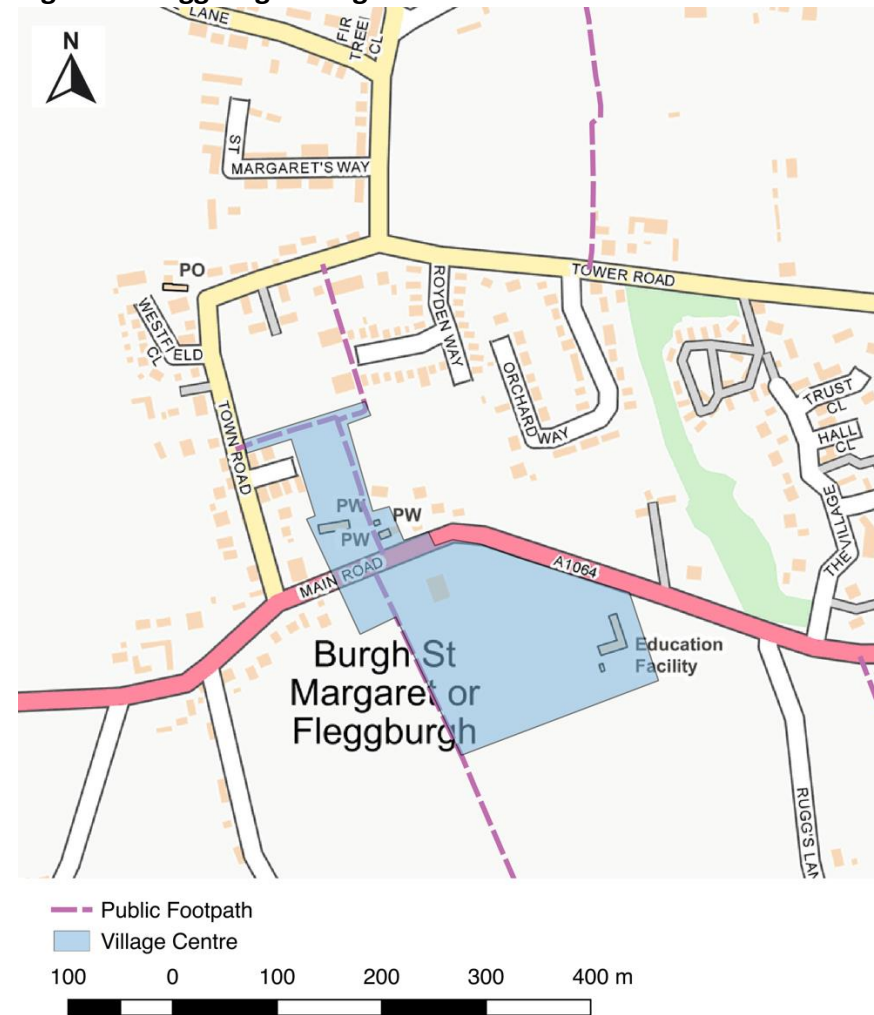
Policy 8: Village Centre

The development of new small scale community facilities and/or services within or adjacent to the village centre, as indicated on Figure 7, will be supported. Improvements to footpaths and/or the provision of cycle ways to the village centre will be supported.

Community Action 1: Village Centre

The Parish Council will seek opportunities to enhance the environment of the village centre. This could include tree planting.

Figure 7: Fleggburgh Village Centre



Contains OS data © Crown copyright and database right (2019)
All content is available under the Open Government license v3.0 © Crown Copyright 2019

Historic Environment

64. Heritage plays an important part in shaping how we perceive and experience a place. Fleggburgh has a distinctive landscape which includes a number of important historical features and landmarks that help give it identity and a link to the past. These have a degree of significance which merit consideration in local planning decisions because of their heritage interest.
65. There are 13 listed buildings within the parish which are already designated heritage assets. This includes the Church of St Peter (Clippesby) and St Margaret (Fleggburgh) which are both Grade II* which means they are identified as particularly important buildings of *more than* special interest. St Peter's Church may date back to the Late Saxon period, although the present building dates mainly from the 13th century. St Margaret's Church dates to the 12th century, with a 14th century west tower. The location of all listed buildings is shown on **Figure 8**.
66. As part of developing the Neighbourhood Plan the community considered other buildings, sites and monuments that would merit consideration as non-designated assets. They identified the following as having considerable significance locally:
1. Burgh Mill, Fleggburgh (also known as St Margarets)
 2. Hall Farm, Clippesby
 3. Clippesby House (Hall), Clippesby
 4. Rollesby Broad Complex
 5. The Cottage, Fleggburgh Common
67. The location of these non-designated assets is also shown on Figure 8. In accordance with national guidance, each of these has been assessed against criteria provided in Historic England's Advice Note 7 on Local Heritage Listing. This is provided as supplementary evidence to support the Neighbourhood Plan. It should be noted that these will not be the only non-designated heritage assets in Fleggburgh, just those considered of local importance when developing this plan.
68. The entire Rollesby Broad complex is recognised as a series of medieval peat cuttings which flooded in the late medieval and post medieval periods to form the Broads. The complex is shown on Saxton's Map of 1574 and the Broads has a special designation by Historic England as 'an area of exceptional waterlogged archaeology'.
69. The ruins of St Mary's Church, known as 'the tower', is also of particular note locally. St Marys was formerly its own parish that was united with St Margaret's in 1554. The standing remains consist of a round tower with octagonal belfry stage, portions of the north wall of the nave and a very short section of the west wall. The community are keen to restore the former church and are proactively seeking grant aid to do so.
70. It is not just heritage assets themselves that are important, but their setting, which in many cases makes a positive contribution to the significance of the asset, enabling people to appreciate it. For example, the Ruins of St Mary's Church is located in the middle of arable farmland, accessed only via a public footpath with the Broadland landscape in the background. This is also identified as an important view.
71. The Norfolk County Council Historic Environment Strategy and Advice Team provides archaeological advice. Other aspects of advice and consultation relating to heritage assets fall within the responsibilities of the Local Planning Authorities.

Policy 9: Designated and non-designated heritage assets

All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets:

- Burgh Mill, Fleggburgh (also known as St Margarets)
- Hall Farm, Clippesby
- Clippesby House (Hall), Clippesby
- Rollesby Broads Complex
- The Cottage, Fleggburgh Common

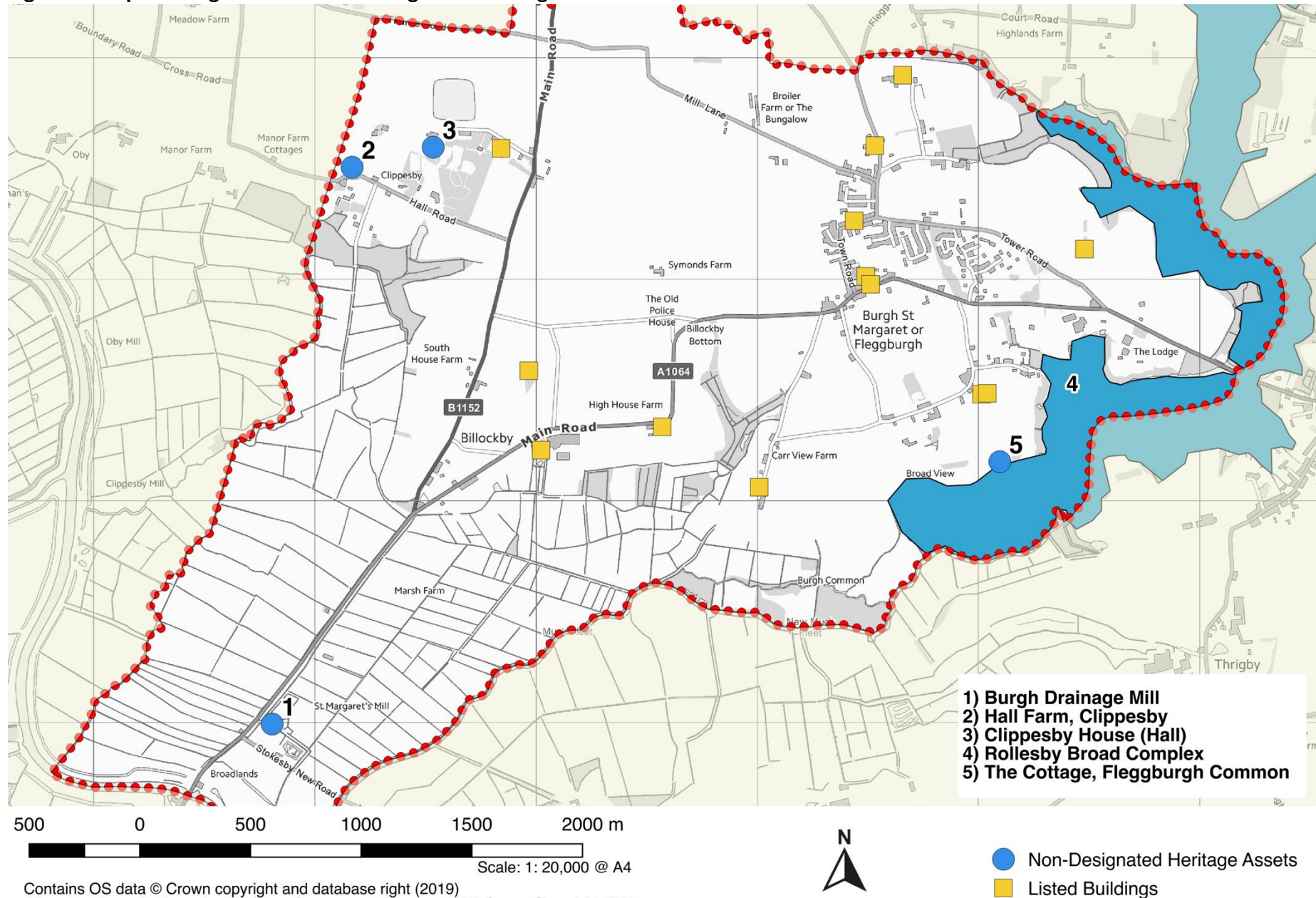
Community Action 2: Restoration of St Mary's Church

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



Church of St Peter, Clippesby

Figure 8: Map of Designated and Non-Designated Heritage Assets



Contains OS data © Crown copyright and database right (2019)
 All content is available under the Open Government license v3.0 © Crown Copyright 2019

Section 7: Community Infrastructure

Access

72. Fleggburgh has a footway along the north side of Main Road and a section by the school on the south side. Elsewhere it is patchy and so people often walk in the carriageway. In places this is part of the character and new footways might not always be appropriate.
73. The parish has a number of Public Rights of Way that connect the villages, particularly Fleggburgh, with surrounding countryside. Many of these are alongside field boundaries or skirt the edges of waterways, see **Figure 9**. A number of circular walks along Public Rights of Way commence in Fleggburgh.
74. Consultation with the community identified a number of improvements that would support improved access, especially access to the services and facilities in Fleggburgh, including:
- Additional footpaths/footways to the school and village centre, including a footway adjacent to the road on Pound Lane and a footpath linking the school to Rugg's Lane;
 - Footpaths between St Peter's Church and the southern part of Clippesby, and between Clippesby and Fleggburgh.
75. Sustainable access, especially walking, is strongly supported in the National Planning Policy Framework and local plans. Walking improves both physical and mental wellbeing and health. It also reduces the need to use the car, which has environmental benefits. Within the village, walking appears to be a popular mode of transport for local trips, but only 7% walk to work. Being able to cross Main Road safely to access the footway on the north side, or to get to the primary school or playing field, is a concern.
76. At the time of the 2011 Census a relatively low proportion of households had no car. It does mean however that those

households or individuals will be very dependent on local services and public transport.

77. The parish has very limited public transport, with bus stops mainly along the A1064 in Fleggburgh and Billockby. An additional bus stop near to Broadland Sports Club in Fleggburgh to promote its use and physical activity would be supported. There are few bus services to Acle and Great Yarmouth. This is not sufficient to attract many people away from their cars with very few travelling to work by public transport.

Policy 10: Sustainable Transport

The provision of new and/or the improvement of existing public rights of way will be supported. Improvements to highway safety, notably around Main Road close to the school and playing field, will be supported. Major new development should take opportunities to promote the use of public transport.

Community Action 3: Footpaths

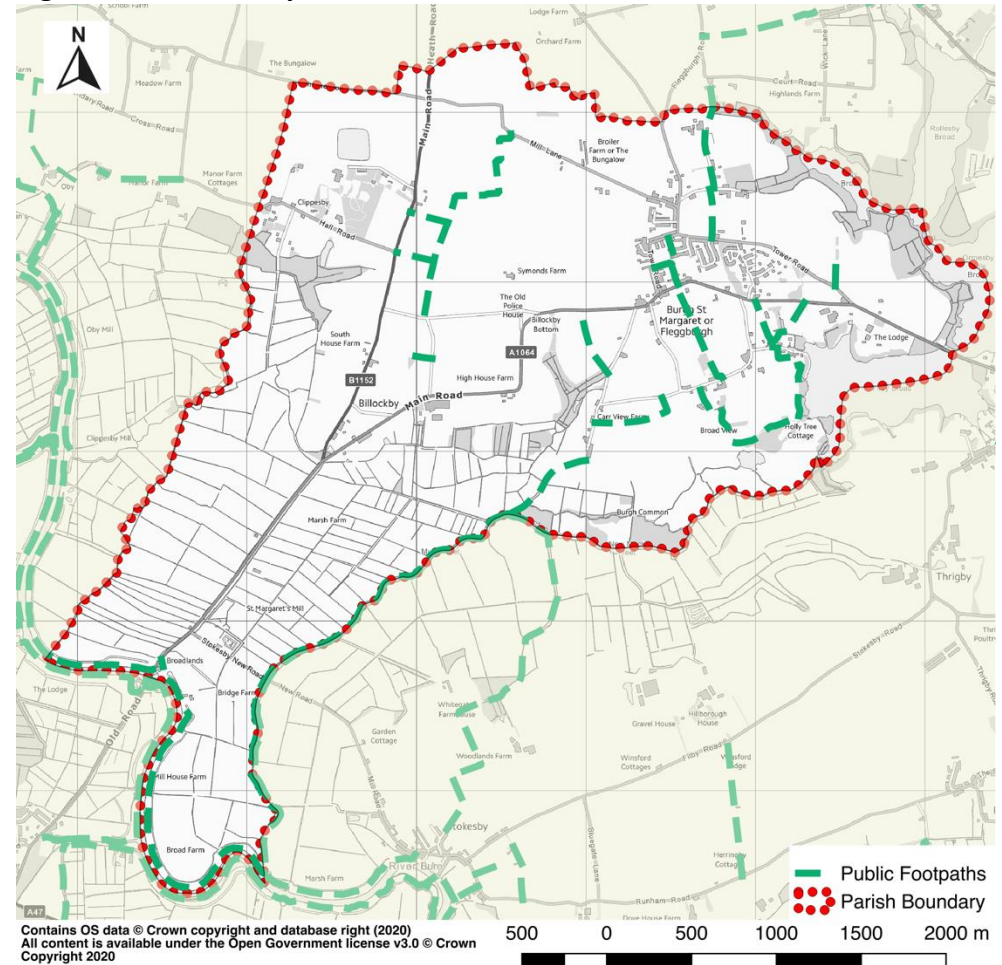
The parish will work with local landowners and Norfolk County Council to improve footpath connections to the services and facilities in Fleggburgh, especially the village centre and medical practice, and the village shop in Filby.

Community Action 4: Local Bus Services

The parish will work with local bus operators to enhance the provision of local bus services through the villages, especially Fleggburgh. Should additional services be secured the parish will encourage patronage locally to secure their future delivery.

78. Although using the car in rural areas such as Fleggburgh is often the only practical way to get around, these policies promote the use of more sustainable modes of transport, particularly for local journeys. The benefits vary from reduced air pollution, reduced CO₂ emissions contributing to climate change, better health and wellbeing, less congestion and less money spent on fuel. Developers can contribute by encouraging a modal shift, for example by providing infrastructure.

Figure 9: Public Footpaths



Traffic and Safety

79. The neighbourhood plan area lies around 8.5 miles north west of Great Yarmouth. Around 12% of residents travel less than 5km to work, which is on the low side compared to the 43% of people who travel less than 5km across the Borough, but higher than for neighbouring Filby. The most likely reason is the limited jobs and services within the village which means people usually have to travel to access these and with a limited bus service, the private car will be the most common method of travel.
80. The A1064 runs through the centre of the parish and through the village of Fleggburgh and Billockby. This is a busy commuter route. Traffic can often be diverted along the A1064 through the villages if the A47 Acle Straight is closed, which can make it very busy. It is not just traffic volume however which causes concern. It has a relatively high number of injury accidents, such as at the junction of the A1064 and B1152. Traffic speed is a concern at this junction, although the roads through Fleggburgh are subject to a 30mph limit, speeding is also reported by residents as an issue here, especially for those trying to cross the A1064 in the village centre. There is community support for extending the 30mph limit from Fleggburgh village centre to Broadland Sports Club as although there is a footway along the route, this is inconsistent in suitability and quality.
81. Consultation has identified traffic as one of the most important areas of concern, with suggestions from the community including:
- Village gateway schemes to alert drivers to the change in speed limit;
 - Extending the 30mph speed limit;
 - The introduction of 'no right turn' signs on to the A1064 from Church Lane, Billockby, to prevent rat running at peak times; and
 - A crossing point in Fleggburgh in the village centre.

Policy 11: Traffic and Safety

Development must not harm highway safety and improvements to highway safety, notably along the A1064, will be supported.

Services and Facilities

82. Fleggburgh is designated a Secondary Village in the Great Yarmouth Local Plan. It has a fairly good level of local services, including outdoor recreation space, village hall, church, pub, primary school and a medical practice. There are concerns about the capacity of the medical practice and access to it.
83. A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure. There are also a number of small businesses in the parish.
84. Improvements to telecommunications infrastructure, particularly Broadband speed, would be supported by the community and beneficial to the economy. However, it is recognised that its associated equipment has the potential to impact significantly on the landscape. As identified in **Section 5**, the landscape is low-lying often affording expansive views, and installations such as telecommunication masts could create a visual intrusion.
85. Consideration was given to including a policy on communications within the plan, but it was agreed that this was already adequately covered by national policy, building regulations and within the two local plans. A community action has been included below.

Community Action 6: Broadband

The parish will work with providers to secure broadband enhancements to improve the opportunities in particular for those people and residents who work in Fleggburgh, including home working.

86. There is no local village shop within the parish, although a considerable desire for one exists locally, as indicated by residents as part of community consultation activities. A good number of residents also rely on the Post Office and Stores in Filby, with many suggesting that good walking links to this are important.

Policy 12: Village Shop

The development of a small-scale local convenience store within or adjacent to the village centre, as identified in Figure 7, will be supported.



Ruins of St Mary's Church, Fleggburgh

Appendix 1: Local Green Spaces

The following green spaces have been identified by the community to be designated as Local Green Spaces in Fleggburgh Neighbourhood Plan. This table sets out how they meet the criteria set within the National Planning Policy Framework. Paragraph 100 of the National Planning Policy Framework sets out that:

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

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

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

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
1	Allotments	Town Road, Fleggburgh	The Poor's Trust	Close proximity to Fleggburgh village centre	Recreational value & wildlife habitat. Well used by residents as an opportunity to grow food locally. Identified by residents during consultation activities.	0.3ha
2	St Margaret's Church and Cemetery	Fleggburgh	The Benefice of Burgh St Margaret	Within Fleggburgh village centre	Heritage value & wildlife habitat. Medieval parish church. On the Norfolk Historic Environment Record #8618. Identified by residents during consultation activities.	0.7ha
3	Rollesby Road pond / drainage feature	Rollesby Road, Fleggburgh	Private ownership – Burgh Homes Ltd	Within close proximity of Fleggburgh village centre and adjacent the new Tower Road development	Wildlife habitat and recreational value. The pond supports a range of wildlife. Part of the village drainage network and recognised surface water feature by the Lead Local Flood Authority. Identified by residents during consultation activities.	0.005ha
4	Playing field & bowls green	Adjacent the Village Hall, Fleggburgh	Parish Council	Within Fleggburgh village centre	Recreational value as well used by the community, located adjacent the school so particularly used after school by families. Well maintained and used by residents and sports clubs. Identified by residents during consultation activities.	1.5ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
5	Ruins of St Mary's Church (the tower)	Tower Road, Fleggburgh	Benefice of Burgh St Margaret	Close proximity to the village centre and residents on Tower Road	Heritage value & wildlife habitat. Formerly the parish church of St Mary's which survives as ruins. Community policy in the plan to support restoration of the site, supported by Historic England during Regulation 14. Identified in the Norfolk Historic Environment Record #8647. Identified by residents during consultation activities.	0.1ha
6	Broadland Sports Club	Main Road, Fleggburgh	Broadland Sports Club	Within walking distance along an existing footway from many residents in Fleggburgh	Recreational value. Used for sporting activities by residents. Identified by residents during consultation activities.	0.7ha
7	St Peter's Church	Clippesby	The Benefice of Clippesby	Within close proximity to homes in Clippesby	Heritage value & wildlife habitat. Medieval parish church, Saxon beginnings, with a round tower and some early Saxon stonework as well as later medieval enhancements. Grade II* listed. On the Norfolk Historic Environment Record #8617. Identified by residents during consultation activities.	0.2ha
8	All Saint's Church	Billockby	Benefice of Billockby	Within walking distance of residences in Billockby	Heritage value & wildlife habitat. Medieval parish church which is mostly in ruins following a storm in 1767. On the Norfolk Historic Environment Record #8620. Identified by residents during consultation activities.	0.2ha
9	Penny Loaves	Main Road, Fleggburgh	The Poor's Trust.	Within close proximity of Fleggburgh village centre	Heritage value & wildlife habitat. The Penny Loaves has strong historical link with the primary school. Over 300 years ago a tradition was started of giving a loaf of bread to any children who slept in the village of Fleggburgh on the night of Plough Sunday. It was so popular that families would come from other villages just to spend that night in Fleggburgh. Identified by the working group which is made up of significant community representation.	1ha

#	LGS	Location	Ownership	Reasonably Close Proximity to the community	Demonstrably Special to the community and holds local significance	Local in Character not an extensive tract of land
10	The Plantation	Tower Road, Fleggburgh	Parish Council	Adjacent the built-up area of Fleggburgh	Wildlife habitat and recreation value. A field currently used as a paddock to graze horses. Identified by the working group which is made up of significant community representation.	2.8ha

Appendix 2: Key Viewpoints

Viewpoint 1: Tower Road, Fleggburgh



Viewpoint 2: St Mary's Church, Fleggburgh



Viewpoint 3: From St Mary's Church, Fleggburgh





Viewpoint 4: St Mary's Church, Fleggburgh



Viewpoint 5: Rugg Lane, Fleggburgh



Viewpoint 6: Public Footpath, Filby Broad, Fleggburgh



Viewpoint 7: Pound Lane, Fleggburgh



Viewpoint 8: Rollesby Road, Fleggburgh



Viewpoint 9: Across the marshes, Clippesby



Viewpoint 10: From the B1152, Clippesby



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



Viewpoint 12: St Peters Church, Clippesby

