



# Newton Flotman Neighbourhood Plan

2024-2038

SUBMISSION VERSION

February 2025



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or in another format please contact  
Newton Flotman Parish Council,  
[clerk@newtonflotmanpc.co.uk](mailto:clerk@newtonflotmanpc.co.uk)**

*Front cover photograph taken by Debbie Brooks.  
All other photographs, diagrams and maps are created by members of the  
Neighbourhood Plan Steering Group and Rachel Leggett.*





NEWTON FLOTMAN



# 1. Introduction

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**Neighbourhood Plan: a plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004** (National Planning Policy Framework 2024, page 76).<sup>1</sup>

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- 1.1 The Newton Flotman Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 14-year period, from 2024 to 2038. It is the first planning document put together by Newton Flotman. The 'made' (adopted) Neighbourhood Plan will form part of the development plan; South Norfolk Council will use it to help to determine planning applications. Newton Flotman Parish Council will also use the Neighbourhood Plan to respond to planning applications.
- 1.2 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.<sup>2</sup> The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Newton Flotman Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and businesses, as well as desk research. Newton Flotman Parish Council made an application for designation as a Neighbourhood Area in September 2023. South Norfolk Council approved the area in October 2023.
- 1.3 Commissioned by Newton Flotman Parish Council, the Newton Flotman Neighbourhood Plan has been developed by a Steering Group of local residents made up of Parish Councillors and other interested residents:
  - Drew Broad
  - Martin Brooks
  - Joel Fiddy
  - Bob McKibbin
  - Emma McMurdock
  - Sharon Poyser
  - Ann Segens
  - Carol Watson
  - Paul Weeks (chair)

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<sup>1</sup> National Planning Policy Framework 2024, <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> (accessed 23.01.25).

<sup>2</sup> Parker, G., Salter, K. and Wargent, M. (2019), 'Concise guides to planning: Neighbourhood Planning in Practice'.





Figure 1: Newton Flotman Neighbourhood Plan Steering Group.

- 1.4 The Neighbourhood Plan has also been supported by:
- Maria Hutson – Parish Clerk.
  - Rachel Leggett – Principal independent consultant for the Neighbourhood Plan.
  - Andrea Long – Independent consultant, policy advice.
  - Emma Harrison – Independent consultant, data profile and environmental screenings.
- 1.5 By undertaking a Neighbourhood Plan, the Steering Group aims are as follows:

#### Neighbourhood Plan aims

- i. Engage the Newton Flotman community in the development of the Plan and genuinely enable them to influence and shape appropriate new development.
- ii. Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.

- 1.6 The Newton Flotman Neighbourhood Plan is not a means of stopping development; it is there to ensure that any development takes place in an appropriate way for the area. The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of any development is anticipated and planned for in Newton Flotman.

#### Accompanying supporting documents

- 1.7 The Newton Flotman Neighbourhood Plan will be accompanied by the following documents at the point of submission for examination:
- **The Newton Flotman Design Guidance and Codes** (Appendix B) – a supporting document outlining a set of guidance and codes on how to design the physical environment of Newton Flotman (produced by



AECOM<sup>3</sup> in coordination with the Neighbourhood Plan Steering Group).

- **Basic Conditions Statement** – showing how the Newton Flotman Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
- **Consultation Statement** – showing the consultation process employed in the production of the Newton Flotman Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the Neighbourhood Planning General Regulation 2012 have been satisfied.
- **Strategic Environmental Assessment Screening Report** – to determine whether the Newton Flotman Neighbourhood Plan requires a full Strategic Environmental Assessment.
- **Habitat Regulation Screening Report** – to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.
- **Newton Flotman Housing Needs Assessment** – an assessment of housing need at the Neighbourhood Area level (produced by AECOM).
- **Newton Flotman Neighbourhood Plan data profile** – part of the evidence base for the Plan to inform the development of Neighbourhood Plan policies, drawing together relevant information from a range of sources and existing documents.

## Referendum

- 1.8 A referendum on the Newton Flotman Neighbourhood will be held once South Norfolk Council has come to a formal view on whether the Plan meets the 'basic conditions'. This formal view is made once an independently appointed Examiner examines the draft Plan and makes formal recommendations about the Plan.
- 1.9 The referendum will ask the question, '*Do you want South Norfolk Council to use the Neighbourhood Plan for Newton Flotman to help it decide planning applications in the neighbourhood area?*'. Electors are able to respond either 'yes' or 'no' on the ballot paper. If more than 50 per cent of those voting in the referendum have voted in favour of the Plan, then South Norfolk Council will bring the Plan into force.

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<sup>3</sup> AECOM: Architecture, Engineering, Construction, Operations, and Management, <https://aecom.com>





NORWICH  
7  
MILES

IPSWICH  
36  
MILES



## 2. Newton Flotman parish

### Newton Flotman parish

- 2.1 The parish of Newton Flotman lies on the A140 between Norwich and Long Stratton, approximately 11km south of Norwich. The River Tas flows through the parish. The parish boundary follows the river and the floodplains. The bridge separates the Newton Flotman village from the settlement of Saxlingham Thorpe.

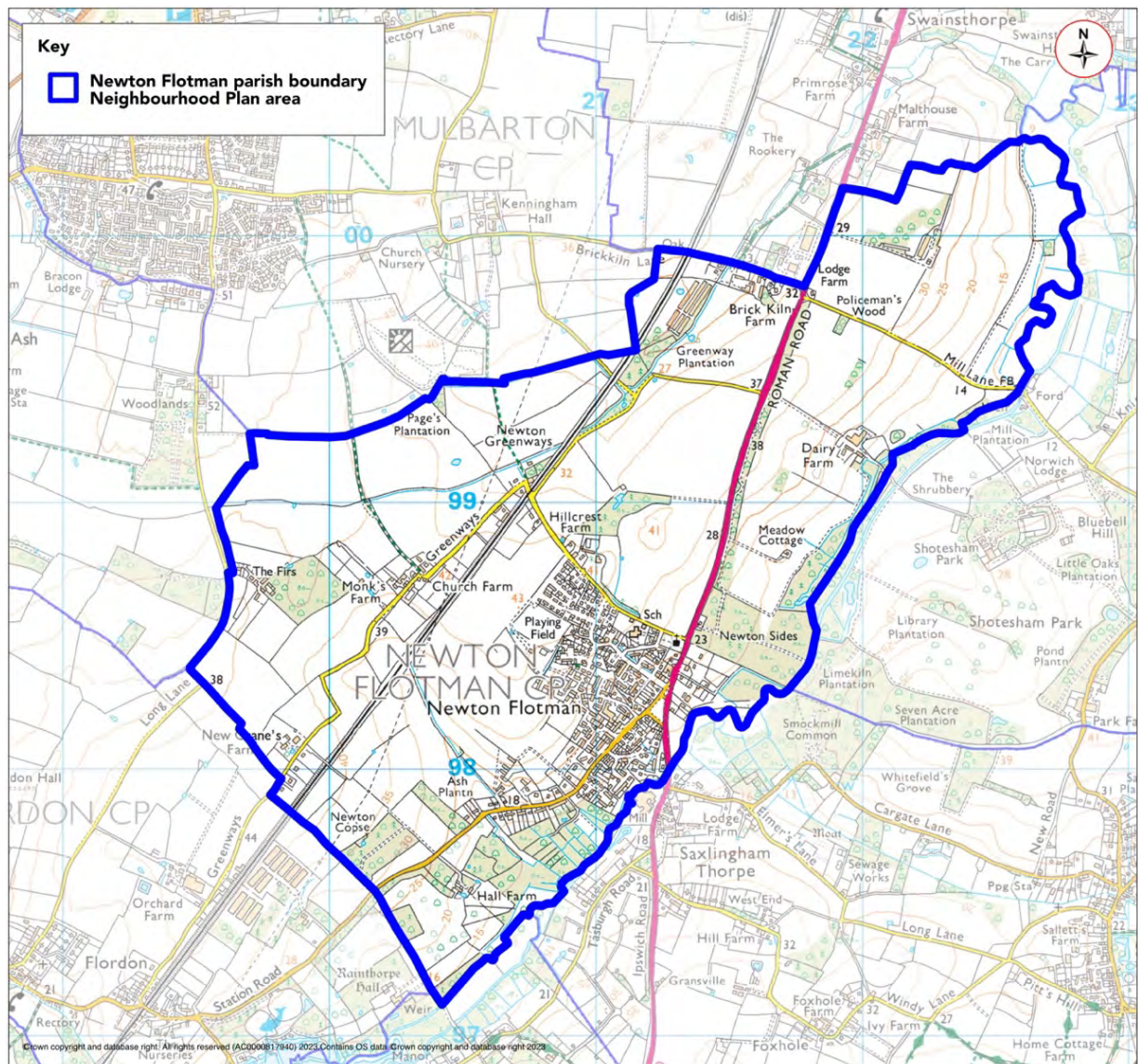


Figure 2: Newton Flotman parish, the Neighbourhood Plan area (source: Parish Online, with own annotations). Blue line denotes parish boundary.



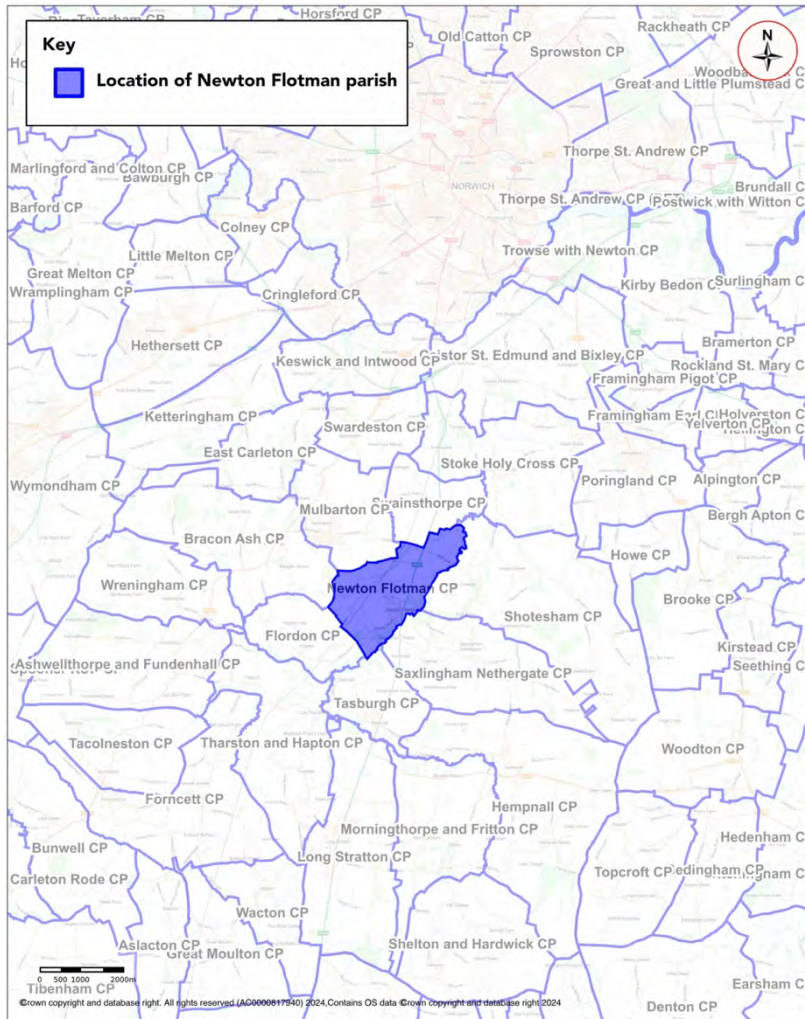


Figure 3: Location of Newton Flotman parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 2.2 The usual resident population of Newton Flotman parish was 1,418 residents on Census day 2021. 46.7 per cent of usual residents were males and 53.3 per cent of usual residents were females. The parish population decreased between the 2011 (1489) and 2021 Census.

### Newton Flotman history

- 2.3 Newton Flotman stands on the Roman road that is now the A140 at the crossing of the river Tas. A Bronze Age flint dagger and Roman pottery have been found suggesting early occupation.
- 2.4 The new settlement of 'Niwetuna' or 'New Town' which stands by the River Tas was recorded in the Domesday Book in 1086 which recorded five households with Tovi, a Viking as Lord. At that time the river was a wide navigable waterway requiring the services of a 'Flote' or 'Ferry' man hence the new town became known as Newton Flotman. An alternative interpretation is that the name refers to a new farm owned by a 'floating man' otherwise known as a Viking.
- 2.5 The village was originally built along two roads, Old Street and Flordon Road. Most of the older properties on Flordon Road have been demolished. Old Street has a 16<sup>th</sup> Century bridge, the former Maid's Head coaching inn, and



terraced cottages, which were originally shops and formed the commercial centre of the village.

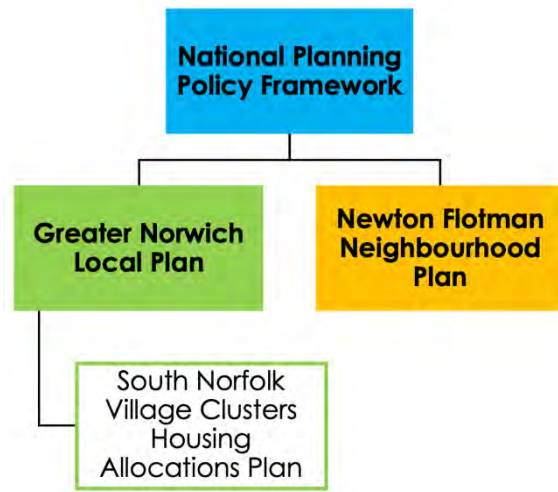
- 2.6 The village grew substantially in the 1960s and 1970s. A new bridge was constructed across the River Tas which diverted the A140 Ipswich Road away from Old Street, the original village centre. A new school was built off Saint Mary's Close on School Road and housing built off Brightons Road in the 1960s. In the 1970s new housing estates were built to the west of Flordon Road.
- 2.7 In the 1990s there was steady growth in the population due mainly to the location of the village, within easy reach of Norwich. A number of dwellings were constructed on the site adjacent to Flordon Road (Alan Avenue) and this development has provided additional access to the Playing Field and Village Centre which was completed in 1987. Waterside Gardens, a smaller development, was built at the end of Old Street between 2004 and 2008.
- 2.8 Links with the past are still maintained via place names in Newton Flotman. Blundeville Manor is named after the Manor House (long since destroyed) occupied by the Blundevilles who lived in Newton Flotman for over 400 years from 1294. The most notable member of the family being Thomas Blundeville (1522 to 1606), an Elizabethan scholar who published a large number of literary and scientific works. Subsequently, the patronage passed to the Long family (Longs Close) who were lords of the manor from 1721 until 1937, over 200 years. In addition, from 1797 to 1948, the pulpit was occupied by an uninterrupted succession of Rectors bearing the Long family name. In the 1800s the Brighton family (Brightons Road) settled in Newton Flotman and by 1933 JL Brighton had established himself as a farmer, haulage contractor and sand and gravel merchant.
- 2.9 For many years the village was a relatively poor farming community, and this moved John Pye to establish a charity in 1647 for the benefit of the poor. Further charities were founded by Thomas Clabburn (Clabburn Close) in 1815 and John William Sewell (Sewells Close) in 1931. All three charities have now been combined and are administered by Newton Flotman Parish Council.
- 2.10 In 1835 the original rectory built by the Longs (now Holland House) was used to establish the first village school in Newton Flotman, the Longs having built a new rectory (now called the 'Old Rectory') on Church Road.
- 2.11 In May 1990 a village sign was erected by the Parish Council on Kings Green which was gifted to the village by Mrs Joy King in memory of her late father, Mr JL Brighton who was chairman of the Parish Council for 41 years, and her late husband Mr Alan King who succeeded him and served as chairman for 14 years. In 1996 the 'Alan King Playing Field' was also gifted to the village by Joy King as a permanent memorial.
- 2.12 The village sign depicts a Saxon ship which would have sailed the river when the Tas was navigable and also the 16<sup>th</sup> Century bridge with its Gothic arches which has now been bypassed by its modern equivalent to support the increasing traffic travelling along the A140. The background comprises the



14<sup>th</sup> Century Church of St Mary the Virgin, a landmark which is clearly visible on approaching the village from Norwich. The sign is cast in iron and mounted on an oak post which is embedded in a mill stone to highlight the village's connection with milling which is still practised today by WL Duffield and Sons across the river at Saxlingham Thorpe.

## Spatial and strategic policy context

Figure 4: Spatial and strategic policy context: relationship between the National Planning Policy Framework, the Greater Norwich Local Plan, the South Norfolk Village Cluster Housing Allocations Plan, and the Newton Flotman Neighbourhood Plan (source: own diagram).



- 2.13 The **National Planning Policy Framework** (NPPF) was published in March 2012. The most up to date version was published in December 2024. The NPPF sets out the Government's planning policies for England and how these should be applied.
- 2.14 Every local planning authority in England must prepare a Local Plan, which includes all of the local planning policies for that area and identifies how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Newton Flotman to add detail specific to the area through a set of locally specific policies. The **Greater Norwich Local Plan** (GNLP) was adopted by South Norfolk Council in March 2024. The Newton Flotman Neighbourhood Plan has the same end date as the GNLP (2038).
- 2.15 The GNLP sets out the strategy for regeneration and growth in the Greater Norwich area from 2018 to 2038, consisting of strategic policies to guide planning decisions and the site allocations to implement the strategy: [www.gnlp.org.uk](http://www.gnlp.org.uk). Paragraph 31 of the NPPF states, that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently'.
- 2.16 Newton Flotman will also be covered by the **South Norfolk Village Clusters Housing Allocations Plan** (VCHAP). The proposed VCHAP is a Local Plan document which, once adopted, will become part of the Development Plan for South Norfolk. The proposed VCHAP allocates new sites for housing in



South Norfolk's villages, which will deliver the bulk of the approximately 1,200 new homes that are to be delivered within South Norfolk's villages by 2038.

- 2.17 The proposed VCHAP contains two site allocations for Newton Flotman (figure 5):
- VC NEW1 – southwest of Alan Avenue, 1.05ha of land for approximately 25 dwellings
  - VC NEW2 – carried forward from the 2015 Local Plan, now with planning permission for 31 dwellings.

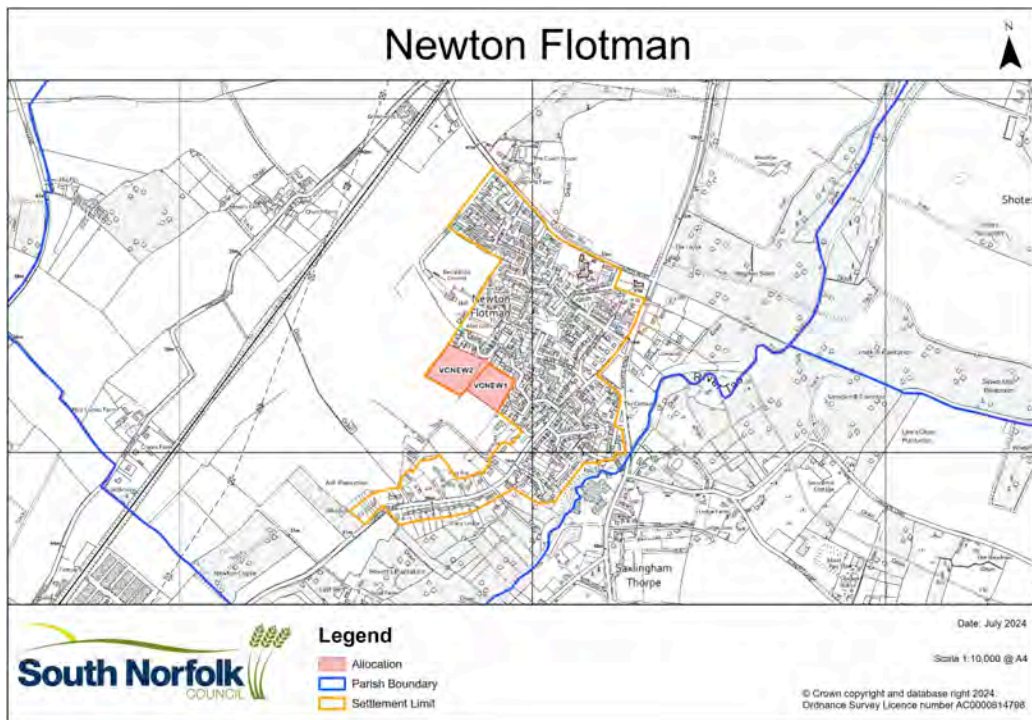


Figure 5: Newton Flotman allocations in the proposed South Norfolk Village Clusters Housing Allocations Plan (source: South Norfolk Council<sup>4</sup>).

<sup>4</sup> <https://southnorfolkandbroadland.oc2.uk/docfiles/22/Newton%20Flotman.pdf> (accessed 28.08.24)

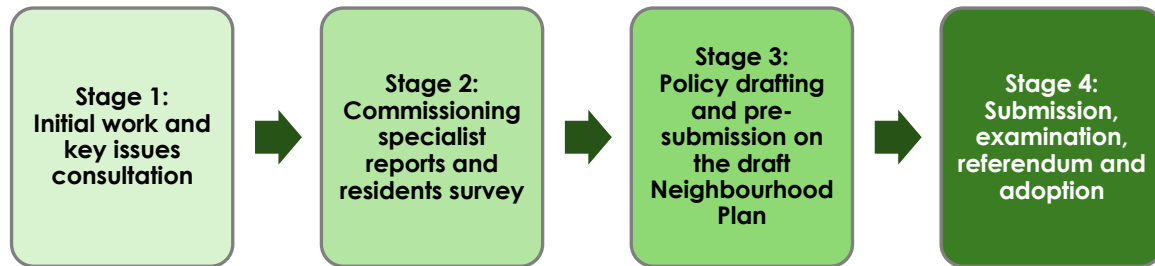






## 3. How the Plan was prepared

- 3.1 The Neighbourhood Plan Steering Group started the process on 16<sup>th</sup> October 2023, when the Neighbourhood Area was designated. The Steering Group has prepared the Plan with support from a team of independent consultants. The boxes below outlines the process the Steering Group have been through and the associated timescales.



### Stage 1: Initial work and key issues consultation (August 2023 to March 2024).

- **Initial consultation** (18<sup>th</sup> August at the Social Club, 19<sup>th</sup> August at the Church Room, 23<sup>rd</sup> August at the Cherry Tree Café and 27<sup>th</sup> August 2023 at the village fete): The purpose of the consultation was to identify key issues and themes in the parish. Residents were asked about the 'style and type of housing' (what people want to see more of and what should be avoided) and 'things to preserve'. The results were used by the Steering Group to draft a vision and give form to the household survey.
- **Placecheck** (January 2024): Interactive map available for residents to highlight specific issues (positive, negative and areas for improvement): <https://www.placecheck.info/app/maps/nf>. Results fed into forming the household survey questions.
- **Data profile for Newton Flotman** (March 2024): document containing key data for the parish, to inform policy writing.
- **Character appraisal** (Spring 2024): Steering Group split the main built up areas of the parish into district character areas and described them in detail. The work fed into the Design Guidance and Codes document.



Figure 6:  
Initial  
consultation  
(August  
2023).





Figure 7: Left, flyer for Placecheck consultation, January 2024, delivered to every household by the Steering Group.



Figure 8: Right, data profile for the parish (March 2024).

## Stage 2: Commissioning specialist reports and household survey (March to July 2024).

- **Housing Needs Assessment** (May 2024): an independent assessment of housing needs of the parish, undertaken by AECOM in conjunction with the Steering Group. The report addresses affordability and affordable housing need, mix of housing needed (type and size), specialist housing for older people and next steps for Newton Flotman. Used to inform policy writing.
- **Household survey** (March/April 2024): paper survey hand delivered to residents in the parish and available online. 133 households responded out of 597 total households (Census 2021) in Newton Flotman, a 22 per cent response rate.
- **Newton Flotman Design Guidance and Codes** (July 2024): design codes for the character areas covering the main built up parts of the parish together with parish wide guidance. Undertaken by AECOM in conjunction with the Steering Group, to support the Neighbourhood Plan policies (see Appendix B).

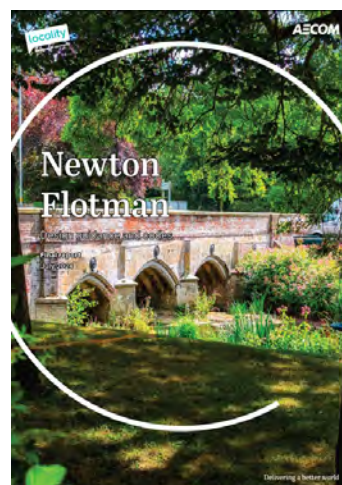
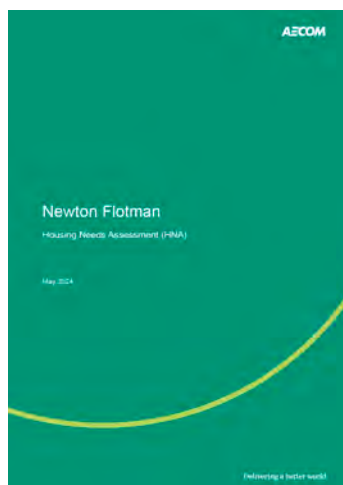


Figure 9: Left, Newton Flotman Housing Needs Assessment (May 2024).

Figure 10: Middle, household survey (March/April 2024).

Figure 11: Right, Newton Flotman Design Guidance and Codes (July 2024).



### Stage 3: Policy drafting (April 2024 to July 2024) and pre-submission consultation on the draft Neighbourhood Plan (Regulation 14) (October to November 2024)

- Policy drafting began in April 2024, with the identification of objectives and key policy areas and continued through to July 2024.
- Following approval from the Parish Council on 24<sup>th</sup> September 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 21<sup>st</sup> October to 5<sup>th</sup> December 2024). It was sent to statutory agencies and available for residents to comment on.
- Consultation launched with an exhibition on Monday 21<sup>st</sup> October 2024, including consultation response forms. Subsequently the documents and response forms were available at the Village Centre, St Mary's Church and on the Parish Council website.

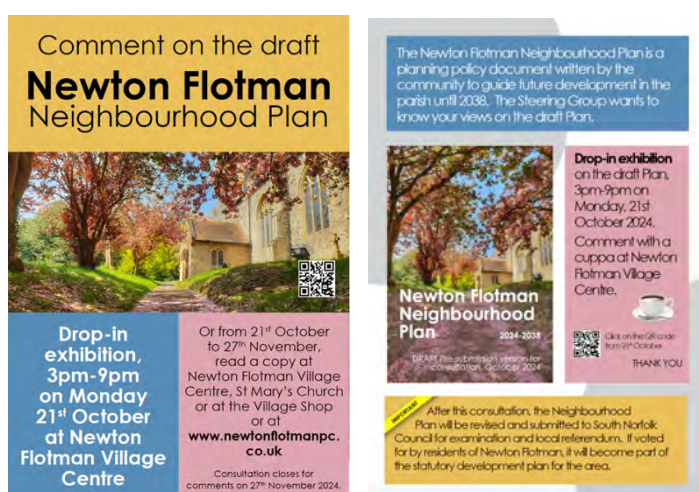


Figure 12: Flyer/poster for pre-submission consultation on the draft Newton Flotman Neighbourhood Plan.

### Stage 4: Submission, examination, referendum and adoption (Winter 2024 to Spring 2025).

- Modifications to be made to the Neighbourhood Plan, following pre-submission consultation (January/February 2025)
- Submission of the Neighbourhood Plan to South Norfolk Council with supporting documents.
- Independent examination.
- Referendum and adoption.

## Communication

- 3.2 Throughout the Neighbourhood Plan process the following methods of communication were used: leaflets delivered to households, posters on noticeboards, the Parish Council website Neighbourhood Plan page ([www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan)), Facebook, articles in the parish 'Partnership Magazine', and verbal updates to the Parish Council.







## 4. Vision, objectives and policies

### Structure of the Neighbourhood Plan

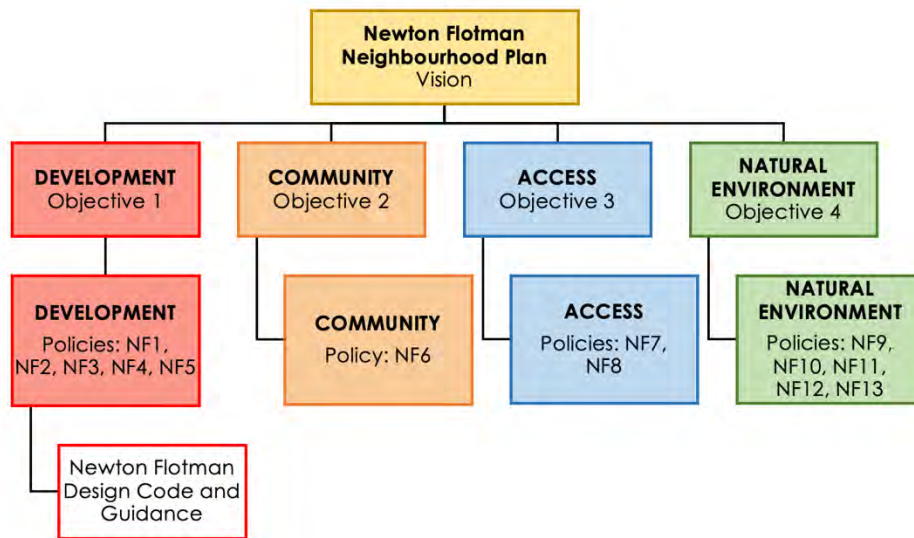


Figure 13: Structure of the Newton Flotman Neighbourhood Plan (source: own).

### Vision

- 4.1 The Neighbourhood Plan vision is an overarching statement describing what Newton Flotman should be like at the end of the Plan period, 2038. The vision sets out what Newton Flotman residents wish their parish to be like in 14 years' time. It was drafted in response to early consultations and then finalised through further liaison with residents. The vision attempts to capture what is unique about Newton Flotman parish now, whilst looking ahead 14 years to what it will be.

#### Neighbourhood Plan vision statement

Newton Flotman will remain a cohesive rural community with good infrastructure for all. New development (housing, commercial and community) will reflect current and future needs of the parish, be well designed, environmentally sustainable, and sympathetic to the character of Newton Flotman. Our wildlife, green spaces and local heritage will be valued, enhanced and protected.



## Objectives

- 4.2 Under the vision sits a series of objectives regarding development, community, access and the natural environment. Each relates back to the vision statement.
- 4.3 Neighbourhood Plan policies and objectives are required to be consistent with those at a national level. The Neighbourhood Plan must contribute to achieving sustainable development as set out in the NPPF. The broad high level objectives set out in the NPPF, along with the five specific objectives set out below are, reflected throughout the Plan. The policies in this Neighbourhood Plan guide development proposals and decisions taking account of these objectives and local circumstances, which reflect the character, needs and opportunities of the area. The approach supports the delivery of sustainable development in a positive way.
- 4.4 The objectives of the Neighbourhood Plan are broad statements of intent which are there to help deliver the vision and link to the issues that the community is seeking to address. They have been drafted using themes that have emerged from community consultation.

Neighbourhood Plan objectives	
<b>Development</b>	<b>OBJECTIVE 1:</b> To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.
<b>Community</b>	<b>OBJECTIVE 2:</b> To encourage a cohesive rural community with good infrastructure for all.
<b>Access</b>	<b>OBJECTIVE 3:</b> To encourage safe and convenient pedestrian, cycle and vehicle access within Newton Flotman parish.
<b>Natural environment</b>	<b>OBJECTIVE 4:</b> To protect and enhance the natural environment of Newton Flotman.

## Policies

- 4.5 To achieve each of the objectives above, there are detailed policies which will be used to determine planning applications in Newton Flotman. The Neighbourhood Plan is first and foremost a land use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research, which provide the justification and evidence base for them.
- 4.6 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.



- Inform and guide decisions on planning applications.
- Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.<sup>5</sup>

4.7 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text in the proceeding chapters, which includes context for the theme, the views of residents, guidance and reference to strategic plans. This is set out before each of the policies.

<b>Neighbourhood Plan policies</b>	
<b>Development</b>	<b>POLICY NF1:</b> Design <b>POLICY NF2:</b> Housing mix (size, type and tenure) <b>POLICY NF3:</b> Location and scale of further housing development <b>POLICY NF4:</b> Land off Alan Avenue (NEW1), local requirements <b>POLICY NF5:</b> Business development
<b>Community</b>	<b>POLICY NF6:</b> Existing and new community infrastructure
<b>Access</b>	<b>POLICY NF7:</b> Pedestrian and cycle connectivity <b>POLICY NF8:</b> A140 access, traffic calming and community parking
<b>Natural environment</b>	<b>POLICY NF9:</b> Natural assets and biodiversity <b>POLICY NF10:</b> Local Green Spaces <b>POLICY NF11:</b> Important local views <b>POLICY NF12:</b> Dark skies <b>POLICY NF13:</b> Localised flooding

## Newton Flotman Design Guidance and Codes

- 4.8 The Newton Flotman Design Guidance and Codes report is part of the Newton Flotman Neighbourhood Plan (Appendix B), a key feature of the policies. This piece of work was undertaken by AECOM, commissioned by Locality. The document advises on how to design the physical environment to create distinct and lively places integrated within the parish. The Neighbourhood Plan Steering Group had input into the development of the report.
- 4.9 One of the Neighbourhood Plan aims is to 'Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.' South Norfolk Council have suggested that the neighbourhood plan should identify several community projects which they state (in pre-submission consultation comments), 'is considered a

<sup>5</sup> Tony Burton, Writing Planning Policies, Locality.



tremendously useful element of neighbourhood planning, in that it allows for particular community aspirations (that cannot be addressed through the planning system) to be captured within a separate section of the document and listed as part of a project plan that can be progressed by the community. This makes for a more holistic community Plan and also provides a local priority list through which to direct neighbourhood Community Infrastructure Levy (CIL) monies as well as other external funding and in-kind support from external partners.' A list of Community Action Projects can be found in Chapter 9.

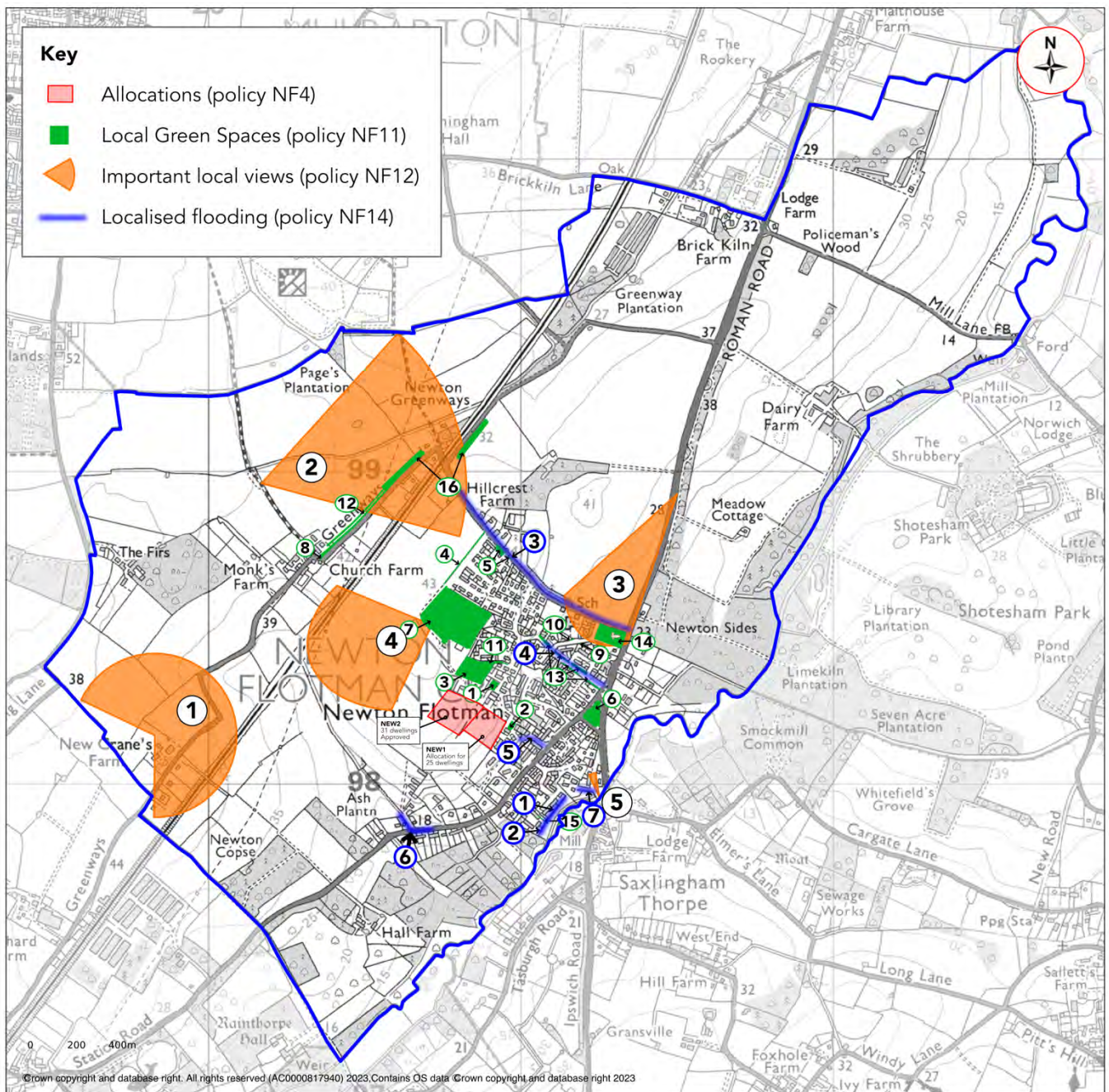


Figure 14: Policies map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## 5. POLICIES: Development

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**OBJECTIVE 1:** To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.

### Design

- 5.1 Paragraph 131 of the NPPF states, that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 5.2 A key determinant of whether any new development will be well received by the local community will be dependent upon how well it is considered to integrate with its surroundings – being 'sympathetic to the character of Newton Flotman' as stated in objective 1 above. Impact on local character, layout, access, scale and parking are the most common design issues that will cause the local community concerns about any proposed new development. Being able to influence the design of a development at an early stage, will increase the likelihood that development in Newton Flotman will be acceptable.
- 5.3 A key purpose of the Neighbourhood Plan is to help influence the designers and proposers of development at an early stage. The Plan can also help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 5.4 Government guidance places considerable emphasis on achieving well-designed places. Paragraph 131 of the NPPF describes it as fundamental to what the planning and development process should achieve, 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'.
- 5.5 Paragraph 132 of the NPPF states, 'Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 5.6 The Neighbourhood Plan household survey (March/April 2024) asked residents 'What features would you like to see included in any new development?'.



Particular support was given for the following, which are reflected in the policy 1:

- Off street parking (80.8 per cent), compared to on street parking (4.6 per cent)
- Trees, hedges and planting (78.5 per cent)
- Homes no higher than 2 storeys (60 per cent), compared to homes no higher than 3 storeys (6 per cent)
- Wildlife areas (67.7 per cent)
- Gardens (64.6 per cent)
- Connecting footpaths (57.7 per cent)
- Solar panels on roofs (53.8 per cent)
- Low carbon/energy efficient design (53.8 per cent)
- Variety of housing styles (50 per cent).

- 5.7 The Neighbourhood Plan seeks a high standard of water efficiency for new developments – positive features of water efficient fixtures and fittings, rainwater/storm water harvesting and reuse, and greywater recycling.

### **Design Guidance and Codes**

- 5.8 Through the Ministry of Housing, Communities and Local Government (MHCLG) of Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Newton Flotman Parish Council for the emerging Newton Flotman Neighbourhood Plan. The support included a set of design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly housing, complements the parish. The full **Newton Flotman Design Guidance and Codes** document can be found in Appendix B.
- 5.9 The Newton Flotman Design Guidance and Codes contains:
- Guidance – non-mandatory, good practice statements that are encouraged in the achievement of good design, expressed through terms such as 'should', 'could' and 'may'.
  - Codes – required design standards for Newton Flotman which must be met by all relevant proposals and are expressed by the use of the word 'must'.
- 5.10 The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Newton Flotman Parish Council and South Norfolk District Council when considering planning applications. As well as providing certainty to the local community, the guidance and codes should also give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially streamlining the planning application process.
- 5.11 Proposals for development within the Neighbourhood Area should demonstrate how the design guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification must be provided.

## **POLICY NF1: Design**

The design of all new development in Newton Flotman parish must reflect the local distinctiveness and character of the area (as outlined in the Character Appraisal, page 34-71 of the **Newton Flotman Design Guidelines and Codes** (Appendix B)) and be physically integrated where possible.

As appropriate to their scale, nature and location, proposals for new development should accord with guidelines and codes set out in the Newton Flotman Design Guidelines and Codes (pages 7-33):

### **Village character codes and guidance**

- DC.01. Rural layout
- DC.02. Frontages and back gardens
- DC.03. Hedges and trees
- DC.04. Active travel

### **Built form codes and guidance**

- DC.05. Locally appropriate materials
- DC.06. Siting within the landscape
- DC.07. Sustainable Drainage Systems and surface materials
- DC.08. Parking, storage and road width
- DC.09. Extensions and conversions

### **Sustainability**

- DC.10. Biodiversity
- DC.11. Renewable energy and eco-design

## **New housing and need**

- 5.12 The Greater Norwich Local Plan plans for housing needed in the area. Several factors are driving this increase in the need for more and different types of housing, including rising population levels, an increase in the number of older people, more younger people sharing homes and a limited supply of housing over much of the last decade.<sup>6</sup>
- 5.13 Government guidance contained in the NPPF advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, 'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies' (paragraph 13) and 'Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out

<sup>6</sup> Paragraph 55, GNLP, <https://www.gnlp.org.uk/sites/gnlp/files/2024-03/Strategy%20-%20draft%20final%202.pdf> (accessed 29.08.24).



in the strategic policies for the area or undermine those strategic policies' (paragraph 30).

- 5.14 The Neighbourhood Plan household survey (March/April 2024) asked residents 'Please tell us whether you or a member of your household (i.e. yourself, older children or dependents etc.) will need to change your housing with the next 5 years?'. Just over one quarter of respondents indicated that they would need to change their housing within the next 5 years. This would mean a high turnover of home occupation and ownership if it is realised.
- 5.15 Half of respondents to the household survey were looking for smaller places to live, and half were looking for larger places to live. The majority of respondents were looking to buy on the open market. There was some interest in First Homes, self-build/custom-build, social rent (housing association). The majority of those seeking to change their housing were looking for houses, particularly 3 bedroom properties. There was also interest in bungalows.

## **Housing Needs Assessment**

- 5.16 In addition to community views on housing need, the Neighbourhood Plan Steering Group commissioned AECOM to undertake a Housing Needs Assessment for Newton Flotman, completed in May 2024. Key findings are set out below:

### ***Tenure, prices and affordability***

- The majority of households in the parish are home owners (70.1 per cent), slightly lower than South Norfolk as a whole but a higher proportion than in England. This is common to many rural villages across the country.
- The social rented sector is relatively large in Newton Flotman and, as a share of households (17.9 per cent), is comparable to England. The proportion of social renters is higher than the district as a whole. Levels of private renting are lower however (11.7 per cent), below both the district and national average.
- Over the 10 year period 2011-2021 the number of home owners appears to have fallen, with a small decline in the number of social renters as well. Falls in the number and share of home owners is relatively common and can reflect affordability pressures with corresponding switching of some dwellings from ownership to renting. There was a corresponding increase in the number and share of private renters over the period.
- Prices of average and lower quartile properties are higher at the end of 2023 compared to 2014 (10 years earlier) in Newton Flotman.
- Median average prices in 2023 were £283,500 and grew by 68 per cent over the 10 year period, resulting in an absolute increase of +£114,740 in the price of average properties in the parish. Median prices in South Norfolk as a whole were substantially higher at £345,000 indicating the relative affordability of the parish compared to the wider district. This is likely to influence household movements to and from the parish from the rest of the district.

- The lower quartile is a good representation of entry-level housing. Lower quartile prices were £240,000 in 2023, not substantially lower than median average prices, reflecting the limited number of properties for sale, particularly at the cheaper end of the market. Lower quartile prices also grew by 68 per cent over the 10 year period with an absolute increase in price of almost +£100,000 since 2014.
- The average household income locally was £50,000 in 2020 (the most recent year for this dataset). South Norfolk's gross individual lower quartile annual earnings were £18,871 in 2023. To estimate the income of households with two lower quartile earners, this figure is doubled to £37,742.
- Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The median house price would require an annual income of £72,000, almost 50% higher than the current average household income of £50,000.
- Private renting appears affordable to households on average incomes and entry level rents appear affordable to households with two lower quartile earners. It is important to note that there were very few properties available for rent at the time of writing.
- A group of households in Newton Flotman may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £35,400 per year (at which point entry-level rents become affordable) and £72,900 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
- Discounts of 30 per cent appear to be at the margins of affordability for households on average incomes. Discounts of 40 per cent and 50 per cent would extend the affordability of home ownership further, with 50 per cent discounts reaching households with two lower quartile earners.
- Shared ownership appears to be more affordable than First Homes and at lower shares of 25 per cent and 10 per cent, may be affordable to households with two lower quartile earners.
- The evidence suggests that the social/affordable rented sector performs a vital function in Newton Flotman as the only option for a large segment of those in the greatest need.
- The Greater Norwich Housing Need Assessment (HNA) 2021 was undertaken recently and provides evidence on affordable housing needs within South Norfolk and the other authority areas within the sub region. Whilst specific data for Newton Flotman is not provided in the HNA 2021, estimates can be made by pro rating the South Norfolk figures based on the parish's 'fair share' of the South Norfolk population.
- In South Norfolk, the HNA 2021 estimates the need for 7,745 Affordable Homes over the 20 year period 2018-2038, equating to 387 per annum. This is broken down to:
  - 2,644 Social/Affordable Rented homes, equating to 132 per annum.
  - 5,101 affordable home ownership homes, equating to 255 per annum.



- The remaining proposed allocation at NEW1 (for 25 homes) would deliver around 8\* Affordable Homes if this was delivered in line with Local Plan policy for 33 per cent Affordable Housing.
- AECOM's suggestion that a split of 50:50\* would enable delivery of some social/affordable rented homes which meet priority needs and also provide a small contribution to delivery of affordable home ownership. Given the small numbers of Affordable Homes likely to be delivered (unless further sites come forward as windfall development), the range of different affordable home ownership products that can be provided will be limited.

*\*Later note from AECOM (received 29.01.25): these are unconstrained estimates of Affordable Housing.*

### **Housing mix: type and tenure**

- Almost half of the stock in the parish is detached housing (47.4 per cent). This is followed by semi-detached housing (31.1 per cent) with a relatively significant proportion of terraced housing (19.2 per cent) but very few flats (2.4 per cent of the stock).
- The largest proportion of homes have 3 bedrooms (43.9 per cent). 2 bedroom properties account for 30.1 per cent of the stock, followed by 23.1 per cent with 4 bedrooms or larger. Just under 3 per cent of homes have 1 bedroom which is unsurprising given the small proportion of flats in the housing stock in the parish.
- The largest group in the population in 2021 was the 45-64 age group (28.2 per cent). Older people (65+) account for around one quarter of the population with the 65-84 age group increasing most rapidly over the last 10 years (by +30.8 per cent).
- There is a substantial number and proportion of younger working age people (25-44) but this group has declined over 10 years in number and as a share of the population overall. The same is true for other younger age groups, including children aged 0-14.
- Newton Flotman has a population structure which is similar to the district as a whole with similar proportions of children, younger working age people and residents in the older age groups. However, both the parish and Local Authority have an older bias to their populations compared to England.
- Despite the growth of the older population, the proportion of households that are families with dependent children is 25.8 per cent, the same as England as a whole and slightly higher than in the district.
- Population growth can be expected to be driven by the oldest households, with those aged 65+ expected to double in number by 2045 compared to 2011. However, growth is expected in younger household groups as well which will impact on the nature of housing needed in the parish over time.
- AECOM's simple modelling suggests that a range of dwelling sizes are required through new development with continued substantial provision of 3 bedroom homes. This is despite the fact that 3 bed properties account for the largest share of homes at present.

### **Specialist housing for older people**

- The 2021 Census indicates that there were 172 individuals aged 75 or over in Newton Flotman. The older population (aged 75+) is expected to increase by +139 people by 2045 and account for over 17 per cent of the population. This would equate to around 100 households.
- AECOM's estimate, using the projected growth of the older population, levels of disability and health problems and tenure patterns, expects that the number of households falling into potential need for specialist accommodation over the Plan period is likely to be around 49.
- This need is broadly balanced between housing with care (such as extra care accommodation) and accommodation which offers lower levels of support such as retirement housing.
- Comparing these findings with the assumptions in the Housing Learning and Improvement Network (HLIN), Strategic Housing for Older People Analysis Tool suggests that growth in the older population of Newton would result in the need for a total of 35 specialist dwellings.
- The majority of older people live in mainstream housing and will continue to do so all of their lives. There is currently no specialist housing for older people in Newton Flotman and so all older households (with the exception of older people in the 43 bed care home) live in the mainstream housing stock.
- The recently adopted Local Plan Policy 5 sets a 20 per cent requirement for the proportion of new housing that should meet national standards for accessibility and adaptability (Category M4(2)). The evidence gathered here may justify the Parish Council approaching the Local Planning Authority to discuss setting higher requirements on accessibility and adaptability at either the Parish or district level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.

5.17 The combined results of community consultation and the Housing Needs Assessment have led to the development of policy NF2.

#### **POLICY NF2: Housing mix (size, type and tenure)**

Proposals for new housing must provide for and contribute to a mix of housing that meets local needs (both now and in the future) and enables the creation of a mixed and balanced community. Proposals for new housing must take into account the findings of the **Newton Flotman Housing Needs Assessment**.

New development must comprise of mainly 3-bedroom dwellings, with some 2-bedroom and 1 bedroom dwellings. Variety will be sought to provide for newly forming households on lower budgets, family housing and older households looking to downsize.

All development must be delivered in line with the Greater Norwich Local Plan policy for 33 per cent Affordable Housing on sites over 10 dwellings. Affordable home ownership products such as First Homes and shared ownership should be at a minimum discount of 40 per cent.



Specialist housing for older people in Newton Flotman is also encouraged, including accessible homes, bungalows and Lifetime Homes.

### Further housing development

- 5.18 The Neighbourhood Plan household survey (March/April 2024) asked residents, 'If Newton Flotman had to accommodate more housing development in the future, where would be the most appropriate location(s)?'. Ideas that came back included: east of A140; off Alan Avenue; Newton Greenways; south of Brick Kilns Farm; land between Olive Avenue and St Mary's Close; field to right of road leading to the Village Centre; Flordon Road; Church Road (opposite the church); and between Grove Way and Railway.
- 5.19 Residents were also asked 'If Newton Flotman had to accommodate more housing development in the future, where should it NOT go?'. Responses included, Alan Avenue, Flordon Road, within the floodplain, end of Olive Avenue, farm land/fields, Greenways, Grove Way, near the church, playing field.
- 5.20 Given the volume of development planned for Newton Flotman, the Neighbourhood Plan Steering Group took the decision not to allocate any further land for development. However, recognising that the Neighbourhood Plan covers the period up to 2038, the Steering Group have been mindful that Newton Flotman may need to consider new development sites in the future.
- 5.21 Residents were asked, 'If South Norfolk Council allocates more housing to Newton Flotman in the future, how should the housing be distributed?'. Most support was for 'individual homes', then 'small sites of less than 6 homes'. The smaller the development size, the greater the support.

### **POLICY NF3: Location and scale of further housing development**

The focus of new development will be within the settlement boundary of Newton Flotman parish (figure 5), where it can best integrate with existing development and is located near community facilities (see **policy 6**).

In addition to the allocated sites (figure 15), within the settlement boundary, proposals for small windfall and infill development, consisting of individual or small groups of dwellings, will be supported where they enhance the form, character and setting of the location.

Outside the identified settlement boundary, proposals for new housing development, including the conversion of existing buildings, such as barns and farm buildings, and replacement dwellings, will only be permitted where they accord with national and Local Plan policies.

## Current site allocations

- 5.22 The emerging South Norfolk Village Cluster Housing Allocation Plan (VCHAP) makes a new allocation for housing, 'NEW1' for 25 dwellings. This is in addition to a carried forward allocation called 'NEW2' for 31 dwellings, now with planning permission.

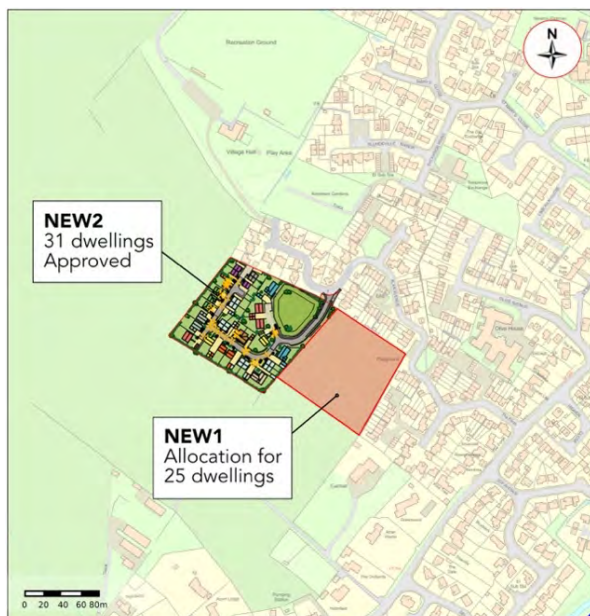


Figure 15: Location of NEW1 and NEW2 (source: Parish Online, with own annotations).

- 5.23 NEW1 lies to the southwest of Alan Avenue. The emerging VCHAP states that 'the site is well located for access to the services and facilities within the village, and to public transport on the main A140 corridor'.<sup>7</sup> Below is the emerging South Norfolk Village Cluster Housing Allocation Plan policy NEW1. Please note, this is not a Newton Flotman Neighbourhood Plan policy.

### **Emerging 'South Norfolk Village Cluster Housing Allocation Plan'<sup>8</sup>** (South Norfolk Council policy)

#### **Policy VC NEW1: Land off Alan Avenue**

*1.05ha of land is allocated for approximately 25 dwellings.*

*The developer of the site will be required to ensure:*

- *Two points of access, the first via the adjoining carried forward 2015 Local Plan allocation (now VC NEW2), and the second from another point on Alan Avenue, closer to the junction with Flordon Road;*
- *Reinforcement of the vegetation of the southwestern boundary to successfully contain the site and integrate the development with the wider countryside;*
- *Design and layout to take account of the site topography to protect the residential amenity of existing and future properties;*

<sup>7</sup> <https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1746> (accessed 28.08.24).

<sup>8</sup> <https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1747>



- *Liaison with Anglian Water regarding foul water capacity and the potential need to phase the site to later in the plan period.*

- 5.24 There is concern from neighbouring residents of Alan Avenue and the wider community regarding access to the site for heavy vehicle construction traffic, and then for future residents, given the width of the road, on-street parking. An alternative access point off Flordon Road is understood to have been considered.
- 5.25 The Newton Flotman Neighbourhood Plan Steering Group had a meeting with FW Properties to understand the proposed design for NEW2 and potentially NEW1. The group also visited similar sites design by FW Properties in South Norfolk district at Hempnall and Rockland St Mary. The following photos (figures 16 and 17), give an idea of what the sites NEW2 and NEW1 may look like in Newton Flotman. Policy NF4 outlined additional requirements for site NEW1.



Figure 16: Similar site in Hempnall, South Norfolk.



Figure 17: Similar site in Rockland St Mary, South Norfolk.

- 5.26 The provision of new public open green space as a wildlife area will benefit wildlife on and around this site. Additionally this will provide connectivity for wildlife between nature-rich habitats such as at Smockmill Common and Norton's Wood County Wildlife Sites, both of which are located adjacent to the Neighbourhood Plan boundary.
- 5.27 It is recommended that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection to our water supply and wastewater networks to minimise impacts on existing communities and the environment.

#### **POLICY NF4: Land off Alan Avenue (NEW1), local requirements**

In addition to the requirements of the South Norfolk Village Cluster Housing Allocation Plan, and other relevant policies within the Neighbourhood Plan, the development of land off Alan Avenue for residential purposes should incorporate the following matters:

##### **Housing mix**

- a. Mixed type and tenure of housing, including Affordable Housing, as set out in **policy NF2** of this Plan.
- b. 8 Affordable Homes as a minimum (delivered in line with the Greater Norwich Local Plan policy for 33 per cent Affordable Housing).

##### **Layout and design**

- c. Layout to enable a natural, functional and visual transition between the sites, NEW2 (31 homes), NEW1 (25 homes) and the existing Alan Avenue development.
- d. A cohesive design between NEW2 and NEW1, with complementary architectural styles.
- e. Designed in line with the Newton Flotman Design Guidance and Codes.

##### **Access**

- f. Vehicular access from the south (off Alan Avenue) to serve the site.
- g. Pedestrian and cycle access to and through the site to enable a walkable community, linking to key village amenities (Village Centre, recreation area, school, allotments and bus stops), through the provision of pavements and cycleways.

##### **Amenity space and biodiversity net gain**

- h. New public open green space will be provided, as a wildlife area with outdoor seating, on or off the site. This is to be separate to any Sustainable Urban Drainage System (SuDS) provision.
- i. Biodiversity net gain of minimum of 10 percent on site (see **policy NF9**). This is to be achieved through the planting of native trees and climate resilient planting, hedges and a wildlife area.



## Business and economic development

- 5.28 The role of Neighbourhood Plans within the planning system is not just about housing growth or environmental protection. A Neighbourhood Plan also has a role to play in delivering the economic objectives related to sustainable development as set out in the NPPF. National planning policy supports a prosperous rural economy and specifically encourages planning policies to enable sustainable growth and expansion of all types of businesses in rural areas both through the conversion of existing buildings but also well-designed new buildings. Policies should also support sustainable rural tourism and leisure developments which respect the character of the countryside and enable the diversification of agriculture.
- 5.29 The NPPF, recognises that new employment or economic development should be sensitive to its surroundings and does not have an unacceptable impact on the character of the area, the amenity of local residents and valued environmental assets.
- 5.30 The Neighbourhood Plan household survey (March/April 2024) asked residents, 'Is there a need for more employment opportunities in the parish?'. Almost two thirds of respondents (60.2 per cent) did not think there is a need for more employment opportunities in the parish. Reasons include working from home, good links to Norwich/elsewhere, number of retired residents, it being a residential and dormitory village. However, ideas for more employment opportunities include a nursery school, pub/café, shop/Post Office, agricultural jobs, retail businesses, small businesses, small units.
- 5.31 A further household survey question showed that the following were encouraged: agricultural small holdings; home working; and a café. Those that responded suggested that industrial units/workshops should be discouraged. There is similar levels of encouragement/discouragement for small business units/offices, tourist accommodation and retail units. In terms of where, respondents generally suggested centrally in the village.

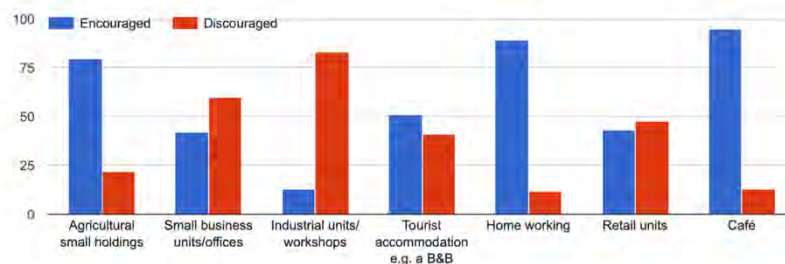


Figure 18: Results of the question 'Should the following be encouraged/discouraged in the parish?'

- 5.32 The following policy gives appropriate support to business development in Newton Flotman parish, relating back to the policy NF1 and the Newton Flotman Design Guidance and Codes (Appendix B).

## **POLICY NF5: Business development**

Proposals for new businesses and extensions to existing businesses, must be sensitively designed and not have a significant adverse impact upon the character of the area, the historic environment, adjoining uses, or the amenity of local residents, through either their built form, proposed use, or traffic generated.

Premises for a nursery school, a pub, a café, a small shop, a Post Office, or small business units are supported in principle. Such proposals should include provision for high-speed broadband connections and adequate parking and servicing for visitors, including deliveries and couriers.

Where possible, space for homeworking should be designed into new dwellings.

## **Heritage**

5.33 In Newton Flotman parish, Historic England lists eight Grade II listed buildings, two Grade II\* listed buildings and one Grade II Park and Garden:

- Dairy Farmhouse Cottage, Grade II
- Gates and adjoining railings at entrance to Shotesham Park, Grade II
- Lodge to Shotesham Park, Grade II
- Monks Farmhouse, Grade II
- The Old Rectory, Grade II
- Bridge over River Tas, Grade II
- Maids Head Public House, Grade II
- Hall Farmhouse, Grade II
- Dairy Farm Barn, Grade II
- Church of St Mary the Virgin, Grade II\*
- Rainthorpe Hall, Grade II Park and Garden



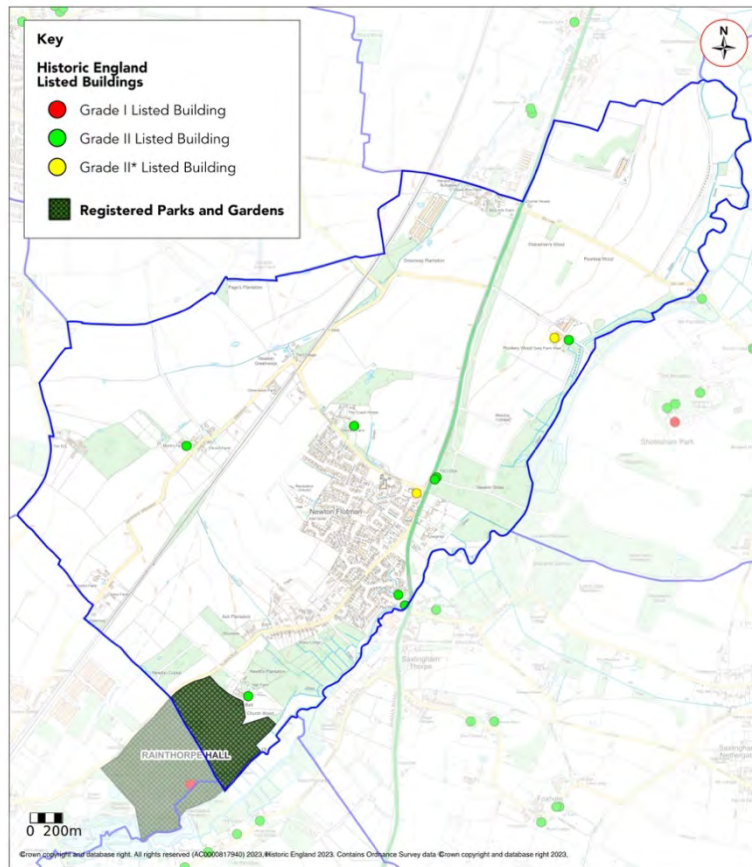


Figure 19: Listed Building and Registered Parks and Gardens (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 5.34 The Government's Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some Non-designated Heritage Assets (NDHA) as 'locally listed'. These can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and are a positive way for the local planning authority to identify Non-designated Heritage Assets (NDHA) against consistent criteria so as to improve the predictability of the potential for sustainable development. The pre-submission version of the Neighbourhood Plan identified 17 NDHAs. A significant number of property owners did not want their asset to be identified. The Steering Group therefore made the decision to remove all NDHAs from the Neighbourhood Plan prior to submission.

## 6. POLICIES: Community

- 6.1 The overarching social objective of the planning system is set out in the National Planning Policy Framework (paragraph 8b), 'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'.<sup>9</sup>
- 6.2 The Neighbourhood Plan household survey (March/April 2024) asked residents 'What is the one thing you value most about Newton Flotman parish?'. The top answer was 'community' mentioned 26 times.



Figure 20: Word cloud showing 'community' mentioned the most (source: Generated by [www.freewordcloudgenerator.com](http://www.freewordcloudgenerator.com)).

- 6.3 Newton Flotman has an active community with a range of services, facilities, clubs and groups. Community buildings and spaces in Newton Flotman parish include the Newton Flotman Village Centre and Alan King Playing Field, which is owned by the Parish Council and managed by the Village Centre Committee. Regular uses of the Centre include the Youth Club, Parent and Toddler Group, weekly café, puppy training and film nights. The Social Club has a licensed bar. There are also craft fairs and an annual village fete.
- 6.4 Newton Flotman has 27 allotments located on one site off Exchange Road. St Mary's Church is an active church with weekly services, a café in the church room, activities through the week and a church room for meetings. The church hosts an outreach Post Office and has a churchyard.
- 6.5 There is a small village shop located on St Mary's Close.

<sup>9</sup> National Planning Policy Framework, 2024, <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> (accessed 23.01.25)



- 6.6 Newton Flotman Church of England Primary Academy is for children aged 4 to 11. In September 2023 there were 102 pupils. The school is part of the Diocese of Norwich St Benet's Multi Academy Trust and part of the Long Stratton Cluster of Schools. Newton Flotman is within the catchment area of Long Stratton High for secondary school pupils.
- 6.7 Newton Flotman Surgery is open three days a week and run by the Long Stratton Medical Partnership. It has a dispensary.
- 6.8 The old bridge over the Tas River connects Newton Flotman parish with Saxlingham Thorpe. It is identified as a site for visual, environmental and amenity enhancement (including hard and soft landscaping improvements), possibly to enable community use. Should an opportunity arise in the future, there is community support for improved pedestrian and cycle access to and across the bridge, seating, planters and/or public open space.

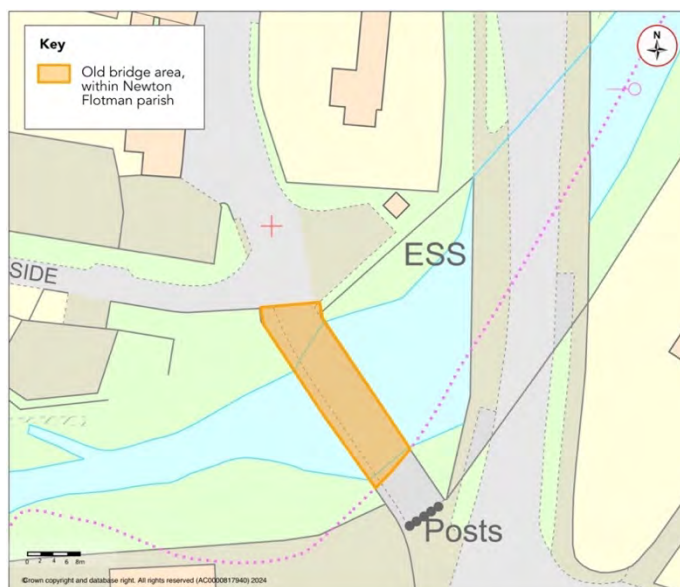


Figure 21: Newton Flotman Old Bridge (source: Parish Online, with own annotations). Purple dotted line denotes parish boundary.



Figure 22: Newton Flotman Old Bridge.

- 6.9 The existing community infrastructure are valued by the community and should be retained for their ongoing service. The detail in policy NF6 adds local detail, relating to South Norfolk Council's Development Management Policy 3.16.

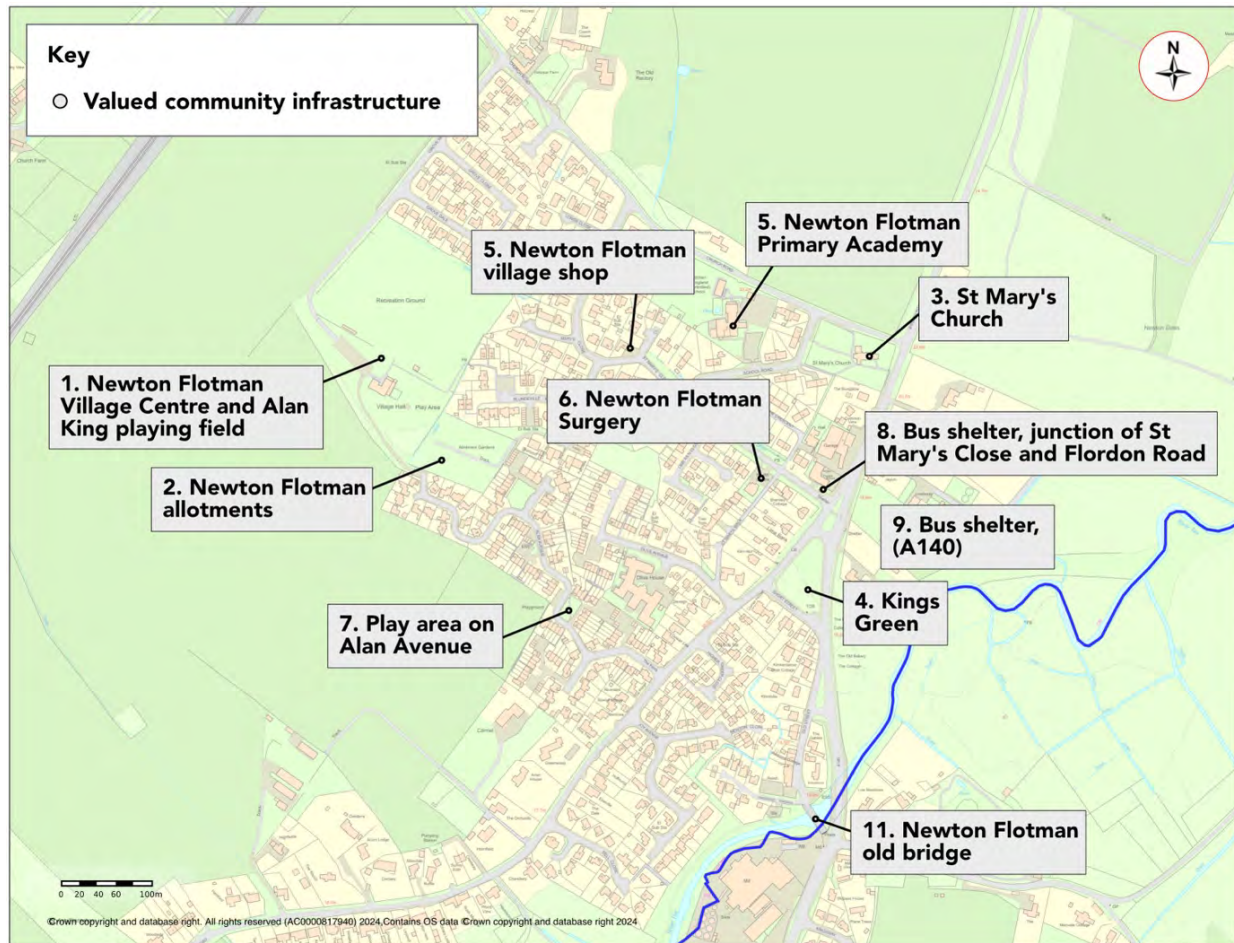


Figure 23: Existing community infrastructure (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## **POLICY NF6: Existing and new community infrastructure**

The Plan identifies the following existing community infrastructure that meets the needs of Newton Flotman residents (as shown on figure 23):

1. Newton Flotman Village Centre and Alan King playing field
2. Newton Flotman allotments
3. St. Mary's Church
4. Kings Green
5. Newton Flotman Primary Academy
6. Newton Flotman Surgery (Long Stratton Medical Partnership)
7. Play area on Alan Avenue
8. Bus shelter, junction of St Mary's Close and Flordon Road
9. Bus shelter, A140
10. Newton Flotman village shop



## 11. Newton Flotman old bridge

Proposals for the improvement, adaptation or extension of existing community infrastructure will be supported where they comply with other development plan policies.

Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where:

- i. an improved or equivalent facility can be located in an equally or more accessible location in the parish,
- ii. or where it can be demonstrated that there is no reasonable prospect of continued viable use.

Proposals for the following new community infrastructure will be supported:

- a. Improvements to the Newton Flotman Old Bridge
- b. Additional allotments
- c. Children's play equipment
- d. Additional children's play space
- e. Wildlife area/nature reserve
- f. Green space for informal recreation
- g. Dog run area
- h. Recreation/sports areas, e.g. outside gym and tennis court
- i. Access to Smockmill Common

## 7. POLICIES: Access

**OBJECTIVE 3:** To encourage safe and convenient pedestrian, cycle and vehicle access within Newton Flotman parish.

### Car ownership and public transport

- 7.1 2021 Census data showed that for Newton Flotman parish 8.5 per cent of households had no car or van and 91.5 per cent of households had one or more cars or vans. Despite a relatively good bus services to Norwich, Long Stratton, Harleston and Swainsthorpe, the main method of travel to work is driving a car or van (60.8 per cent), followed by working mainly at or from home (26.7 per cent).
- 7.2 At the time of writing, bus services that serve Newton Flotman parish include:
- 1, 2 Norwich – Long Stratton – A140 – Diss (operated by Konectbus)
  - 2 inbound to Norwich – outbound to Roydon (operated by Simonds).
  - 36, 36A, 36B Purple Line Long Stratton – Horsford and Long Stratton – Harleston (operated by First Eastern Counties).
  - 935 Swainsthorpe – Newton Flotman – Long Stratton High (operated by First Eastern Counties).



Figure 24: A140 road through Newton Flotman parish, main bus route.

### 20 minute neighbourhoods

- 7.3 Nationally there is growing interest in creating places in which most of people's daily needs can be met within a short walk or cycle. The benefits of this approach are multiple: people become more active, improving their mental and physical health; traffic is reduced, and air quality improved; local shops and businesses thrive; and people see more of their neighbours, strengthening community bonds. The idea of '20 minute neighbourhoods' – sometimes called by other names, such as '15 minute cities' – has been gaining momentum for several years.<sup>10</sup> Most examples come from larger urban areas, but in Newton Flotman there is scope to encourage walking and

<sup>10</sup> Town and Country Planning Association, The 20-minute neighbourhood, <https://tcpa.org.uk/collection/the-20-minute-neighbourhood/> (accessed 26.01.23)



cycling within the parish. The layout of the majority of housing within the parish, lends itself to easy pedestrian access to key community facilities, i.e. the Village Centre and Alan King playing field, Newton Flotman allotments, St. Mary's Church, Newton Flotman Primary Academy, Newton Flotman Surgery and bus routes. Any new development should enable better connections and a safe route for all users, meaning they become a realistic alternative to the use of a car.

## Public Rights of Way (PRoW)

- 7.4 There are a limited number of PRoW in the parish (figure 25) given it's rural nature. There is scope for new development to connect into these PRoW and to create new connections, for within the village, to other villages and to open countryside.

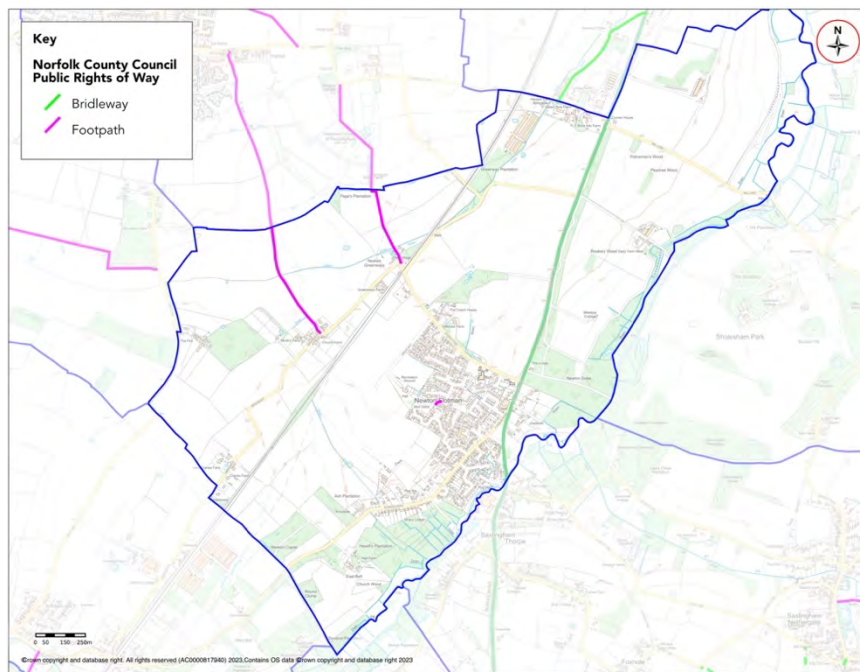


Figure 25: Public Rights of Way (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## POLICY NF7: Pedestrian and cycle connectivity

As appropriate to their scale, nature and location, the design of any new residential developments should include opportunities to enhance and join up networks of footpaths (including Public Rights of Way (figure 25)), pavements and cycleways that are suitable for all users, within their designs and layouts. New provision should encourage alternatives to using private cars, enabling a walkable neighbourhood. Footpaths and cycle ways should be accessible, visible and separate from roads where possible.

The provision of new pavements, footpaths and cycleways will be supported, in particular where there are opportunities to

- a. Make connections through developments and enable a cohesive village network.
- b. Connect to other surrounding parishes.

- c. Link to existing community infrastructure (as identified in **policy NF7**).
- d. Enable access to open countryside.
- e. Incorporate green infrastructure into the design and layout of routes, for example, trees and other vegetation, as appropriate.

## Road infrastructure

- 7.5 Newton Flotman parish is severed by the A140 road, with the majority of housing development and all community infrastructure to the west of the road.
- 7.6 The Neighbourhood Plan household survey (March/April 2024) asked residents 'What would be the one thing you would improve about Newton Flotman parish?'. 'Road' was mentioned the most (figure 26), with particular reference to access onto and across the A140, as well as speeding on Flordon Road.
- 7.7 Newton Flotman Parish Council operates a Speed Awareness Machine. It has been used in various locations in the village to remind drivers of the speed limit. It also collects data on the number and speed of vehicles that pass it. Data can be seen on the parish council website [www.newtonflotmanpc.co.uk/speeding-data](http://www.newtonflotmanpc.co.uk/speeding-data).



Figure 26: Word cloud showing 'community' mentioned the most (source: Generated by [www.freewordcloudgenerator.com](http://www.freewordcloudgenerator.com))

- 7.8 Figure 27 shows accidents sites in Newton Flotman between the year 2000 and 2022. The vast majority are on the A140. Naturally the noise levels in the parish are highest on and around the A140 (figure 28).



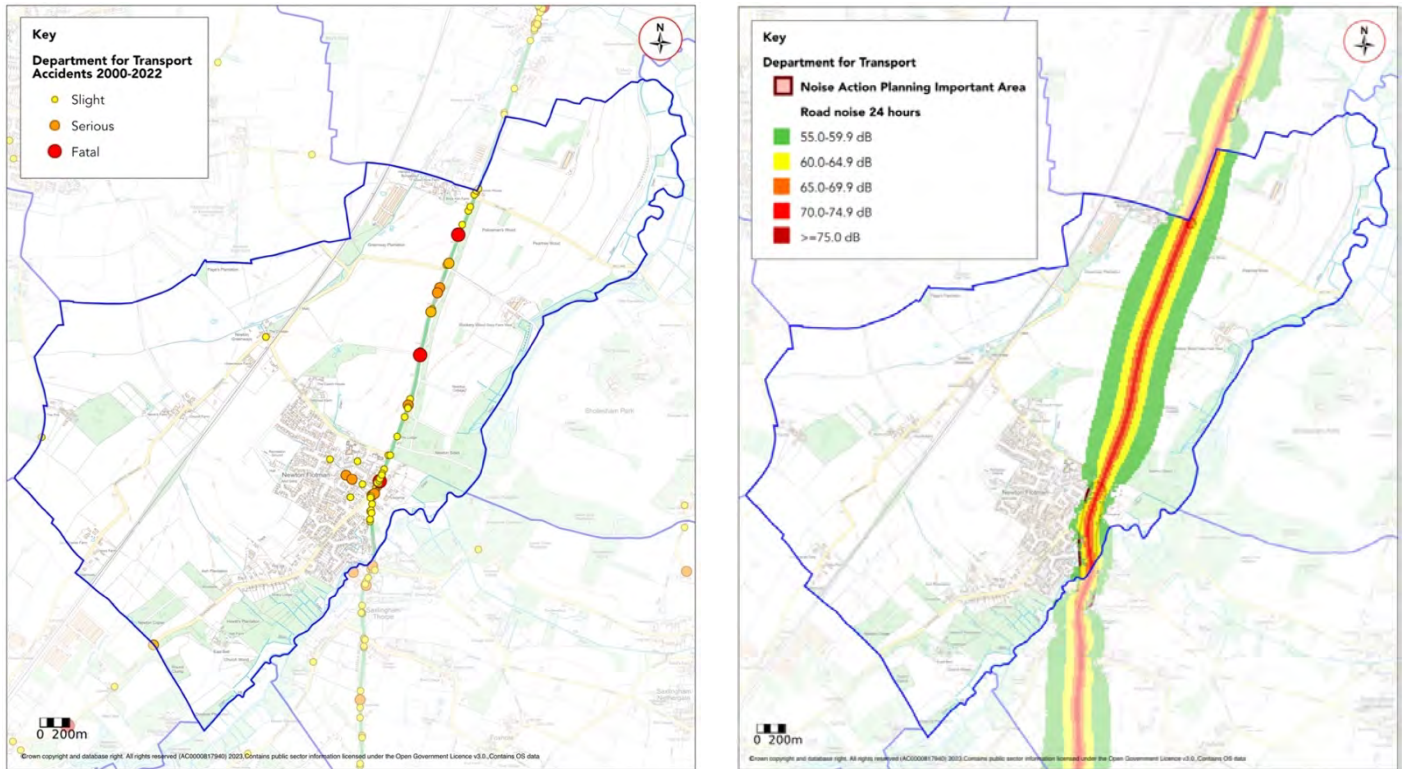


Figure 27 left: Accident sites (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Figure 28 right: Noise levels on A140 (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## Community parking

- 7.9 Unregulated parking is a community concern in Newton Flotman. The planning process and Neighbourhood Plans are limited in their ability to address these issues in policy, only where new development is taking place, ensuring that problems are not exacerbated, or new problems are not caused. There are three areas identified in **policy NF8** where parking is an issue in the village (Newton Flotman CofE Primary Academy (School Road), Flordon Road (near access to A140) and St Mary's Church (School Road and Church Road)), and should therefore be a priority when considering any new development in the vicinity.

### **POLICY NF8: A140 access, traffic calming and community parking**

Development proposals that improve safe access to and from the A140 in both directions, for vehicles and pedestrians, will be supported.

New appropriate traffic calming measures will be supported on Flordon Road.

New designated parking arrangements for the following areas will be supported: Newton Flotman CofE Primary Academy (School Road), Flordon Road (near access to A140) and St Mary's Church (School Road and Church Road).

## 8. POLICIES: **Natural environment**

**OBJECTIVE 5:** To protect and enhance the natural environment of Newton Flotman.

- 8.1 The aerial photograph (figure 29) shows that the majority of the parish remains agricultural in terms of land use. Agricultural land classification is largely grade 3, with some grade 2 and 4 (figure 30).

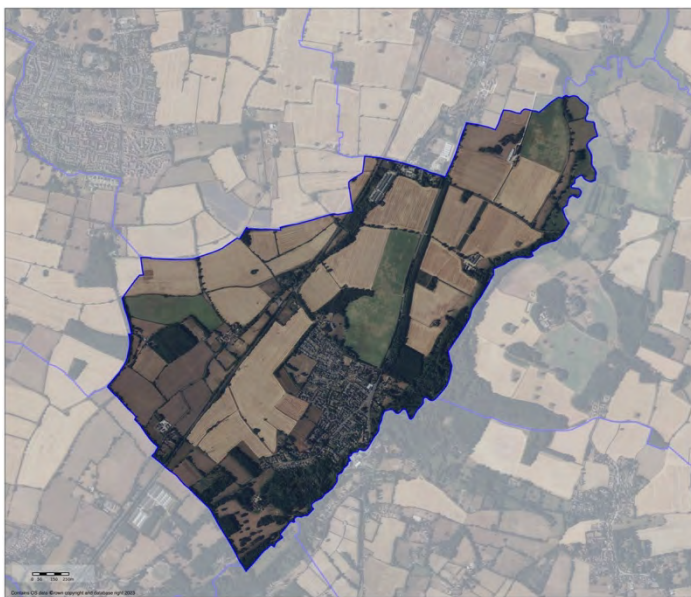


Figure 29: Aerial photograph of Newton Flotman (source: Parish Online, with own annotations). Blue line denotes parish boundary.

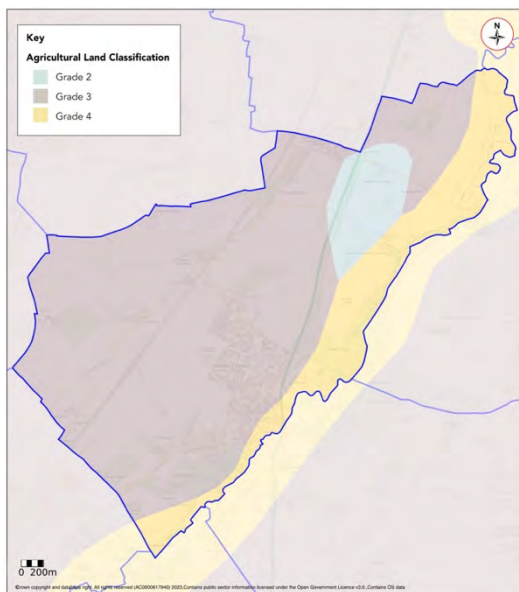


Figure 30: Agricultural Land Classification (source: Parish Online, with own annotations). Blue line denotes parish boundary.



## Natural assets of Newton Flotman

- 8.2 There are a number of locally important natural assets of the parish, recognised for their landscape and/or biodiversity value, which should be conserved and enhanced. These are listed in **policy NF9** and have come from the knowledge of Newton Flotman residents and consultation. These are in line with NPPF paragraph 187, 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).'
- 8.3 Natural assets include those components of the natural environment that can be used by humans, either directly, indirectly or potential, and are therefore of value to Newton Flotman residents and beyond.

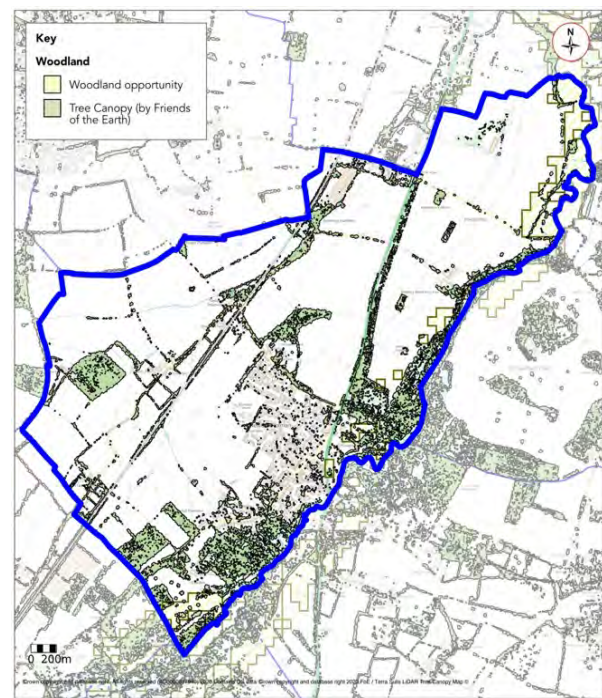
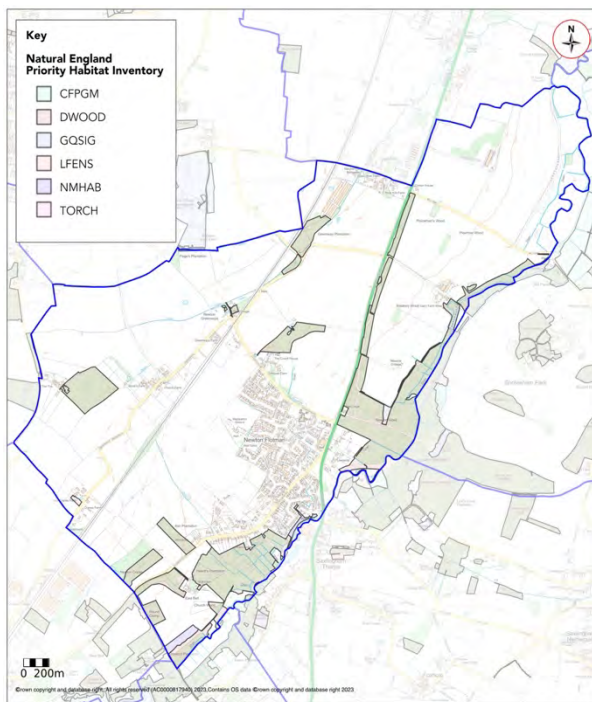


Figure 31 left: Habitats (source: Parish Online, with own annotations). Blue line denotes parish boundary. CFPGM: Coastal and floodplain grazing marsh; DWOOD: Deciduous woodland; GQSIG: Good quality semi-improved grassland; LFENS: Lowland fens; NMHAB: No main habitat; PMGRP: Purple moor grass and rush pastures; RBEDS: Reedbeds; TORCH: Traditional orchards.

Figure 32 right: Woodland (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 8.4 The following trees have been noted by local residents:
- Alan King Playing Field
    - Existing trees: Horse Chestnut, Field Maple, Oak, Ash, Cherry, Poplar, Hawthorn, Blackthorn, Copper Beech, Elm.

- Newly planted: Field maple, Oak, Birch, Whitebeam, Cherry, Aspen, Rowan, Hazel, Hornbeam. And shrubs: Dogwood, Viburnum, Spindle.
  - Claburn Close
    - Newly planted: Hazel, Rowan, Crab Apple, Wild Pear, Spindle, Viburnum.
  - Kings Green
    - Existing trees: Oak, Beech, Norway Maple.
    - Newly planted: Cherry Field Maple, Lime, Oak, Hornbeam.
  - St Mary's Close
    - Existing: Blackthorn, Hawthorn, Hornbeam, Amelanchier, Laburnum, Whitebeam, Wild pear, Cherry, Crab Apple, Field Maple.
- 8.5 The following wildlife have been noted by local residents: Otters, ducks, swans, herons, kingfishers and other birds, banded damson flies, whiteclawed crayfish, muntjac deer, grass snakes and slow worms.
- 8.6 Policy NF9 outlines several natural assets in Newton Flotman parish which are valued by the community. In addition Smockmill Common is important to residents and the biodiversity of Newton Flotman, but outside the parish boundary. Longer term, this could lead to a Local Nature Recovery Strategy for Newton Flotman.

### **POLICY NF9: Natural assets and biodiversity**

The following are recognised as important natural assets of the parish due to their landscape and/or biodiversity value, which should be conserved and enhanced where possible:

1. Woodlands (figure 32)
2. The River Tas
3. Ponds and ghost ponds
4. Field hedgerows
5. Drainage ditches (St Mary's Close, Alan King Playing Field, Church Road, Flordon Road)
6. Roadside Nature Reserves
7. County Wildlife sites

#### **Enhancing biodiversity**

As appropriate to their scale, nature and location, development proposals should retain existing features of biodiversity value (including hedgerow and field margins, trees, veteran trees, grass verges, ancient grasslands, ponds and drainage ditches). Development proposals should identify how they will provide a minimum 10 percent net gain in biodiversity (on site in the first instance), in line with national policy, for example through:

- a. The creation of new natural habitats and improvements to, or connections between fragments of habitats identified above.
- b. The planting of additional native trees and hedgerows, for screening and landscaping purposes.
- c. Green areas between and in new developments.



- d. Soft site boundaries to new developments where adjacent to agricultural land, open spaces or settlement edge, through native hedgerows.
- e. Integrated bird boxes and bat boxes on the site.

#### **Loss of natural asset**

Where there is loss or damage, as a result of development, the proposal shall provide for appropriate replacement planting or appropriate natural features on site together with a method statement for the ongoing care and maintenance of that planting. Where this approach is not practicable, appropriate off-site mitigation/compensation should be incorporated into the development proposal. In either case, a method statement for the ongoing care and maintenance of the planting should be included in the proposal.

### **Local Green Spaces**

- 8.7 Paragraph 106 of the NPPF states that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period'.
- 8.8 Paragraph 102 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in **policy NF10** meet the criteria, as follows, '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'.
- 8.9 Paragraph 103 states, 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts' and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used as a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each are valuable to the community'.

## Assessment of Local Green Spaces

### 1. Alan Avenue green space

**Description:** formal fenced green space at Alan Avenue.  
(South Norfolk Council asset reference NFL0006A acquired in 2005. Title reference NK320668)

<b>In reasonably close proximity to the community it serves</b>	Located in the main built-up areas, surrounded by the Alan Avenue development.
<b>Demonstrably special</b>	Recreation, communal and amenity value due to the undeveloped nature within the residential development; used as a play space by local children.
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.



### 2. Alan Avenue play area

**Description:** formal fenced off play area space at Alan Avenue containing play equipment and bench.  
(South Norfolk Council asset reference NFL0005A acquired in 2002. Title reference NK280307)

<b>In reasonably close proximity to the community it serves</b>	Located in the main built-up areas, surrounded by the Alan Avenue development.
<b>Demonstrably special</b>	Recreational, communal and amenity value due to the use as a children's play area.
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.





### 3. Allotments between Blundville Manor and Alan Avenue, bordering the southern end of the playing fields

**Description:** community allotments.

<b>In reasonably close proximity to the community it serves</b>	Enclosed on three sides by housing and next to the playing fields on the fourth boundary.
<b>Demonstrably special</b>	Community asset for growing vegetables and flowers. A safe area for wildlife and birds. A quiet place where like-minded growers socialize and work on the land. The allotments benefit peoples physical and mental well-being.
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.



### 4. Farm track/green lane running parallel to Grove Way

**Description:** farm track/green lane running parallel to Grove Way.

<b>In reasonably close proximity to the community it serves</b>	Opposite the housing located in Grove Way.
<b>Demonstrably special</b>	This avenue between a field edge; bordered by younger trees, and a line of older established trees beside Grove Way, is widely used by the community. Many people with dogs use this as an alternative to



	walking along the pavement in Grove Way. The avenue ends at the entrance to the playing field, which is accessible from this track. It is both tranquil and a haven for birds and other wildlife with open vistas across the farmland.
<b>Local in character and is not an extensive tract of land</b>	A long, narrow strip of land.




## 5. Grass area at the entrance to Clabburn Close

**Description:** grass area at the entrance to Clabburn Close.

<b>In reasonably close proximity to the community it serves</b>	At the side of housing in Clabburn Close, next to a former electricity transformer and above a main power cable for Church Road.
<b>Demonstrably special</b>	Communal value as a grassed area that has had saplings planted on one side in the last couple of years. It mirrors another tract of land on the opposite corner that has a much older, large tree growing on it. Both pieces of land enhance the open feel at this junction and encourage wildlife and biodiversity.
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land. It has existed since the development of housing.

	
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## 6. Kings Green

**Description:** Kings green is the village green for Newton Flotman which consists of a grass area and a range of trees including oak that is well established, commemorative trees for the Queen's jubilee events and a group of new trees that were planted in 2021.

<b>In reasonably close proximity to the community it serves</b>	The green is surrounded by housing on two sides (Short Street and Flordon Road) and the main trunk road between Norwich and Ipswich (A140) on the third side. It is close to the community as most residents pass the green when they are traveling around or through the village.
<b>Demonstrably special</b>	Kings green holds a particular significance for the village as it is one of the main green spaces in the village. The area is laid to grass with some well-established tree species – Oak, Beech and Norway Maple – present. Cherry, field maple lime, oak and hornbeam trees were planted on the green in January 2022. The area has been rewilded in the last two years which has encouraged wildlife and wildflowers to grow. Recreationally, residents regularly walk around the green and there is a bench where people sit for relaxation and contemplation when they are out for a walk.
<b>Local in character and is not an extensive tract of land</b>	The green is local and not an extensive tract of land.



## 7. Alan King Playing Field

**Description:** Playing field (at village hall) containing play equipment, sports pitch and football shelters.

<b>In reasonably close proximity to the community it serves</b>	Located within the main built-up area, immediately adjacent to development
<b>Demonstrably special</b>	Recreational, communal and amenity value due to its use as a playing field, sports facility and open green space
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.



## 8. Pond to the left of Church Farm on Greenways

Description: Pond to the left of Church Farm on Greenways.

<b>In reasonably close proximity to the community it serves</b>	The pond is next to Church Farm on Greenways and is within the parish boundary.
<b>Demonstrably special</b>	The pond is on Greenways where the road bends around Church Farm. It is opposite the public footpath that goes to Mulbarton. It is therefore visible to all that pass along Greenways and those that are walking/horse riding/cycling along the public footpath. It is a mature pond with lots of plants and wildlife surrounding it.
<b>Local in character and is not an extensive tract of land</b>	It is not an extensive tract of land as it is a small to medium sized pond.





### 9. Small triangle of grass with Beech tree opposite School on School Road

**Description:** small triangle of grass with a beech tree in the middle surrounded on two sides by housing.

<b>In reasonably close proximity to the community it serves</b>	On School Road near the School and is in the middle of the community
<b>Demonstrably special</b>	Rich in wildlife and tranquil area
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.



### 10. Small triangle of grass with noticeboard beside the school gates

**Description:** A small triangle of grass beside the school gates which contains a bench and a village noticeboard.

<b>In reasonably close proximity to the community it serves</b>	On School Road which is in the community.
<b>Demonstrably special</b>	Area for people to wait while they are picking up their children from school or if they are walking around the village and want to sit down for a rest.
<b>Local in character and is not an extensive tract of land</b>	This is a small area and not an extensive tract of land.



### 11. Vehicle and pedestrian access to the allotments

**Description:** Vehicle and pedestrian access to the allotments.

<b>In reasonably close proximity to the community it serves</b>	Area, an extension of Exchange Road, that also leads to a footpath through to Alan Avenue.
<b>Demonstrably special</b>	The established trees in this area create a break between the rear gardens of bungalows in Blundville Manor and the end of Exchange Road that leads to the allotments.

	<p>You feel as though you are entering the countryside whilst being in the centre of the parish.</p> <p>A pleasant lead in to the open feel of the allotments.</p>
<b>Local in character and is not an extensive tract of land</b>	<p>This is a triangular piece of land. It is not large.</p>
<div style="display: flex; align-items: center;">   </div>	

## 12. Verges on Greenways from Newton Greenways towards Church Farm (Roadside Nature Reserve)

**Description:** Verges on Greenways from Newton Greenways towards Church Farm.

**In reasonably close proximity to the community it serves**



The verges are on the road from the level crossing towards Church Farm on Greenways and are within the Parish boundary.

**Demonstrably special**

The road is narrow but the verges are relatively wide and provide a good vista to the straight part of Greenways as you travel towards Church Farm. There are mature trees and hedges at the side of the verges which change with the seasons.

**Local in character and is not an extensive tract of land**

Not an extensive tract of land.

<div style="display: flex; align-items: center;">   </div>	
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### 13. Verges on St Mary's Close

**Description:** St Mary's Close runs west from Flordon Road and contains verges on either side of the road which are grassed and contain a variety of trees. On the northern side of the Close is a drainage ditch which runs parallel to the road. There is a bench halfway up the Close on the northern side which was erected in commemoration of Queen Elizabeth II silver jubilee.

**In reasonably close proximity to the community it serves**

St Mary's Close is a main road in the village which joins the Flordon Road to Brightons Road and Church Road. Residents use St Mary's Close to get to the western end of the village and the Village Hall/playing field

**Demonstrably special**

The verges on St Mary's Close provide a richness in trees and wildlife with many birds obtaining food from the seeds they find on the trees. The species of trees found on the verges on St Mary's Close are – Blackthorn, Hawthorn, Hornbeam, Amelanchier, Laburnum, Whitebeam, Wild Pear, Cherry, Crab Apple and Field Maple. The verges and trees make the walk along St Mary's Close very pleasant especially when walking up the hill!

**Local in character and is not an extensive tract of land**

The verges on St Mary's Close are local in character and not an extensive tract of land.



### 14. Churchyard surrounding St Mary's Church

**Description:** Churchyard surrounding St Mary's Church on Church Road, School Road and Ipswich Road (A140).

**In reasonably close proximity to the community it serves**

Located in the main area of the village and surrounded on three sides by housing.

**Demonstrably special**

Community value through its role as a churchyard and an historic value due to the setting it provides to the Church (a listed building). Provides a tranquil, green oasis for this part of the village with benches for seating and a wildlife area. Regularly used by dog and general walkers to cut through to other parts of

	the village. Used regularly by relatives of the deceased to tend to graves
<b>Local in character and is not an extensive tract of land</b>	Not an extensive tract of land.



### 15. Pathway down to the River Tas from Joy Avenue

Description: a grassed pathway which provides access to the River Tas from the village.

<b>In reasonably close proximity to the community it serves</b>	The pathway is at the eastern side of the village and on the edge of one of the housing developments
<b>Demonstrably special</b>	The pathway is special to the community as it is the only access to the river bank. The river is a wildlife corridor from the Rainthorpe estate to Smockmill common which attracts a wide range of wildlife including deer and otters.
<b>Local in character and is not an extensive tract of land</b>	The pathway is fairly short and not an extensive tract of land.



### 16. Pound Lane (Roadside Nature Reserve)

Description: verges on Greenways from Newton Greenways towards Church Farm (Roadside Nature Reserve RNR 191)



<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Pound Lane stretches from the North West end of Church Road and curves around to reach the A140. It is less than a quarter of a mile from the houses at Grove Way.</p>
<p><b>Demonstrably special</b></p>	<p>A single carriageway lane used by motor vehicles to access Mulbarton.</p> <p>The road is sandwiched between the railway and arable fields with drainage ditches for the railway, road and surrounding fields. These ditches keep the trees and vegetation hydrated all year around making the area a haven for birds and animals. Being a relatively quiet road, it is well walked by people wishing to access the countryside.</p> <p>One stretch of this lane has been designated a Roadside Nature Reserve (RNR190) by highways to preserve the biodiversity. The verges contain both Pepper saxifrage and the nationally scarce Sulphur Clover. Sulphur and unusual plants are present.</p>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>The grass verges are comparatively narrow strips with small areas of copse near the Junction with Mulbarton Road.</p>
<div> <div data-bbox="215 969 710 1391"> <p><b>Key</b> Local Green Space Pound Lane (Roadside Nature Reserve)</p> <p>Newton Crossroads Greenway Farm The Church Barn Single plot</p> <p>0 20 40 60 80 100 m</p> <p><small>© Crown copyright and database right. All rights reserved. (400000817943) 2025. Contains OS data © Crown copyright and database right 2025.</small></p> </div> <div data-bbox="726 969 1061 1391"> </div> </div>	

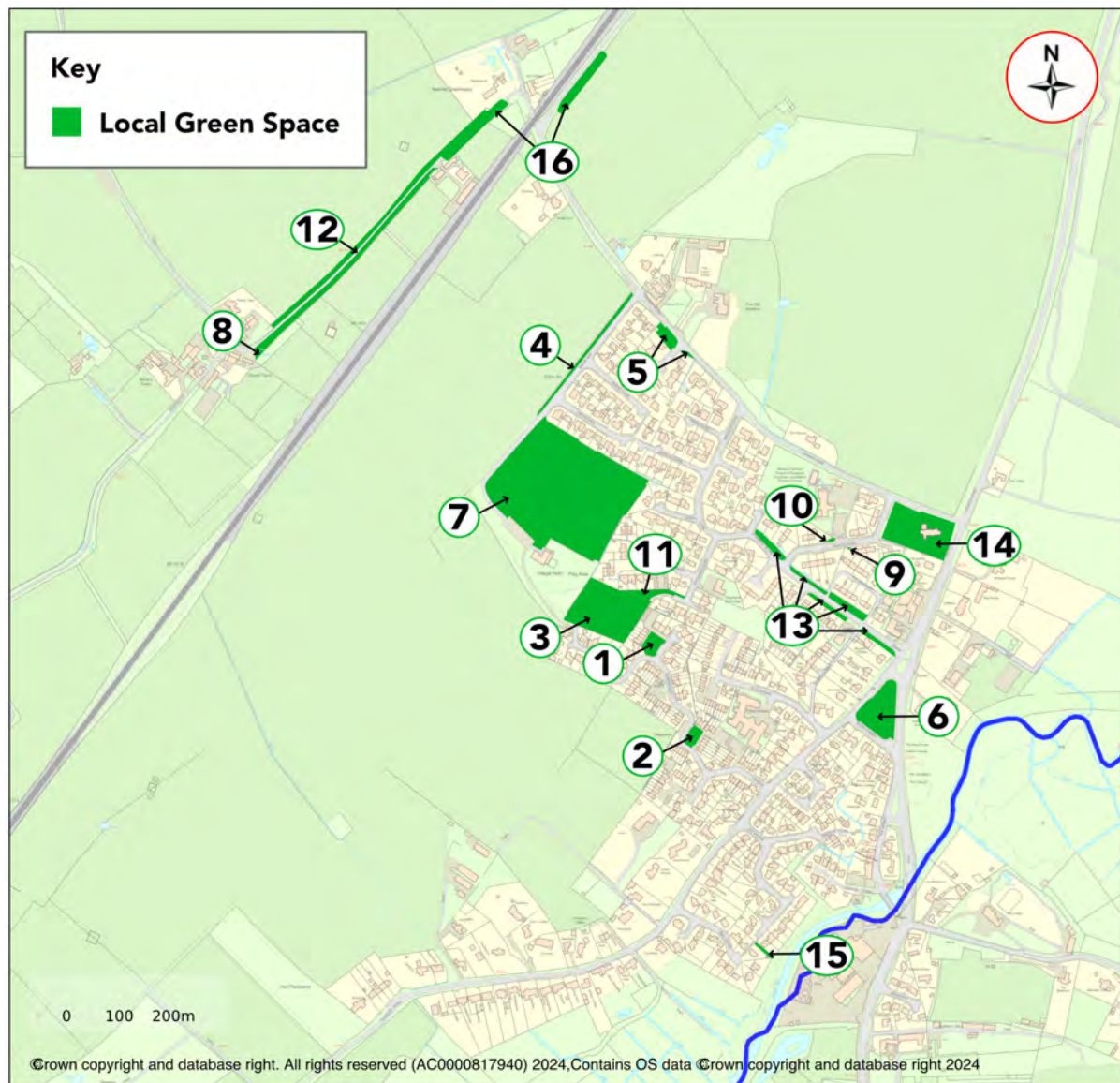


Figure 33: Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## POLICY NF10: Local Green Spaces

The following areas are designated as Local Green Spaces for special protection (figure 33):

1. Alan Avenue green space.
2. Alan Avenue play area.
3. Allotments between Blundville Manor and Alan Avenue, bordering the southern end of the playing fields.
4. Farm track/green lane running parallel to Grove Way.
5. Grass area at the entrance to Clabburn Close.
6. Kings Green.
7. Playing field at Newton Flotman Village Centre.
8. Pond to the left of Church Farm on Greenways.
9. Small triangle of grass with Beech tree opposite School on School Road.



10. Small triangle of grass with noticeboard beside the school gates.
11. Vehicle and pedestrian access to the allotments.
12. Verges on Greenways from Newton Greenways towards Church Farm (Roadside Nature Reserve).
13. Verges on St Mary's Close.
14. Churchyard surrounding St Mary's Church.
15. Pathway down to the River Tas from Joy Avenue.
16. Pound Lane (Roadside Nature Reserve)

The creation of new public open green space is encouraged where possible.

## Landscape and important local views

- 8.10 The South Norfolk Landscape Local Landscape Designations Review 2012,<sup>11</sup> identifies the parish of Newton Flotman as A1 Tas Rural River Valley, B1 Tas Tributary Farmland and D1 Wymondham Settled Plateau Farmland.
- 8.11 **A1 Tas Rural River Valley:** The Tas Rural River Valley runs in an approximately south to north direction through the heart of the Norwich Policy Area from Tasburgh in the south to the Norwich Southern Bypass in the north. Most of the character area is within the Norwich Policy Area with a small part extending to the Rural Policy Area. The boundaries are defined topographically, in relation to the top of the valley sides and roughly follow the 30m contour, except where human influences have caused a distinct change in character. For example, in the lower part of the valley the A140 defines the boundary on the west side as the road creates a clear division on the upper valley side.
- 8.12 **B1 Tas Valley Tributary Farmland:** The Tas Tributary farmland is a large area of land encompassing the Tas River Valley character area. Located in the heart of South Norfolk, it lies at an elevation of between about 30m AOD and up to 50m AOD. The character area is bounded to the north, south and west by surrounding Plateau areas. To the east the character area adjoins Chet Tributary Farmland and Waveney Tributary Farmland. The character area lies within the Rural Policy Area with a small portion to the north lying within the Norwich Policy Area.
- 8.13 **D1 Wymondham Settled Plateau Farmland:** The Wymondham Settled Plateau Farmland occurs to the southwest of Norwich, above contour level 40m AOD. It covers a large part of the Norwich Policy area and includes the medium sized settlements of Wymondham and Hethersett.
- 8.14 The Neighbourhood Plan household survey (March/April 2024) asked residents 'Are there any views or vistas within the parish that we should look to retain?'. The views outlined in policy NF12 are considered important to local residents. All views selected have all scenic quality, are representative of Newton

<sup>11</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/download/308/south-norfolk-landscape-character-assessments> (accessed 31.08.24).

Flotman parish and it's landscape, have recreational value and public accessibility. The view of the church has cultural association.

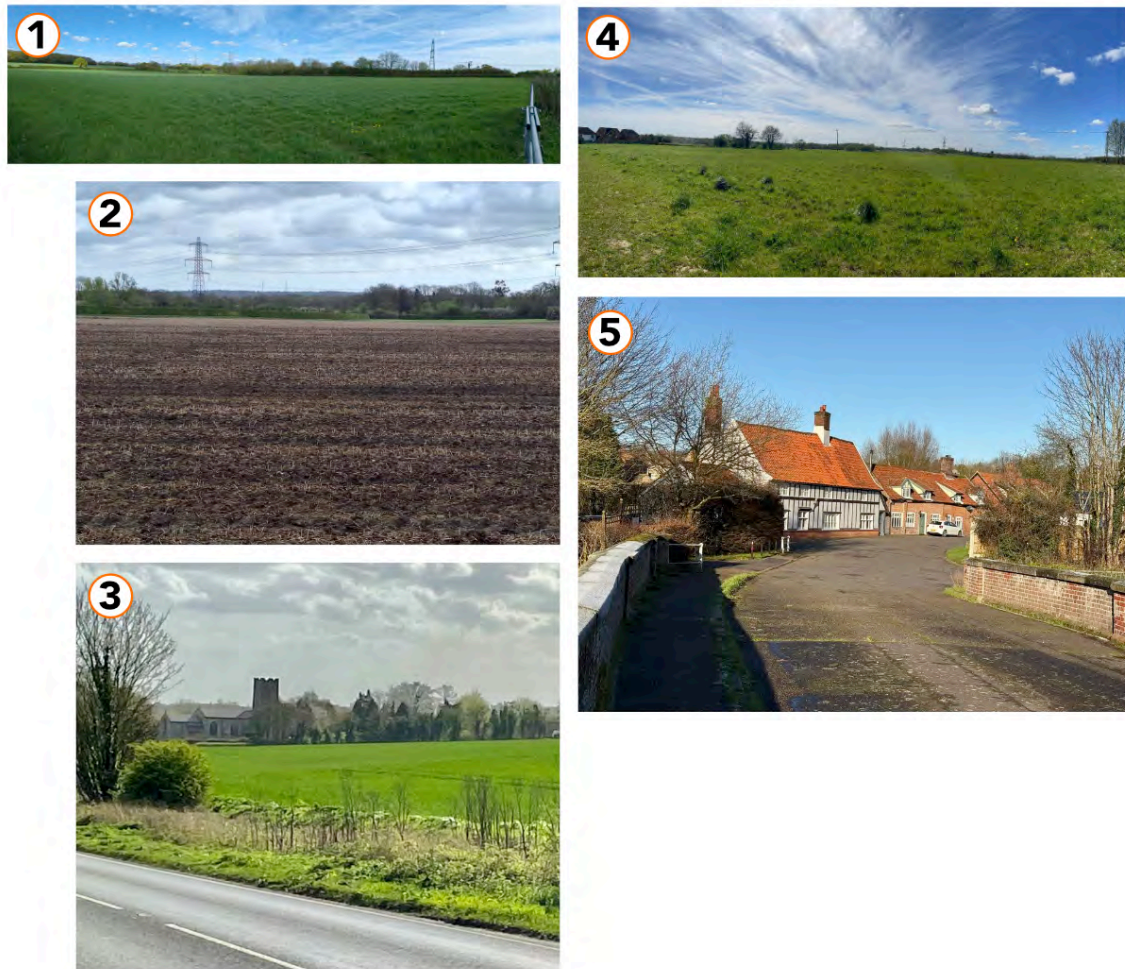


Figure 34: Photographs of each important local view.

1. **From Cranes Farm looking north:** An undulating landscape of meadows used to graze horses. The view is always green either summer or winter and has no visible buildings in sight. The Greenways Road to the left and railway line to the right are both lined with mature trees so are not obvious. A very quiet and tranquil area of the parish.
2. **From track near Barley View looking towards Poringland:** An open vista, looking across arable land, to Poringland. The landscape drops to a line of trees, beyond which, the land rises to give an uninterrupted view of telecommunications masts situated on the outskirts of Poringland. The main trunk road (A140) is hidden from view, so no passing traffic is a distraction.
3. **From Ipswich Road looking south towards St. Mary's Church:** as travellers on the A140 Ipswich Road traveling south from the Norwich area approach the village, they come across the sight of the St. Mary the Virgin Church which they can see across the fields on their right as the road dips down into the valley of the River Tas and into Newton



Flotman. At night when the church is lit up it provides a lovely contrast to the darkness of the fields which the traveller experiences when they pass the village of Swainsthorpe.

4. **From Newton Flotman Village Centre site looking southwest:** The view is across meadow and arable land between Alan Avenue and the railway line. Mature trees border the railway to the right but there is little hedging between the fields allowing a long open view. The sun sets in the West are spectacular as it drops below the tree line and, after dark, there are clear views of the moon and stars.
5. **From the Old Bridge off A140 looking along Old Street:** Looking from the historic old bridge at the southeastern end of the parish, the original properties (formerly the Maids Head pub and the butchers' row of shops) can be seen on Old Street which was the original main road from Diss to Norwich.

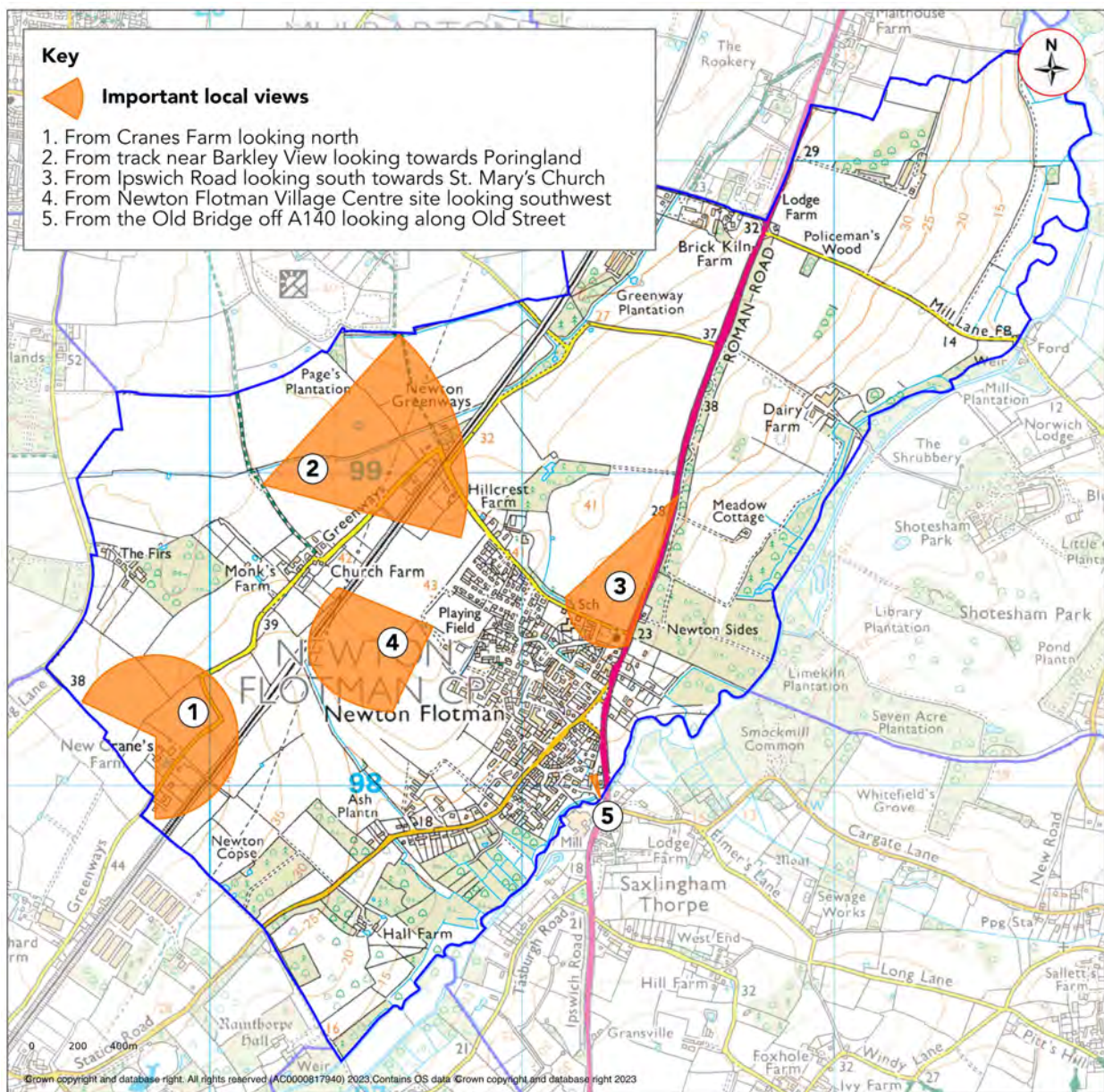


Figure 35: Views of community importance (source: Parish Online, with own annotations). Blue line denotes parish boundary.

## POLICY NF11: Important local views

Development proposals should respect their landscape setting including any identified important local views within which they are located, or which they affect. The following views are identified as important in Newton Flotman parish (figure 34 and 35):

1. From Cranes Farm looking north.
2. From track near Barley View looking towards Poringland.
3. From Ipswich Road looking south towards St. Mary's Church.
4. From Newton Flotman Village Centre site looking southwest.
5. From the Old Bridge off A140 looking along Old Street.

Development proposals within or affecting an important local view should demonstrate how they have responded positively to the view concerned and safeguarded its integrity and local importance.

## Dark skies and light pollution

8.15 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. The issue of dark skies is not addressed in detail in the Greater Norwich Local Plan and therefore leaves scope for a locally distinctive Neighbourhood Plan policy.

8.16 According to the CPRE light pollution maps, part of the parish falls into 2-4 nano watts/cm<sup>2</sup>/sr, where the A140 runs through the village. Away from the trunk road, there are parts of the village which fall within the second to lowest light pollution levels, 0.25-0.5 nano watts/cm<sup>2</sup>/sr. High levels of lighting can affect the health, wellbeing and amenity of adjacent residents but also have impacts for natural habitats and species.

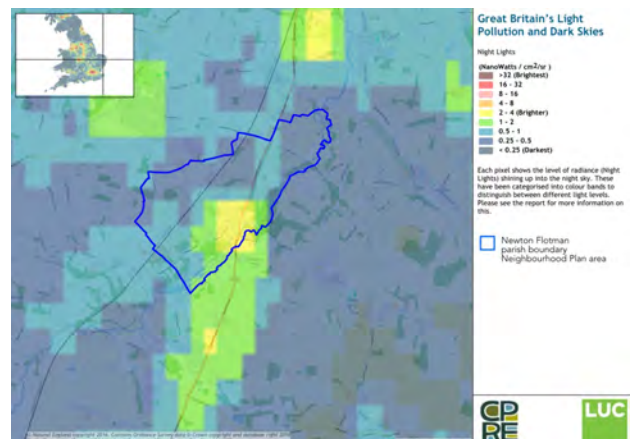
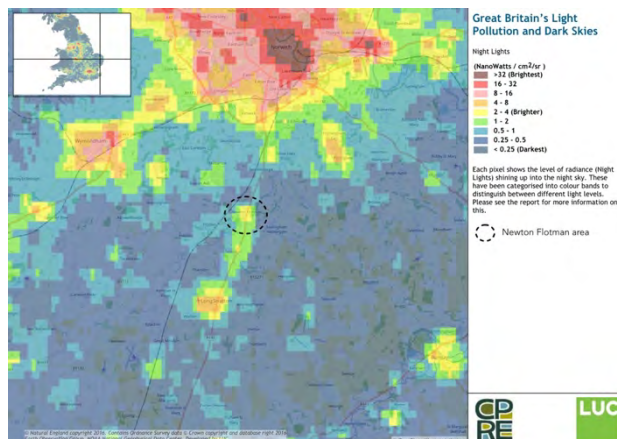




Figure 36: Light pollution in Newton Flotman and the wider area (source: Commission for the Protection of Rural England).

- 8.17 Light pollution is where light is excessive or intrudes where it is not wanted or expected. Well-designed lighting sends light only where it is needed and without scattering it elsewhere. The NPPF advises that by encouraging good design in planning policies this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. Page 33 of the Design Guidance and Codes has a 'Dark skies statement'.
- 8.18 In the household survey residents were asked, 'What features would you like to see included in any new development?', responses were split almost equally regarding street lighting (34.6 per cent in support of streetlighting) compared to 'no street lighting' (33.1 per cent). However, given the benefits of no street lighting on dark skies and wildlife, the Steering Group took the decision that no street lighting would be permitted on any new development, unless it is proven necessary for security or safety.

#### **POLICY NF12: Dark skies**

Development proposals must take account of the existing dark skies in Newton Flotman parish (figure 36) and limit the impact of light pollution from artificial light. Street lighting will not be permitted on any new development, unless it is proven necessary for security or safety. Any necessary lighting must be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting, movement sensitive lighting and restricting hours of lighting. Lighting likely to cause disturbance or risk to wildlife will not be supported.

Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats.<sup>12</sup> Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.

#### **Flooding and localised flooding**

- 8.19 The period of the Newton Flotman Neighbourhood Plan looks ahead to 2038 and should therefore consider Climate Change and the likely increase in localised flooding. The majority of Newton Flotman sits within a low flood risk area. However, the area around the Tas River is in Flood Zone 2 and 3. Flood Zone 2 is a medium probability (land having between a 1 per cent and 0.1 per cent annual probability of river flooding and shown in light blue on figure 37). Zone 3 is high probability (land having a 1 per cent or greater annual

<sup>12</sup> <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> (accessed 17.01.25).

probability of river flooding) and the functional floodplain (land having a 3.3 per cent or greater annual probability of flooding).<sup>13</sup>

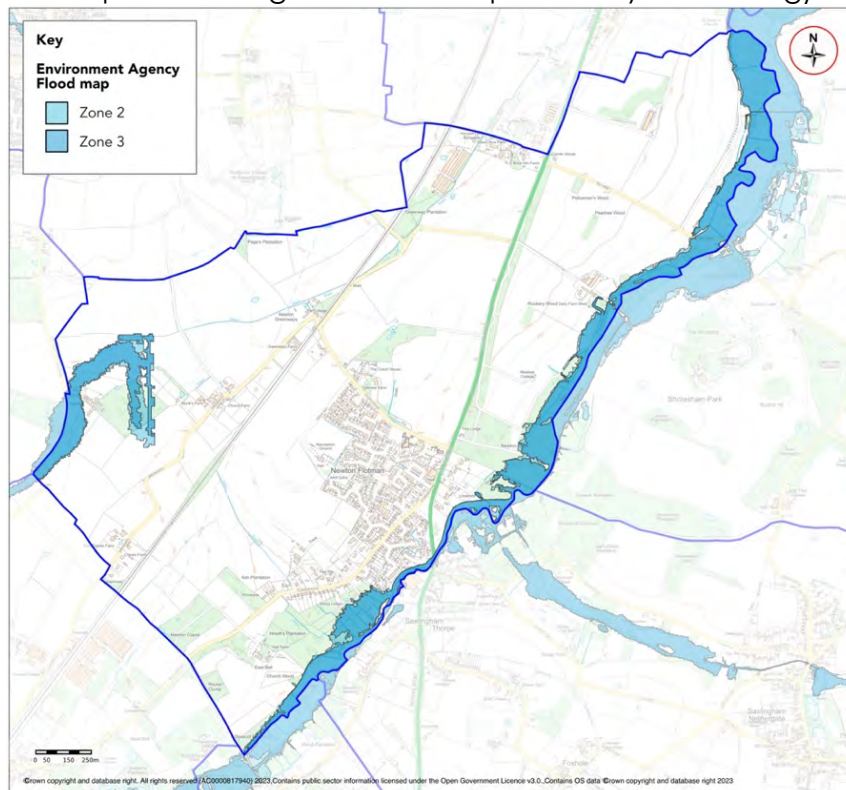


Figure 37: Flood map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 8.20 Newton Flotman falls partially within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (NRIDB) and therefore the Board's Byelaws apply to any development within the Board's area. The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. It is therefore recommended that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.
- 8.21 The Neighbourhood Plan household survey (March/April 2024) asked residents 'Please name any areas you know of that are prone to localised flooding and should be identified within the Neighbourhood Plan'. The answers were used to form a list of localised flooding, as outlined in **policy NF13**.
- 8.22 Norfolk County Council (Lead Local Flood Authority) commented in their pre-submission consultation response that they welcome policy NF13. New developments should give adequate and proportional consideration to their likely effect on all sources of flooding and that proposals are supported by relevant mapping. It should also be noted that a significant surface water flowpath is present within the parish (along with other flowpaths and surface water ponding/pooling), along with the identification and consideration of drainage ditches and ordinary watercourses, some of which fall within the Norfolk Rivers Internal Drainage Board.

<sup>13</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table1>



- 8.23 Furthermore, Norfolk County Council welcomes the inclusion and benefits of the use of Sustainable Urban Drainage Systems (SuDS). The four pillars of SuDS should be adhered to, namely water quality, water quantity, amenity and biodiversity. Examples of SuDS features may include permeable surfaces, rainwater harvesting/storage, green roofs and walls. See the Newton Flotman Design Guidance and Codes for more information.

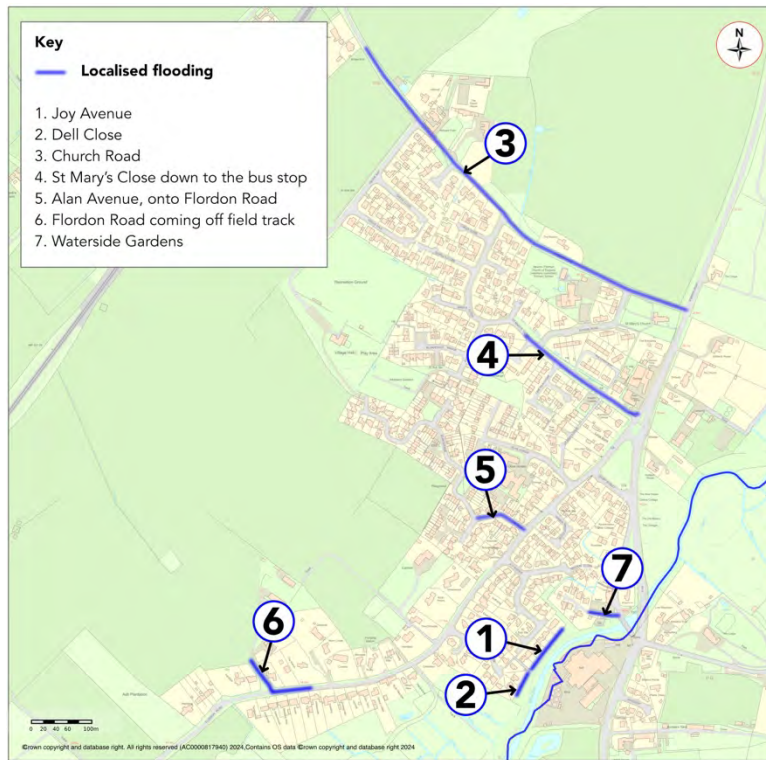


Figure 38: Localised flooding (source: Parish Online, with own annotations). Blue line denotes parish boundary.

### **POLICY NF13: Localised flooding**

Development proposals within the immediate locality of the areas identified below as having surface water drainage issues, should take account of all relevant evidence of flooding. Development must not cause or contribute to new flooding or drainage issues and should mitigate its own flooding and drainage impacts.

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 38) are identified:

1. Joy Avenue
2. Dell Close
3. Church Road
4. St Mary's Close down to the bus stop
5. Alan Avenue, onto Flordon Road
6. Flordon Road coming off field track
7. Waterside Gardens

All new development including minor development, is required to use an appropriate Sustainable urban Drainage System (SuDS) which will mitigate and protect against pollution, provide drainage and wider amenity, recreational and





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## 9. Community action projects

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- 9.1 The Neighbourhood Plan is principally concerned with land use planning matters. However, through public consultation and discussion with local stakeholders, issues emerge which do not fall within the scope of the Neighbourhood Plan. Nevertheless, these matters are of legitimate concern to Newton Flotman residents. Such issues are treated as 'community action projects' and may be funded through future Community Infrastructure Levy (CIL) in the parish (see chapter 10).

### **Possible community action projects**

- 9.2 Investigate the potential for the following:

1. Pedestrian access to Smockmill Common.
2. Improved pedestrian crossing on the A140.
3. Community car park.
4. Creation of a new graveyard for the village.
5. Support the development of the children's play area on the playing field and other equipment.
6. Develop cycle paths to the north and south of the village.
7. Improve the paths in the village.
8. Road calming measures.
9. Reinstate ghost ponds.
10. Encourage improvements to the village shop.
11. Plant fruit trees.
12. Improvements to the Newton Flotman Old Bridge.
13. Additional allotments.
14. Wildlife area/nature reserve.
15. Green space for informal recreation.
16. Dog run area.

Note: there is some overlap with Policy NF6.

# 10. Implementation

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## Community Infrastructure Levy

- 10.1 Community Infrastructure Levy (CIL) is a non-negotiable levy introduced by the government. It allows local planning authorities to raise funds from developers and individuals who are undertaking building projects in their area. This is a way of making sure that all relevant development contributes towards new infrastructure such as schools, transport and leisure facilities that are needed to support population growth.
- 10.2 The majority of CIL collected from Broadland, South Norfolk and Norwich City Councils is pooled into the Greater Norwich Infrastructure Investment Fund (IIF). This fund is used to support a list of infrastructure projects, known as the Growth Programme, which have been approved annually by the Greater Norwich Growth Board.<sup>14</sup>
- 10.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. With an adopted Neighbourhood Plan in place, Newton Flotman Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Newton Flotman. Where appropriate and possible, Newton Flotman Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities, drawing on potential community action project ideas in chapter 9.

## Monitoring the use of the Neighbourhood Plan

- 10.4 It is important to note that further development is likely to take place during the Neighbourhood Plan period. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. Newton Flotman Parish Council will promote and monitor the use of the Neighbourhood Plan for planning applications.

## Updates to the Neighbourhood Plan

- 10.5 The Neighbourhood Plan spans a period of 14 years. It is likely to need reviewing within that timeframe. South Norfolk Council is required to update the Local Plan every 5 years which may flag a need by the Parish Council to review elements of the Neighbourhood Plan. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time.
- 10.6 Any neighbourhood plan operates within the wider context provided by national planning policy and local planning policy. The Parish Council will monitor and assess the implications of any changes to national or local

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<sup>14</sup> What is Community Infrastructure Levy (CIL):  
<https://www.southnorfolkandbroadland.gov.uk/community-infrastructure-levy/community-infrastructure-levy-cil-1> (accessed 29.11.22).



planning policy on the Plan throughout the Plan period. Where necessary it will consider the need for a partial review of the Plan.









# Appendix

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## Appendix A: Glossary

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Glossary of terms used and/or relevant to the Newton Flotman Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024.

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions<sup>15</sup>:

- a. **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b. **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c. **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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<sup>15</sup> This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. As noted in footnote 31, however, the 25% minimum delivery requirement for First Homes no longer applies.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Build to Rent:** Purpose built housing that is typically 100 per cent rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

**Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Community-led developments:** A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:



- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Design Code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged

**Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004. It includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

**Green infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas, and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Housing Delivery Test:** Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Irreplaceable habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non- strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Nature Recovery Network:** An expanding, increasingly connected, network of wildlife- rich habitats supporting species recovery, alongside wider benefits such as



carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood Plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law, this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Older people:** People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the

purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1 (A1) and (A2) of that Act.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site investigation information:** Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Spatial development strategy:** A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.



**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Drainage System:** A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites not specifically identified in the development plan.

## **Appendix B: Newton Flotman Design Guidance and Code**

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