

Fleggburgh Parish Council

Fleggburgh Neighbourhood Plan 2025-2042

Statement of Modification Proposals

April 2026



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Introduction

1. Fleggburgh parish was designated as a Neighbourhood Plan Area in April 2019. The original Fleggburgh Neighbourhood Plan was prepared between 2019 and 2022. Following a successful referendum in June 2022, it was made by Great Yarmouth Borough Council and the Broads Authority in July 2022. The made Plan covers the period 2020 to 2030.
2. In 2024, Fleggburgh Parish Council began a review of the Plan. A steering group, made up of parish councillors and local residents, was established to guide the review on behalf of the community. The reviewed Plan covers the period 2025-2042.
3. The Neighbourhood Planning Act 2017 introduced provisions (through Schedule A2 to the Planning and Compulsory Purchase Act 2004) which set out the process for modifying a made neighbourhood plan. These provisions allow qualifying bodies to update neighbourhood plans, with the level of examination and consultation depending on the nature and scale of the proposed modifications.
4. National Planning Practice Guidance (PPG) for Neighbourhood Planning, Paragraph 106¹ explains that there are three types of modification that can be made when updating a neighbourhood plan. The process to be followed depends on the scale and nature of the changes proposed. These are:
 - *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
 - *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
 - *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*
5. The modifications to the Fleggburgh NP which are proposed in the review are considered to be material. A broad range of evidence has been reviewed to determine current issues that need to be addressed in the revised plan. This includes population data from the recent Census 2021, housing permissions, design codes, a review of environmental designations and historical records.
6. Where a qualifying body, such as a parish council, proposes modifications that materially affect the policies in a made neighbourhood plan, additional requirements apply. The qualifying body must state whether it considers the proposed modifications to be so significant or substantial as to change the nature of

¹ [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/neighbourhood-planning)

the neighbourhood plan and must give reasons for this view. This statement must be made both at the pre-submission consultation stage and when the modified plan is submitted to the local planning authority. This is outlined in PPG Neighbourhood Planning, Paragraph 085:

- *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons*
- *the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner*
- *the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.*

Regulation 15 Statement

7. This Statement of Modification Proposals has been prepared by Fleggburgh Parish Council, as the qualifying body, to accompany the submission version of the Fleggburgh Neighbourhood Plan Review.
8. The made Fleggburgh Neighbourhood Plan was adopted by Great Yarmouth Borough Council on 21 July 2022 and by the Broads Authority on 28 July 2022. The made Plan contains policies relating to housing and design, the natural and historic environment, transport, services and facilities.
9. The Neighbourhood Plan Review updates the made Plan to reflect current evidence, changes in national and local planning policy, new design guidance, consultation responses and community priorities. The proposed modifications are set out in the tables below, comparing the made Plan policies with the modified policies now proposed for submission.
10. In accordance with the requirements for modification proposals, the Parish Council has considered whether the proposed modifications are so significant or substantial as to change the nature of the made Neighbourhood Plan. The Parish Council's view, and the reasons for that view, are set out in the final section of this statement.
11. To update the plan, the qualifying body is proposing the following amendments to policies as set out in the tables below.
 - **Figure 1** shows how the Plan sections and policy titles have changed. Most policy themes remain broadly the same, although the structure and numbering have been revised and some policies have been consolidated
 - **Figure 2** shows the updated community actions included in the reviewed Plan.
 - **Figures 3 and 4** set out the amended vision and objectives.
 - **Figures 5 onwards** set out the proposed policy modifications.

Figure 1: Neighbourhood Plan Sections and Policy Titles

Adopted Fleggburgh NP Policies (2022)	Modified Fleggburgh NP Policies (2026)
<p>Housing and Design Policies Policy 1: Housing Type and Mix Policy 2: Design</p> <p>Natural Environment Policies Policy 3: Enhancing the Natural Environment Policy 4: Local Green Space Policy 5: Landscape Setting Policy 6: Dark Skies Policy 7: Surface Water Management</p> <p>Built Environment Policy 8: Village Centre Policy 9: Designated and non- designated heritage assets</p> <p>Community Infrastructure Policies Policy 10: Sustainable Transport Policy 11: Traffic and Safety Policy 12: Village Shop</p>	<p>Housing Policy Policy 1: Housing Type and Mix</p> <p>Design Policy Policy 2: Design</p> <p>Natural Environment and Landscape Setting Policies Policy 3: Enhancing the Natural Environment Policy 4: Local Green Space Policy 5: Landscape Setting Policy 6: Dark Skies</p> <p>Flood and Water Management Policy Policy 7: Surface Water Management</p> <p>Built and Historic Environment Policy Policy 8: Designated and non- designated heritage assets</p> <p>Transport Policies Policy 9: Sustainable Transport Policy 10: Traffic and Safety</p> <p>Services and Facilities Policy Policy 11: Burgh St Margaret Village Centre</p>

12. The reviewed Plan also updates the community actions. The made Plan included five community actions; the reviewed Plan includes eight. These actions reflect issues raised through recent consultation and engagement. They relate to matters that are important to the community but sit outside the direct scope of neighbourhood planning policies. The Parish Council will work with relevant stakeholders and the local community to help progress these actions.

Figure 2- Neighbourhood Plan Community Aspirations

Adopted Fleggburgh NP Community Aspirations (2022)	Modified Fleggburgh NP community aspirations (2026)
Community Action 1: Village Centre	Community Action 1: Restoration of St Mary’s Church

Adopted Fleggburgh NP Community Aspirations (2022)	Modified Fleggburgh NP community aspirations (2026)
<p>Community Action 2: Restoration of St Mary’s Church</p> <p>Community Action 3: Footpaths</p> <p>Community Action 4: Local Bus Services</p> <p>Community Action 5: Broadband</p>	<p>Community Action 2: Wesleyan Methodist Chapel</p> <p>Community Action 3: Footpaths</p> <p>Community Action 4: Local Bus Services</p> <p>Community Action 5: Cycling Links</p> <p>Community Action 6: Speed Management</p> <p>Community Action 7: Play Equipment</p> <p>Community Action 8: Village Centre</p>

Figure 3-Vision

Adopted Fleggburgh NP Vision (2022)	Modified Fleggburgh NP Vision (2026)
<p>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.</p> <p>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.</p>	<p>The three settlements of Burgh St Margaret, Billockby and Clippesby will have retained their own distinct identities, but residents of Billockby and Clippesby will be better connected to the improving services and facilities in Burgh St Margaret. This will have helped to strengthen the parish’s strong community spirit, further enhanced by the continued development of a village centre around the pub and village hall, where community activity and new facilities can be focused.</p> <p>Residents and visitors will still enjoy the parish’s rural and tranquil character, achieved through protecting and enhancing the features that define it — the open landscape, important green spaces, local heritage, and the Broads landscape including the Trinity Broads, Burgh Common and Muckfleet Marshes with their nationally important wildlife and vital role as a source of drinking water. The impact on tranquillity and safety from heavy traffic flows and changes to the wider road network, including the A47/Acle Straight, will have been reduced through improved infrastructure and careful management.</p>

13. The reviewed vision retains the same overall direction as the made Plan. It continues to focus on the separate identity of Burgh St Margaret, Billockby and Clippesby, strengthening community life, protecting the rural and Broads landscape, and addressing traffic impacts. The wording has been updated to use current settlement names, reflect the importance of the Trinity Broads, Burgh Common and Muckfleet Marshes, and respond to updated local evidence and community feedback.

Figure 4- Objectives

Adopted Fleggburgh NP Objectives (2022)	Modified Fleggburgh NP Objectives (2026)
<p>A. Each of the parish villages will have retained their separate and distinct character;</p> <p>B. Safeguard the peacefulness, views and rural feel of the parish including its farming landscape;</p> <p>C. Protect & celebrate the rich wildlife and landscape of the Broads;</p> <p>D. Maintain & enhance sustainable access into the surrounding countryside;</p> <p>E. Improve infrastructure and attract key services;</p> <p>F. Support community spirit by improving connections to facilities and promoting a village centre in Fleggburgh;</p> <p>G. Have a stronger influence over development in the parish, ensuring a focus on sustainable and accessible housing for all ages, including affordable housing;</p> <p>H. Ensure future development blends</p>	<p>A. Settlement identity and community character: Retain the separate and distinct identity of Burgh St Margaret, Billockby and Clippesby, ensuring that any new development reinforces the rural character, pattern and scale of each settlement.</p> <p>B. Landscape and rural setting: Safeguard the peacefulness, open views and rural feel of the parish, by protecting the Broads, its landscape setting, and the best and most versatile agricultural land.</p> <p>C. Natural environment and water quality: Protect and enhance the rich biodiversity and habitats of the Broads, particularly the Trinity Broads and Burgh Common and Muckfleet Marshes, ensuring that water quality and natural processes that sustain them are safeguarded.</p> <p>D. Sustainable access and connectivity: Improve pedestrian and cycle connections within and between the three settlements and to nearby villages, supporting access to local facilities and the wider countryside while reducing car dependency.</p> <p>E. Infrastructure and transport: Promote safer highways and travel routes throughout the parish. Work with relevant authorities to monitor the effects of the proposed A47/Acle Straight speed reduction and other strategic changes that could increase traffic through the parish, seeking measures to manage any impacts.</p>

Adopted Fleggburgh NP Objectives (2022)	Modified Fleggburgh NP Objectives (2026)
<p>well with the existing built environment;</p> <p>I. The integrity, character and appearance of the historic environment of the parish will be preserved and where possible enhanced;</p> <p>J. Reduce the adverse impact of traffic through the villages, ensuring that residents can cycle or walk safely along the road by their homes.</p>	<p>F. Community facilities and the village centre: Support and enhance community life by maintaining and improving facilities around the village centre in Burgh St Margaret and ensuring that new development contributes to local services, open space and recreational provision.</p> <p>G. Housing needs and affordability: Ensure that new housing meets the needs of local people, with an emphasis on smaller and more affordable homes that enable younger households to buy or rent locally and allow older residents to downsize within the parish.</p> <p>H. Heritage and local character: Conserve and enhance the parish’s historic environment, including listed buildings, non-designated heritage assets and the historic pattern of villages, farmsteads and lanes that contribute to its character</p> <p>I. Climate resilience and environmental performance: Encourage low-carbon, energy-efficient design and promote the use of sustainable drainage, renewable energy and biodiversity net gain to address climate change and improve environmental quality across the parish.</p>

14. The objectives have been redrafted to provide clearer and more up-to-date wording, but the overall purpose remains consistent with the made Plan. The revised objectives continue to address settlement identity, rural character, the Broads landscape, biodiversity, access, traffic, local facilities, housing need, design and heritage. A new climate resilience and environmental performance objective has been added to reflect current national policy, local evidence and the wider role of neighbourhood plans in supporting climate change mitigation and adaptation.

Housing and Design Policies

Figure 5- Policy 1

Adopted Fleggburgh NP Policies (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications										
<p>Policy 1: Housing Type and Mix</p> <p>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.</p> <table border="1" data-bbox="208 922 925 1337"> <thead> <tr> <th>Size of development</th> <th><u>Minimum</u> requirement for small homes (2 bed or fewer)</th> </tr> </thead> <tbody> <tr> <td>2-3 dwellings</td> <td>1 dwelling</td> </tr> <tr> <td>4-6 dwellings</td> <td>2 dwellings</td> </tr> <tr> <td>7-9 dwellings</td> <td>3 dwellings</td> </tr> <tr> <td>10+</td> <td>30% of dwellings, rounded to the nearest whole number (less than 0.5 rounded down, equal to or more than 0.5 rounded up)</td> </tr> </tbody> </table>	Size of development	<u>Minimum</u> requirement for small homes (2 bed or fewer)	2-3 dwellings	1 dwelling	4-6 dwellings	2 dwellings	7-9 dwellings	3 dwellings	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)	<p>Policy 1: Housing Type and Mix</p> <p>Housing proposals should provide a mix of dwelling types and sizes that reflect the most recent evidence of local housing need. Schemes should include a proportion of smaller dwellings (two bedroom or fewer) in line with the table below, unless it can be evidenced that a different mix is justified by viability or local circumstances.</p> <p>The minimum requirement for small homes (2 bed or fewer) will depend on the size of the development:</p> <ul style="list-style-type: none"> • For developments of 2-3 dwellings, 1 small home is required • For 4-6 dwellings, 2 small homes • For 7-9 dwellings, 3 small homes • For developments of 10 or more dwellings, 30% of homes should be small homes (less than 0.5 rounded down, equal to or more than 0.5 rounded up). 	<p>The intention of Policy 1 remains unchanged. The policy continues to seek a housing mix that reflects local needs, with a particular emphasis on smaller homes. The wording has been updated to refer to the most recent evidence of local housing need and to clarify how affordable housing and rural exception schemes will be supported where they meet identified local need and are consistent with the strategic policy framework.</p>
Size of development	<u>Minimum</u> requirement for small homes (2 bed or fewer)											
2-3 dwellings	1 dwelling											
4-6 dwellings	2 dwellings											
7-9 dwellings	3 dwellings											
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)											

Adopted Fleggburgh NP Policies (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>The development of affordable housing within the development limits and proposals for Rural Exception Sites adjacent to development limits will be supported.</p>	<p>Development comprising five bedrooms or more will not normally be supported unless it clearly meets a proven local need.</p> <p>Proposals for affordable housing within the settlement boundary of Burgh St Margaret and small-scale rural exception schemes adjoining the boundary will be supported where they meet an identified local need and are designed to integrate with the existing village pattern and rural setting. Such proposals should also be consistent with the requirements of Strategic Policy HOU3 of the emerging Local Plan.</p>	

Figure 6- Policy 2

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 2: Design</p> <p>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</p>	<p>Policy 2: Design</p> <p>Proposals should clearly show how they have had regard to the Fleggburgh Design Code (AECOM, 2025), including the relevant Settlement Character Areas and Settlement Area Types, and demonstrate how the design responds to the defining characteristics of the site’s local context.</p>	<p>The intention of Policy 2 remains unchanged, but the policy has been expanded to reflect the AECOM Fleggburgh Design Code (2025) and to provide clearer guidance on local character, settlement form, materials, rural boundaries, biodiversity,</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>character and development within the Broads must preserve or enhance cultural heritage.</p> <p>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.</p> <p>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.</p> <p>Development should seek to achieve high energy efficient standards and new homes or commercial developments requiring car parking should provide electric car charging points.</p> <p>Developments including both market and affordable housing should be designed to be tenure blind.</p>	<p>All new development within the parish must demonstrate high-quality design that respects local character and contributes positively to the landscape character and the Broads and its setting. Proposals should clearly show how they have had regard to the Fleggburgh Design Code (AECOM, 2025) and the relevant area-wide design codes.</p> <p>Development proposals are encouraged to incorporate water-efficient design, including rainwater harvesting, greywater systems and water-efficient fittings, recognising the parish’s location within an area of water stress.</p> <p>Development should:</p> <ol style="list-style-type: none"> a) Be well integrated with its surroundings, maintaining a clear transition between the built-up area and open countryside and protecting the landscape character of the Broads and its setting. b) Respond to the scale, layout, form and materials of nearby buildings, reinforcing local distinctiveness and the existing settlement pattern. c) In or adjoining Clippesby, reflect the traditional character of the settlement through the use of vernacular materials such as flint, Norfolk red brick and clay pantiles. 	<p>sustainability and water-efficient design.</p> <p>The previous reference to electric vehicle charging has been removed because this matter is now addressed through Building Regulations rather than needing to be repeated in the Neighbourhood Plan.</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<ul style="list-style-type: none"> d) Use boundary treatments, planting and landscaping that reflect the rural character of the parish, favouring soft, green edges over close-board fencing. e) Encourage high levels of sustainability through energy-efficient design, renewable energy generation, sustainable drainage and water-efficient systems. f) Ensure that schemes including both market and affordable housing are tenure-blind and indistinguishable in design quality and appearance. g) Incorporate features that support biodiversity, such as native planting, bird and bat boxes, bee bricks and hedgehog corridors, in line with the Design Code guidance². h) Support contemporary or innovative design where it demonstrates a high standard of architectural quality and a clear relationship to local context. 	

² The [Broads Authority biodiversity enhancements](#) guide offers practical advice on biodiversity enhancements

Natural Environment Policies

Figure 7: Policy 3

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 3: Enhancing the Natural Environment</p> <p>All major development must enhance the natural environment and contribute to local wildlife habitats, demonstrating:</p> <ul style="list-style-type: none"> a) at least a 10% net gain in biodiversity on site; and b) delivery of green infrastructure of high environmental quality. <p>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.</p>	<p>Policy 3: Enhancing the Natural Environment</p> <p>New development proposals should have regard to the Fleggburgh Design Code (AECOM, 2025), including Design Codes RC2 and RC3 in relation to landscape design, green spaces and wildlife protection.</p> <p>Development proposals are encouraged to deliver biodiversity net gain above the statutory minimum where feasible, particularly where this contributes to local habitat connectivity and nature recovery. Where biodiversity net gain credits are required, preference should be given to local credit schemes or to enhancements delivered within or close to the parish to maintain ecological connectivity.</p> <p>All medium and major development must enhance the natural environment and contribute to local wildlife habitats by delivering green infrastructure of high environmental quality. New development proposals should take opportunities to improve the connectivity of existing habitats and create safe, continuous</p>	<p>The intention of Policy 3 remains unchanged. It continues to support enhancement of the natural environment and local wildlife habitats.</p> <p>The previous reference to a 10% biodiversity net gain requirement has been removed because biodiversity net gain is now addressed through national legislation.</p> <p>The revised policy adds more locally specific detail on habitat connectivity, green infrastructure, trees, hedgerows, wildlife corridors, nature-based design features and the preference for biodiversity enhancements to be delivered within or close to the parish where appropriate.</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<p>corridors for wildlife movement. This can be achieved through:</p> <ul style="list-style-type: none"> • Incorporating the British Standard BS 42021:2022, providing at least one bird box per dwelling and one bat box per four dwellings within new development; • Including hedgehog-accessible gaps in garden boundaries, such as small raised sections beneath gates or fencing; • Setting aside specific areas within development sites for wildlife habitat creation or enhancement; • Restoring existing or “ghost” ponds and creating new ponds where appropriate; • Planting native hedgerows along site boundaries instead of close-board fencing; • Planting new native hedgerows, or filling gaps in existing ones, to form continuous wildlife corridors for species such as bats and small mammals; and • Establishing new native woodlands, ideally located next to existing conservation features such as woodlands, meadows or scrub. • Incorporating nature-based design features such as green roofs, green walls, or biodiverse planting on built structures where appropriate to support wildlife and improve environmental performance. 	

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<ul style="list-style-type: none"> Retaining and enhancing existing green verges where appropriate and incorporating new grassed or planted verges within development to support biodiversity and habitat connectivity. <p>All planning applications should take account of existing trees and include measures for their protection and enhancement. Where development may impact trees on or adjacent to a site (within distances defined by relevant British Standards or Standing Advice), an Arboricultural Impact Assessment will be required. Where replacement planting is appropriate, it must use native species of equal or greater ecological value.</p>	

Figure 8- Policy 4

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 4: Local Green Space</p> <p>The following green spaces in Fleggburgh, as shown on the plans below are designated as Local Green Space within this Neighbourhood Plan:</p> <ol style="list-style-type: none"> The allotments St Margaret’s Church and Cemetery 	<p>Policy 4: Local Green Space</p> <p>The following green spaces within the parish, shown on Figure 5, are designated as Local Green Space through this Neighbourhood Plan:</p> <ol style="list-style-type: none"> The allotments St Margaret’s Church and Cemetery Pipiestrelle green space 	<p>The intention of Policy 4 remains unchanged. The policy continues to designate locally important green spaces and manage development within them in a manner consistent with national policy for Green Belts.</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>3. Rollesby Road pond / drainage ditch</p> <p>4. The playing fields, children’s play area and bowls green</p> <p>5. The ruins of St Mary’s Church</p> <p>6. Broadland Sports Club</p> <p>7. St Peter’s Church</p> <p>8. All Saint’s Church</p> <p>9. The Penny Loaves</p> <p>10. The Plantation</p> <p>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.</p>	<p>4. The playing fields, children’s play area and bowls green</p> <p>5. The ruins of St Mary’s Church</p> <p>6. Broadland Sports Club</p> <p>7. St Peter’s Church, Clippesby</p> <p>8. All Saint’s Church, Billockby</p> <p>9. The Penny Loaves</p> <p>10. The Pasture</p> <p>11. The Plantation</p> <p>Development that supports the community use, accessibility or enjoyment of a Local Green Space, or its safe and effective functioning, may be supported where it does not harm the reasons for which the space was designated.</p> <p>Development within a designated Local Green Space will otherwise only be permitted in very special circumstances and will be managed in a manner consistent with national policy for Green Belts.</p>	<p>The review updates the list of Local Green Spaces, including separating the former Plantation designation (LGS10) into two distinct areas (LGS10 and LGS11) to reflect the difference between the wooded plantation and adjoining pasture.</p> <p>Some site names have also been amended for clarity (LGS3, LGS7 and LGS8).</p>

Figure 9- Policy 5

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modification
<p>Policy 5: Landscape Setting</p> <p>Development must respect the character of the landscape, including the key views identified in Figure 6.</p>	<p>Policy 5: Landscape Setting</p> <p>Development must respect the character and appearance of the parish landscape, including the key views identified in Figure 13. Proposals</p>	<p>The intention of Policy 5 remains unchanged. The policy continues to protect the parish</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modification
<p>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.</p>	<p>should demonstrate that they are sited and designed to be of a form, scale and layout that avoids or minimises harm to these views. Development that would result in an unacceptable adverse impact on a key view will not be supported.</p> <p>Proposals should also maintain the visual and physical separation between settlements, protect the Broads and its setting, and retain natural features such as hedgerows, trees, ditches and woodland that contribute to local landscape character.</p> <p>Where appropriate, development should incorporate landscape improvements including native tree and hedgerow planting, restoration of traditional field boundaries and enhancement of public access to the countryside.</p> <p>Proposals should also have regard to relevant guidance, including the Broads Authority’s landscape guidance on integrating development into the Broads³.</p>	<p>landscape and identified key views.</p> <p>The 12 key views identified in the made Plan are retained.</p> <p>The revised policy adds further detail on settlement separation, the setting of the Broads, retention of landscape features, landscape enhancement, and the use of relevant Broads Authority landscape guidance.</p>

³ [A guide to integrating development into the Broads Landscape](#)

Figure 10: Policy 6

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 6: Dark Skies</p> <p>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.</p>	<p>Policy 6: Dark Skies</p> <p>Development proposals should protect and, where possible, enhance the dark-sky character and tranquillity of the parish, including the Broads and its sensitive landscapes, where the absence of artificial lighting is a defining characteristic.</p> <p>External lighting will only be supported where it is clearly demonstrated to be necessary for safety, operational or security purposes. Proposals must justify the need for lighting and demonstrate that no reasonable alternative solutions are available.</p> <p>Proposals involving external lighting, or development that may result in increased light spill, must demonstrate that lighting has been designed to minimise impacts on local amenity, wildlife and the rural landscape. Lighting schemes should:</p> <ul style="list-style-type: none"> • Be designed and directed to minimise light spill and glare, including through the use of appropriate shielding, luminaires and beam angles; 	<p>The intention of Policy 6 remains unchanged. The policy continues to protect the dark-sky character and tranquillity of the parish.</p> <p>The revised wording provides more detailed guidance on when external lighting may be acceptable, how light spill should be minimised, and how lighting should avoid harm to rural character, sensitive habitats and nocturnal species.</p> <p>It also reflects relevant emerging Local Plan and Broads Local Plan policy guidance.</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<ul style="list-style-type: none"> • Be of an intensity and colour temperature appropriate to a rural setting, with a correlated colour temperature of no greater than 2700K; • Include features such as timers, dimmers or motion sensors to ensure lighting is used only where and when required; • Avoid illumination of trees, hedgerows, watercourses and open countryside; and • Maintain dark corridors between settlements and sensitive habitats. • Avoid light spill onto wildlife habitats, including roosting, foraging and commuting routes for bats, birds and other nocturnal species. <p>Street lighting associated with new development should be avoided outside the built-up area of Burgh St Margaret unless clearly justified for safety reasons and designed to minimise light spill and visual intrusion.</p> <p>Development that fails to demonstrate a sensitive approach to lighting design, or that would result in harm to the dark-sky quality, tranquillity or ecological value of the parish, will not be supported.</p>	

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	Applicants should refer to the Institute of Lighting Professionals’ guidance, Policy NAT9 of the emerging Local Plan and Policy DM22 (or successor policy) of the Local Plan for the Broads, which together provide detailed advice on good lighting design and the protection of dark landscapes.	

Figure 11- Policy 7

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 7: Surface Water Management</p> <p>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.</p> <p>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</p>	<p>Policy 7: Surface Water Management</p> <p>Development proposals must be designed to manage surface water flood risk effectively and must not increase surface water runoff rates or volumes on-site or elsewhere. Wherever possible, proposals should contribute to an overall reduction in surface water flood risk within the parish.</p> <p>Proposals specifically designed to improve surface-water drainage, such as works to reinstate or upgrade local drainage systems, will be supported.</p> <p>All development should demonstrate how surface water is managed to deliver multiple benefits, including improvements to water</p>	<p>The intention of Policy 7 remains unchanged. The policy continues to require development to manage surface water flood risk effectively and avoid increasing flood risk on-site or elsewhere.</p> <p>The revised policy provides more detailed guidance on Sustainable Drainage Systems, water quality, biodiversity, local amenity, natural drainage features and foul drainage.</p> <p>This reflects local flood risk issues and the parish’s relationship with the Broads and its sensitive water environment.</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>SuDS methods of conveying or storing surface water will be supported.</p>	<p>quality, biodiversity and local amenity. Sustainable Drainage Systems (SuDS) should be incorporated into new development wherever practicable and be designed in accordance with the four pillars of sustainable drainage, as set out in the supporting text and the Lead Local Flood Authority’s Guidance for Developers.</p> <p>SuDS measures may include the use of permeable surfaces, on-site water storage, swales, rain gardens, green roofs or other natural drainage features appropriate to the scale and location of the development.</p> <p>SuDS proposals should respond to the local landscape character of the parish and, where appropriate, incorporate natural features such as ditches, ponds and wetland habitats to reflect the low-lying, rural character of the area and its relationship with the Broads.</p> <p>New estate-scale development should connect to the mains sewerage system where capacity allows. Where connection is not feasible, alternative foul-drainage solutions will only be supported where it can be demonstrated that they meet the relevant standards of the Environment Agency and do not pose a risk to</p>	

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<p>water quality or the Broads and its sensitive habitats.</p> <p>All surface materials should be designed to minimise runoff and avoid the risk of contamination of watercourses and protected sites, particularly during heavy-rainfall events associated with climate change.</p>	

Built and Historic Environment Policy

Figure 12- Policy 8

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 9: Designated and non-designated heritage assets</p> <p>All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets:</p> <ul style="list-style-type: none"> • Burgh Mill, Fleggburgh (also known as St Margarets) • Hall Farm, Clippesby • Clippesby House (Hall), Clippesby • Rollesby Broads Complex • The Cottage, Fleggburgh Common 	<p>Policy 8: Designated and non-designated heritage assets</p> <p>All heritage assets, whether designated or non-designated, should be conserved in a manner appropriate to their significance, taking account of their contribution to local character and sense of place.</p> <p>The following are identified as non-designated heritage assets within the parish:</p> <ul style="list-style-type: none"> • Burgh Mill, Burgh St Margaret • Hall Farm, Clippesby • Clippesby House (Hall), Clippesby • Rollesby Broads Complex 	<p>The intention of Policy 8 remains unchanged.</p> <p>The same non-designated heritage assets are identified as in the made Plan, with updated names where appropriate.</p> <p>The policy wording has been strengthened to clarify that development affecting designated or non-designated heritage assets, including their setting, should demonstrate how their significance has been</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
	<ul style="list-style-type: none"> <li data-bbox="904 263 1420 295">• The Cottage, Fleggburgh Common <p data-bbox="904 336 1570 679">Development proposals affecting a designated or non-designated heritage asset, including its setting, should demonstrate how the asset’s significance has been taken into account and conserved. Proposals that would result in harm to the significance of a heritage asset will only be supported where that harm is clearly justified and outweighed by the public benefits of the proposal, in line with national policy.</p>	<p data-bbox="1601 263 2058 331">considered and conserved in line with national policy.</p>

Transport and Community Infrastructure Policies

Figure 13- Policy 9

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p data-bbox="208 968 674 1000">Policy 10: Sustainable Transport</p> <p data-bbox="208 1082 752 1347">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</p>	<p data-bbox="795 968 1240 1000">Policy 9: Sustainable Transport</p> <ol style="list-style-type: none"> <li data-bbox="795 1050 1104 1082">1. Public Rights of Way The provision of new, or the improvement of existing, public rights of way will be supported. <li data-bbox="795 1209 1518 1347">2. Highway Safety Enhancements to highway safety, particularly around Main Road near the school and playing field, will be supported. 	<p data-bbox="1601 968 2058 1155">The intention of Policy 9 remains unchanged. The policy continues to support improvements to public rights of way, highway safety and sustainable transport.</p> <p data-bbox="1601 1187 2058 1369">The revised wording provides greater clarity and adds reference to walking, cycling, public transport and green infrastructure within movement</p>

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
to promote the use of public transport.	<p>3. Sustainable Transport</p> <p>Major new development should, where feasible and proportionate, take opportunities to promote sustainable transport modes, including public transport, walking and cycling, through layout design and infrastructure provision. Proposals should also seek to incorporate green infrastructure within pedestrian and cycle routes to support biodiversity, landscape quality and user experience.</p>	routes, where feasible and proportionate.

Figure 14- Policy 10

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 11: Traffic and Safety</p> <p>Development must not harm highway safety and improvements to highway safety, notably along the A1064, will be supported.</p>	<p>Policy 10: Traffic and Safety</p> <p>Development proposals must ensure that safe and suitable access is achieved and must not result in unacceptable impacts on highway safety.</p> <p>Proposals that include measures to improve highway safety, particularly along the A1064 and at key junctions, will be supported.</p>	<p>The intention of Policy 10 remains unchanged. The policy continues to require development to avoid unacceptable impacts on highway safety and supports measures that improve highway safety, particularly along the A1064 and at key junctions.</p> <p>The wording has been updated to reflect national policy language on safe and suitable access.</p>

Figure 15- Policy 11

Adopted Fleggburgh Policy (2022)	Modified Fleggburgh NP Policies (2026)	Commentary on modifications
<p>Policy 8: Village Centre</p> <p>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.</p> <p>Policy 12: Village Shop</p> <p>The development of a small-scale local convenience store within or adjacent to the village centre, as identified in Figure 7, will be supported.</p>	<p>Policy 11: Burgh St Margaret Village Centre</p> <p>The development of new small-scale community facilities and services within or immediately adjacent to the village centre, as shown on Figure 19, will be supported. This includes provision of a small local convenience store.</p> <p>Improvements to footpaths and the creation of new or extended cycleways connecting to the village centre will be supported.</p> <p>The extension and formalisation of the village hall car park will be supported, provided that it:</p> <ul style="list-style-type: none"> a) Is designed to improve safety, accessibility and capacity for the school, village hall, playing field and other community uses; b) Includes appropriate landscaping and surfacing to integrate with the character of the village centre; c) Maintains the openness and recreational function of the designated Local Green Space (ref. Policy 4); and d) Does not result in unacceptable harm to the special qualities that justified its designation. 	<p>The revised policy consolidates the made Plan’s separate village centre and village shop policies into a single policy for Burgh St Margaret Village Centre.</p> <p>The policy continues to support small-scale community facilities, services, a local convenience store, and improved walking and cycling links to the village centre. This reflects continuing community interest in improving local services and reducing reliance on travel to nearby settlements.</p> <p>A new element has been added to support the proportionate extension and formalisation of the village hall car park, provided this is sensitively designed and does not harm the Local Green Space designation. This responds to local concerns about parking, safety and access to community facilities.</p>

Whether the proposed modifications significantly or substantially change the nature of the neighbourhood plan?

15. As set out earlier in the introduction, the National Planning Practice Guidance requires the qualifying body to state whether the modifications are so significant or substantial as to change the nature of the plan, and to provide reasons.
16. The Parish Council has undertaken a comprehensive review of the made Neighbourhood Development Plan to ensure that it remains up to date and consistent with current national policy, local planning policy, and the latest available evidence.
17. The review has resulted in a number of modifications to the wording of policies, supporting text, and the vision and objectives. These changes provide clarification, improve consistency with national and local policy, and respond to updated evidence and community engagement undertaken since the made Plan was prepared.
18. The modifications do not alter the overall vision, objectives, or spatial strategy of the Plan. No site allocations are introduced or removed, and the scale and distribution of development envisaged by the Plan remain unchanged.
19. While several policies have been refined or expanded, and some consolidation has taken place, these changes do not introduce fundamentally new policy approaches. Instead, they provide additional clarity and guidance to support the effective implementation of the existing policy framework.
20. The inclusion of the Fleggburgh Design Code and Guidance (2025) provides further locally specific detail on design expectations. This document supports the Plan and informs decision-making but does not alter the underlying policy direction or introduce requirements that would fundamentally change the nature of the Plan.
21. **Taken as a whole, the modifications represent a proportionate update to ensure the Plan remains effective and up to date. They do not materially alter the nature, scope, or strategic direction of the made Neighbourhood Plan and are not considered to be so significant or substantial as to change its nature.**
22. Accordingly, Fleggburgh Parish Council submits the Fleggburgh Neighbourhood Plan Review and this Statement of Modification Proposals to the local planning authorities as part of the Regulation 15 submission package.