1. **Introduction**

This report is intended to help shape the direction and policies that will be contained within the Fleggburgh Neighbourhood Plan. It identifies the key planning related issues based on feedback from residents in Spring 2019 and an objective review of data including housing, population, flood risk and historical registers. For further information see **Fleggburgh Neighbourhood Plan Evidence Base** and **Fleggburgh Parish Questionnaire Summary of Results.**

The report presents a series of options for addressing these issues and recommends where further evidence may be needed to support the options should they be included within the Neighbourhood Plan.

This is intended as a discussion document for the Neighbourhood Plan working group in August 2019.

1. **Vision for the plan**

The key things that residents enjoy about living in Fleggburgh include its **rurality, location, peace** and **quiet,** access to the **Broads** and the **pub.**

When asked what could improve their experience of living in the parish residents talked about **traffic,** a better **bus service,** access to a **shop, footpaths** and **no further development.**

A vision and objectives for the Neighbourhood Plan should reflect what’s special about Fleggburgh to its community and how they envisage it developing in the future. These set the strategic intent of the plan and is the foundation for the policies contained within it.

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| **OPTIONS:****Vision & objectives** These could relate to:* Safeguarding the peacefulness and rural feel of the parish
* Protect & celebrate the rich wildlife of the Broads
* Maintain & enhance sustainable access into the surrounding countryside
* Improve infrastructure and attract key services to the villages
* Have a stronger influence over development in the parish
* Ensure future development blends well with the existing built environment & better meets the needs of the community
* Reduce the impact of traffic through the villages
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1. **New Housing Development**

There have been 34 new homes built in Fleggburgh over the last six years, and 25 more with planning permission, which represents a **15% increase in homes** overall. Although Great Yarmouth Borough Council has indicated that it will not allocate further sites within Fleggburgh as part of Local Plan Part 2, the Borough does not currently have a 5-year housing land supply, which makes **additional speculative development more likely**. The survey indicates that a proportion of residents feel 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 services, including the GP surgery, and that it is out of character with existing dwellings.

The housing profile is currently dominated by detached homes which make up around 50% of houses, there is also a high proportion of semis in comparison to other neighbouring villages. Over a quarter of homes have four or more bedrooms. The profile means that **homes are likely to be more expensive to buy**, making them unaffordable for younger people. There is a very low proportion of one-bed properties and comparatively low proportion of two bed homes. In 2011, 26% of homes were occupied by people aged 65+, with over a quarter of these older people living on their own in larger properties.

Responses to the resident survey indicate that there is a perceived need for more **Starter Homes** and **Affordable Homes** within the parish. Starter homes were considered in the survey to reflect smaller homes with fewer bedrooms. Data shows that demand for affordable housing, particularly smaller affordable homes, within Fleggburgh currently outstrips supply.

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| **OPTIONS:****Allocating a site**This would afford the community some limited protection from further speculative development. It could be for as few as 5 homes and also help to deliver some infrastructure improvements or help to meet some other community need. However, as the NP will need to pass a referendum before adoption, it’s important that residents are onboard with this idea. Results of the recent survey suggests not, so additional **engagement** would be needed so ensure people fully understand the pros and cons of this approach. **Housing type**You could have a policy that requires future development to deliver a higher proportion of smaller homes, such as two bed properties, or housing that meets the needs of older people. Additional **engagement** with residents would be useful to further evidence this. **Design**This is a key area the NP can have impact and would ensure that future development blends more effectively with existing housing. A set of design criteria could be included that all new development would need to meet. Recommended that a **character appraisal** be undertaken to help identify the design criteria. **Affordable Housing**Rural exception sites (development outside the settlement boundary for affordable homes) are already supported in strategic policy. But in recognition of the survey results above you could include a policy that supports this and includes a requirement for sequential testing to ensure people with ties to the community receive these first. There could also be criteria in relation to the location of exception sites – eg no more than 50m from the village boundary. |

1. **The Built Environment**

The parish is valued by residents for its **tranquillity and undisturbed countryside**, and this is also evidenced by data from the Broads Authority on light pollution. Having dark skies at night is often considered to characterise a places rurality. There are concerns that this tranquillity could be affected by future development, particularly if it results in additional traffic.

The Evidence Base identifies that there are 13 Grade II listed buildings within the parish, with St Margaret’s Church creating a key focal point. These buildings are fairly spread out and there isn’t a designated Conservation Area.

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| **OPTIONS:****Non-designated heritage assets**Designated assets, such as Grade II Listed Buildings or Scheduled Monuments are already protected from development. Through a NP it is possible to identify and protect other heritage assets that are of community value. These could be buildings, monuments, sites, places, areas or landscapes identified to have a degree of heritage significance meriting consideration in planning decisions. It is recommended that a **character appraisal** be undertaken identify if there are any such assets within Fleggburgh. **Heritage statements**Depending on the findings of a character appraisal, you could include a policy requiring a heritage statement for any applications in the vicinity of heritage assets. **Dark skies**There could be a policy that relates to preserving the dark night skies that requires new development to restrict lighting or use dark sky friendly lights. |

1. **The Natural Environment**

An area of the Broads National Park, Trinity Broads Site of Special Scientific Interest, Broads Special Area of Conservation and Burgh Common and Muckfleet Marshes fall within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.

The landscape is one of openness, dominated by arable farmland, some of which abuts the Broads. Farmland in the north of the parish is identified as some of the best and most versatile agricultural land and remaining hedgerows are an important feature.

The closeness to the Broads means there is risk from flooding, particularly on the peripheries of the settlement to the north-east and north-west. Both fluvial and surface water flood risk will constrain the location of new development.

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| **OPTIONS:****Important views**The Neighbourhood Plan could include a policy helping to ensure that development does not harm key viewpoints or vistas of the village or surrounding landscape. Views must be accessible from a public road or community space and there must be a specific reason for selecting the view – ie view of historical building / monument. It is recommended that these be identified through an **engagement event** and **character appraisal** be undertaken. **Valued Landscape**National policy has introduced the idea of ‘valued landscapes’, which can be designated through the plan making process. Although this might not prevent all development, it does provide some protection. To be designated as such, there needs to be something “special” or out of the ordinary that can be defined, some physical attribute or set of attributes that make it special.**Green infrastructure**It is possible to designate Local Green Spaces within a Neighbourhood Plan, providing special protection from future development. The designation should only be used where: (1) the green space is close to the community it serves (2) it is demonstrably special (3) it is not an extensive tract of land. It is important to provide rationale and evidence for LGS designations and it is recommended that additional **engagement** and a **character appraisal** be undertaken to support this.  |

1. **Physical and Community Infrastructure and Services**

Fleggburgh is considered a Secondary Village within the Great Yarmouth Local Plan. It has a fairly good level of local services, including outdoor recreation space, but there is no shop, and there is a considerable desire for a shop locally. There are also concerns about the capacity of the GP surgery and access to it. Any development will want to support the sustainability of these services and the vitality of the village. 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.

The community has good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC, and people do value the good access into the countryside.

The parish is served by a daily bus service to Acle where it is possible to connect for journeys to Norwich or Great Yarmouth, though it is likely that for many this will not be convenient enough for making a journey to work, and better public transport is a key issue for people, especially those who do not own a car. However, car ownership levels are high and this is by far the most common way of getting to work. It also results in a high demand for parking spaces. Traffic volumes and speeds along the main road are an area of great local concern. Other responses in the survey recognised how new development could deliver improved infrastructure, such as footpaths and including footpaths into the countryside and to the park / playground area.

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| **OPTIONS:****Traffic and Transport**Policies in the Neighbourhood Plan could support improvements to bus waiting facilities, and access to bus stops. Policies could also link any new development to improved sustainable access, such as better footways or footpaths, particularly to key community facilities such as the playground. The Neighbourhood Plan can also identify measures that could help to manage traffic better, such as a village gateway scheme, encouraging lower speeds. **Local services**The plan could be positive towards the provision of new social and community facilities, and especially supportive of proposals for a new shop. New housing development could also be linked to addressing some areas of concern with existing services, such as related to the GP surgery.**Other infrastructure and funding**The plan could set how it would deal with proposals for new technology infrastructure, such as to improve mobile phone signals or broadband, to make it more attractive to work from home. The plan could also include a policy that sets out the priorities for spending funding related to new development in the parish, such as the Community Infrastructure Levy. |