

Lingwood & Burlingham Neighbourhood Development Plan 2022-2042



Table of Contents

INTRODUCTION	1
NEIGHBOURHOOD DEVELOPMENT PLANNING	1
OVERVIEW OF NEIGHBOURHOOD DEVELOPMENT PLANNING	1
PROCESS OF DEVELOPING THIS NEIGHBOURHOOD DEVELOPMENT PLAN.....	3
COMMUNITY ENGAGEMENT WITH RESIDENTS	5
VISION AND OBJECTIVES.....	7
AIM	7
VISION.....	7
OBJECTIVES	7
POLICY CONTEXT	8
HOUSING	9
HOUSING GROWTH	10
HOUSING MIX.....	12
POLICY 1: HOUSING MIX.....	15
AFFORDABLE HOUSING	15
POLICY 2: AFFORDABLE HOUSING	19
GYPSY AND TRAVELLER SITES.....	19
POLICY 3: TRAVELLER SITES AND CAMPSITES	22
DESIGN.....	22
POLICY 4: DESIGN.....	30
RESIDENTIAL PARKING	31
POLICY 5: RESIDENTIAL PARKING STANDARDS	32
NATURAL ENVIRONMENT	33
DARK SKIES.....	37
POLICY 6: DARK SKIES.....	39
BIODIVERSITY AND GREEN CORRIDORS.....	39
POLICY 7: BIODIVERSITY AND GREEN CORRIDORS.....	43
COMMUNITY ACTION 1: LOCAL ACTION TO ENCOURAGE WILDLIFE.....	44
LOCAL GREEN SPACE	45
POLICY 8: LOCAL GREEN SPACE	48
IMPORTANT LOCAL VIEWS	51
POLICY 9: PROTECTION OF IMPORTANT LOCAL VIEWS.....	53
SURFACE WATER MANAGEMENT	55
POLICY 10: SURFACE WATER FLOOD RISK & MANAGEMENT.....	59
BUSINESS AND COMMUNITY FACILITIES	60

POLICY 11: ECONOMIC DEVELOPMENT	62
COMMUNITY ACTION 2: NEED FOR A GP SURGERY	63
COMMUNITY ACTION 3: CIL MONEY.....	63
TRANSPORT AND ACCESSIBILITY.....	64
POLICY 12: IMPROVING WALKING AND CYCLING ROUTES.....	68
POLICY 13: BURLINGHAM COUNTRY PARK.....	68
COMMUNITY ACTION 4: PERMISSIVE PATHS AND RECREATIONAL ROUTES	68
POLICY 14: COMMUNITY PARKING PROVISION	69
MONITORING, REVIEW, AND IMPLEMENTATION.....	70
APPENDIX A: POLICIES MAPS (SOURCE OS DATA, 2022)	73
APPENDIX B: DESIGN CHECKLIST QUESTIONS FROM THE AECOM DESIGN GUIDELINES & CODES DOCUMENT	75
GENERAL APPROACH	75
CHECKLIST QUESTIONS.....	77
APPENDIX C: JUSTIFICATION FOR THE LOCAL GREEN SPACE POLICY WORDING	81
APPENDIX D: GREEN CORRIDOR MAPS (SOURCE OS DATA, 2022; NORFOLK COUNTY COUNCIL, 2022; NATURAL ENGLAND, 2019)	85
APPENDIX E- BROADLAND DISTRICT COUNCIL GREEN INFRASTRUCTURE PLAN PROJECT 2015 MAPS (SOURCE: NORFOLK COUNTY COUNCIL).....	88
 Figure 1- Lingwood & Burlingham Greater Norwich Local Plan Allocations	3
Figure 2: Designated Neighbourhood Area	4
Figure 3: Neighbourhood Development Plan Process for Lingwood & Burlingham	5
Figure 4: List of recent permissions in Lingwood & Burlingham from 2015 to 2022 supplied by the District Council in September 2022	10
Figure 5- Settlement Limits Map (Site Allocations DPD 2016, Broadland District Council)	11
Figure 6- Table of the resident's population for Lingwood & Burlingham (2011) and mid-year estimates in (2020) (Sourced: ONS, 2021; Nomis, 2021)	12
Figure 7- Accommodation type in Lingwood & Burlingham in 2011 and 2021 (VOA, 2021, AECOM Calculations, 2022)	13
Figure 8- Household Composition of Lingwood & Burlingham in 2011 (ONS, 2011; AECOM Calculations, 2022).....	14
Figure 9- Suggested dwelling size mix to 2036 in Lingwood & Burlingham (AECOM Calculations, 2022).....	14
Figure 10- Tally of responses from the engagement sessions 2022.....	17
Figure 11- The ten characteristics of a well-designed place (National Design Guide, 2021) ..	23
Figure 12- Lingwood & Burlingham Character Areas	25
Figure 13- Examples in CA1 (AECOM, 2022).....	26

Figure 14-Examples in CA2 (AECOM, 2022).....	27
Figure 15- Examples in CA3 (AECOM, 2022).....	28
Figure 16- Examples in CA4 (AECOM, 2022).....	28
Figure 17- Example in CA5 (AECOM, 2022)	29
Figure 18- Illustrative diagram showing an indicative layout of parking courtyards from AECOM Design Codes and Document (2022, pg 55)	Error! Bookmark not defined.
Figure 19-Wildlife Designations in close proximity of the Parish (Source: Natural England, 2019; Norfolk County Council, 2021).....	35
Figure 20- Habitat Networks in Lingwood & Burlingham (Source: Natural England, 2021) ...	36
Figure 21- Dark Skies (Source: CPRE, 2022)	38
Figure 22-Green Corridors	42
Figure 23- Local Green Spaces	49
Figure 24- further maps of the local green spaces	50
Figure 25: Important Local Views	53
Figure 26- Further maps of the important local views	54
Figure 27- Extent of Flood Risk from Rivers and the Sea (Source: Environment Agency, 2023)	55
Figure 28-Surface Water Flood Risk within the parish (Source: Environment Agency, 2023) 56	
Figure 29: Surface Water Flood Risk within Lingwood (Source: Environment Agency, 2023) 56	
Figure 30- Example of different design elements to harvest rainwater (AECOM, 2022).....	58
Figure 31: A selection of community facilities in Lingwood & Burlingham	61
Figure 32: Burlingham Woodland Walks	66
Figure 33: Sustainable Travel Modes in Lingwood & Burlingham (Walking/Cycling routes) ..	67
Figure 34: Justification for LGS Policy Deviations from Green Belt Policy.....	83

Introduction

Lingwood & Burlingham is a Neighbourhood Area located in Broadland District Council Area, Norfolk. The parish, including the main settlement of Lingwood and the smaller villages of North Burlingham, South Burlingham, and Burlingham Green, are all within 2.5 miles of each other and located equidistant between Norwich and Great Yarmouth. This countryside Parish is within just a few miles of the Norfolk Broads yet has a train station with services to Great Yarmouth and Norwich, which provide onward services to London. The Parish is also host to a village hall, shop, church, pub, primary school, and allotments.

The Parish has an exciting history having first started as lands to the Burlingham Estate. As it developed Lingwood was home of the local workhouse which subsequently became a place of care for young mothers and now is the location of Homelea Crescent, which includes to this day a care facility for older age parishioners. Lingwood, the main populated part of the Parish, developed as many small farm holdings and then in the post war years increased in size to house returning service folk. The Parish is proud of its past and wishes to protect the best of it while taking the neighbourhood forward into a prosperous future.



St Peter's Church, North Burlingham Source: Norfolk Heritage Explorer

Neighbourhood Development Planning

Overview of Neighbourhood Development Planning

1. Neighbourhood Development Planning was introduced by the Localism Act 2011. The legislation came into effect in April 2012 and gives communities the power to agree a

Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.

2. Lingwood & Burlingham is a parish in Broadland and so the Neighbourhood Development Plan sits within the context of the Broadland Local Plan. Broadland District Council has the adopted 2014 Joint Core Strategy with Norwich and South Norfolk Councils. There is also the Development Management DPD (2015) and Site Allocations DPD (2016). The District Council is also developing an emerging local plan, along with Norwich City Council and South Norfolk Council, entitled the Greater Norwich Local Plan (GNLP), which will cover the period up to 2038.
3. The Neighbourhood Development Plan will be a document that sets out planning policies for the Parish and these will be used, alongside the Local Plan, to decide whether planning applications are approved or not. It is a community document, that has been developed by local people who know and love the area.
4. The Neighbourhood Development Plan must support delivery of the 'strategic policies' in the Broadland Local Plan, and so it cannot promote less development than set out in local plan. The Local Plan sets the overall strategic policies such as the amount of new development and the distribution of that development across the district and the general protection of the environment.
5. Within the adopted Local Plan Joint Core Strategy (2014) Lingwood is identified as a Service Village under Policy 15, suitable for small scale housing development subject to form and character considerations. In the 2016 Site Allocations DPD, land north of Norwich Road / Station Road, Lingwood was allocated for 39 dwellings, a replacement village hall and extension to the playing field. This has since been built out, including the village hall.
6. Lingwood & Burlingham along with Strumpshaw and Beighton is a village cluster in the emerging Greater Norwich Local Plan (GNLP). The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport including a train station. Within the GNLP evidence base it is stated that *"the current capacity at Lingwood Primary School is circa 74% and rated as red. This is because forecasts indicate that the spare capacity will be taken up in a few years. Consequently, the scale of housing allocations will be limited to 12-20 dwellings within the cluster."*¹
7. However, two sites are proposed for allocation in the Regulation 19 GNLP Document, **GNLP0380** and **GNLP4016**, providing for a total of 60 new homes, (approximately 30 dwellings on each site) (**Figure 1**). These were the favoured options by the Local Authority after numerous objections to a previous site put forward at Regulation 18 (GNLP0379).

¹ [Lingwood & Burlingham Booklet 0.pdf\(gnlp.org.uk\)](#)

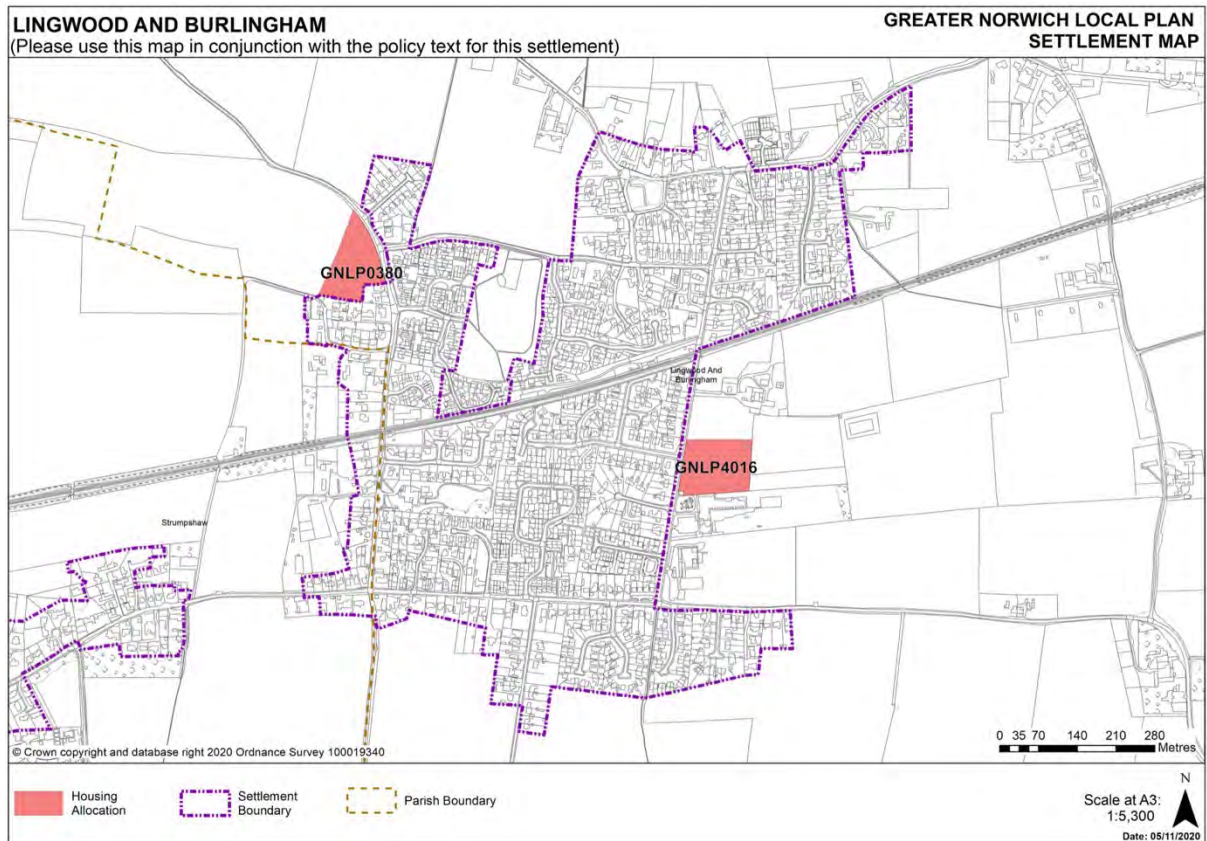


Figure 1- Lingwood & Burlingham Greater Norwich Local Plan Allocations

8. Whilst Neighbourhood Development Plans are encouraged to consider appropriate allocations for additional housing growth or otherwise, Lingwood & Burlingham has chosen not to do so.
9. The Neighbourhood Development Plan can include 'non-strategic policies', such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Neighbourhood Development Plan will contribute to the achievement of sustainable development.
10. Once a Neighbourhood Development Plan has been 'made', following consultation with residents, examination, and a local referendum, it becomes part of the statutory development plan for the Parish and will be used by the District Council in deciding on all planning applications in the Parish.

Process of developing this Neighbourhood Development Plan

11. The Parish area shown in **Figure 2** was designated as a Neighbourhood Development Plan Area in September 2021. Working on behalf of the community, the Steering Group has prepared this plan that will shape and influence future development and change across the Parish. **Figure 3** gives an overview of the process followed.

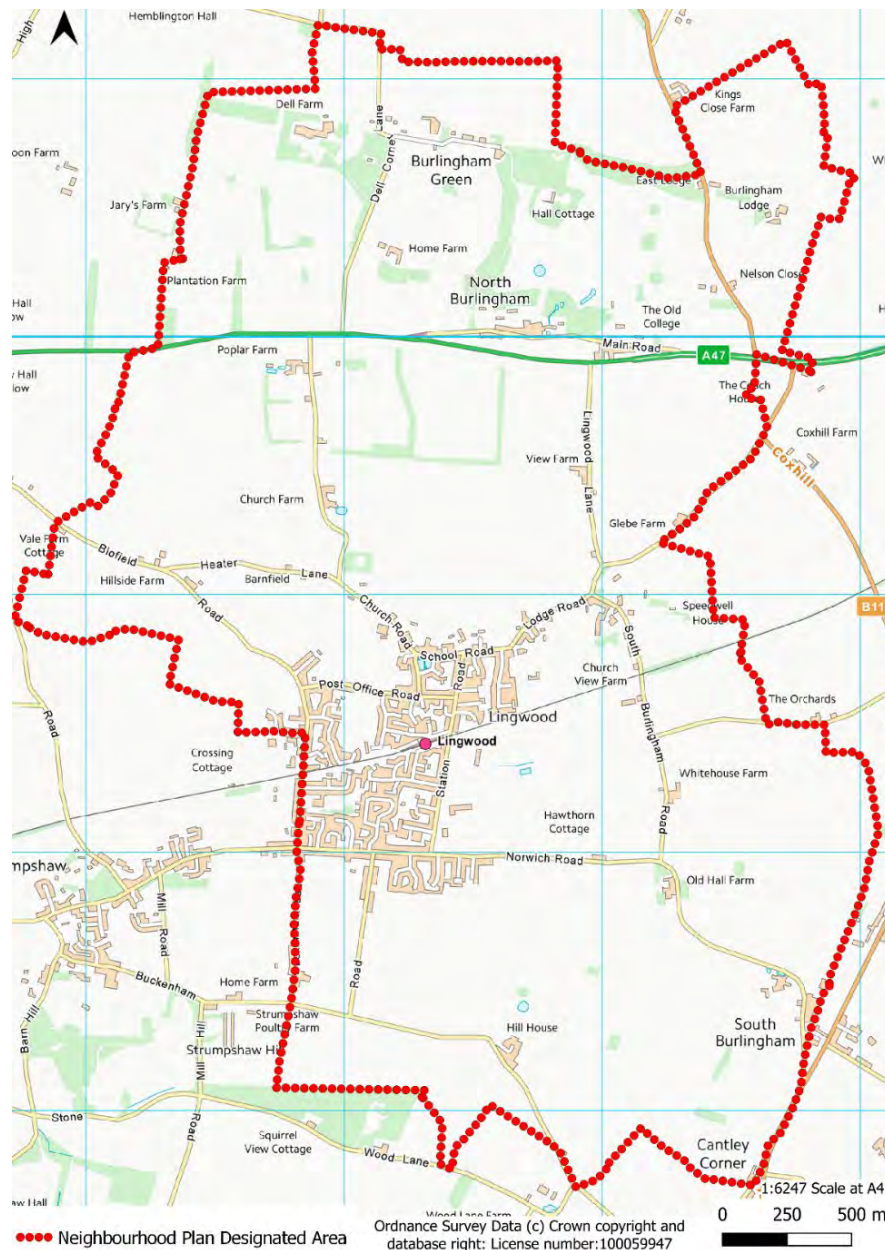


Figure 2: Designated Neighbourhood Area

12. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of local green spaces, key views and heritage assets all supported by consultation activities with the community.
13. Any new development should serve both current and future residents. The policies contained within this plan will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.



Figure 3: Neighbourhood Development Plan Process for Lingwood & Burlingham

Community Engagement with Residents

14. A critical requirement of any Neighbourhood Development Plan is involvement from a wide representative cross section of the community; shaping what they want to gain and protect through development. The Communications and Engagement Plan documents how the community was kept informed and involved throughout the project of the plan's development.
15. The Neighbourhood Development Plan steering group focused on engaging residents, through drop in events, articles in the Village Book, the website, posts on Facebook, engagement with the local primary school and via a 'Have Your Say' form between February 2022 and June 2022. This was to understand what works, what doesn't, what's missing and key issues for the plan to address. Overall, 37 responses were received to the form, and further comments were shared by residents at the community engagement events which were set up between April and June 2022 at the village hall, annual parish meeting, April car boot sale and more as detailed in the **Consultation Statement**.
16. The main issues and concerns raised included:
 - There is a really strong desire to retain the rural village feel of Lingwood and the Burlinghams.
 - People like the community aspect of living in Lingwood and Burlingham and would like to see community facilities and local services retained.
 - Residents feel there is a need to improve infrastructure, such as doctors, road network and broadband, and this should be a priority before new housing development.

- There is a strong desire from residents for a doctors surgery in the parish.
- There is concern that much more development will affect the rural nature of the parish.
- Where there is development greatest need is perceived to be for 2 and 3 bed sustainable homes and bungalows/houses.
- It is important that new homes are designed to a high standard, with environmental credentials, and fit with the character of the village.
- There is some concern about speeding and the narrowness of the local road network, but this is also acknowledged to be part of the character and what gives the place a rural feel.
- Access onto and across the A47 is a concern.
- There is strong support for protecting green spaces, trees and existing walkways.
- Access into the countryside is important, people would like to see more footpaths and walking/cycling routes.
- There is support for expanding local businesses, particularly those relating to service/hospitality such as cafes and pubs.

Vision and Objectives

Aim

Take the best of the village's past into an improved future.

Vision

By 2042 Lingwood and Burlingham will have grown in line with the community's aspirations, celebrating its past, preserving the environment, growing community belonging, improving infrastructure, whilst providing housing (within a design code) and services that help sustain and build our local economy.

Objectives

- A. Preserve and promote the historical part of the villages, keeping all residents, including newcomers and younger residents, in touch with the Parish's past.
- B. Ensure that development contributes to a cleaner, safer, and greener parish.
- C. Protect the countryside and ensure that public open spaces are utilised by the community.
- D. Grow the level of community cohesion and belonging.
- E. Improve infrastructure to ensure facilities meet the needs of the local community.
- F. Provide high quality and affordable housing that meets community need.
- G. Encourage local business growth and retention.

Policy Context

17. There is already in place a policy framework which applicants must have regard to when applying for planning permission in Lingwood & Burlingham. This includes national and local plan policies. Broadland District Council has an adopted Local Plan made up of the 2014 Joint Core Strategy with Norwich and South Norfolk Councils, the Development Management DPD (2015) and Site Allocations DPD (2016) with a timeframe of 2026. The District Council is also working on an emerging local plan which is the Greater Norwich Local Plan (GNLP) with a timeframe to 2038.
18. The Local Plan contains the strategic policies for the area, and the policies in this Neighbourhood Development Plan need to be in general conformity with these. The Plan must also have due regard to the National Planning Policy Framework (NPPF). This Neighbourhood Development Plan contains non-strategic policies to support and add further detail to policies already adopted, specifically for Lingwood & Burlingham parish, the designated neighbourhood area. The explanations that go alongside the different policy areas in this plan set out what is already covered by the wider policy framework.
19. Where there are policy details missing that are important for Lingwood & Burlingham, or where it was felt that a slightly different policy is needed, then new policies have been developed. Some of the aspirations in the following sections are not strictly 'planning' related. Nevertheless, it was felt that they were important enough to include and be called 'Community Actions', being something that the local community and Parish Council will lead on.
20. The policies are intended to meet the vision and objectives set out above. They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals need only have regard to those policies within the Neighbourhood Plan, the Local Plan, and the NPPF which are relevant to the particular proposal.

Housing

22. Chapter 5 of the National Planning Policy Framework (NPPF) requires plans to ensure a significant increase in the supply of new homes. The Joint Core Strategy Policy 15 designates Lingwood & Burlingham as a service village, making it appropriate for small scale growth to secure the sustainability of the settlement. This has been met through allocations in the Local Plan. The housing requirement for Lingwood & Burlingham Neighbourhood Development Plan over the plan period is zero.
23. As detailed in the evidence base, there have been 34 planning permissions that have been granted, started, or completed in the last 7 years (2015-2022) according to housing data by the Broadland District Council (September, 2022) presented in **figure 4**. This increase is from a mixture of development types including new, change of use from non-residential or conversion of an existing dwelling. The permission for 22 is on the site allocated in the local plan, the remaining permissions represent windfall development which has come forward outside of any planned growth. It is worth noting that the Reserved Matters application for development of the 22 new homes (on the allocated site) is proposing a lower amount of affordable housing due to viability. This is a concern given that providing high quality and affordable housing is one of the objectives of this plan. Avoiding any further reduction in affordable homes coming forward in the parish over the development period should be a priority.

Planning Ref	Description	Development Types	Net gain	Status
20150052	Erection of Bungalow	New residential building	1	COMPLETED
20191061	Change of Use of Agricultural Building to 1 No. Dwelling - Prior Notification (Class Q(a) & (b)) (Prior Notification)	Change of use of non-res building to dwelling(s)	1	STARTED
20191404	Variation of Condition 2 of Planning Permission APP/K2610/W/16/3145283 (20150754) to introduce a Phasing Plan	New residential building, Non-Res New Build	7	GRANTED
20190278	Residential Development Including Demolition of School and Associated Buildings Reserved matters application 20201611 with full details of appearance, landscaping, layout and scale of development for 22 residential units together with associated highway works from outline application 20190278. Furthermore, a subsequent application 20221684 has asked for the affordable	New residential building	22	GRANTED

Planning Ref	Description	Development Types	Net gain	Status
	housing requirement to be dropped from 6 to 2 dwellings due to viability.			
20201658	Subdivision of Existing Residential Dwelling (Part Retrospective)	Conversion of existing dwelling(s)	1	STARTED
20201622	Subdivision of Existing Residential Dwelling (Retrospective)	Conversion of existing dwelling(s)	1	STARTED
20210902	Proposed change of use of agricultural building to a single dwellinghouse (Class C3) with associated development	Change of use of non-res building to dwelling(s)	1	GRANTED
			Total: 34	

Figure 4: List of recent permissions in Lingwood & Burlingham from 2015 to 2022 supplied by the District Council in September 2022

Housing growth

24. The Local Plan includes a settlement limit boundary around the main settlement area of Lingwood, as shown in **Figure 5**. In general, as set out in Policy GC2 of the DPD (2015) new development proposals will be accommodated within the settlement limits defined in the policy maps of the Local Plan.
25. North and South Burlingham do not have an identified settlement limit boundary. Development can still take place here, but it would need to accord with specific exception type policies, and as long as it does not cause significant adverse impact.

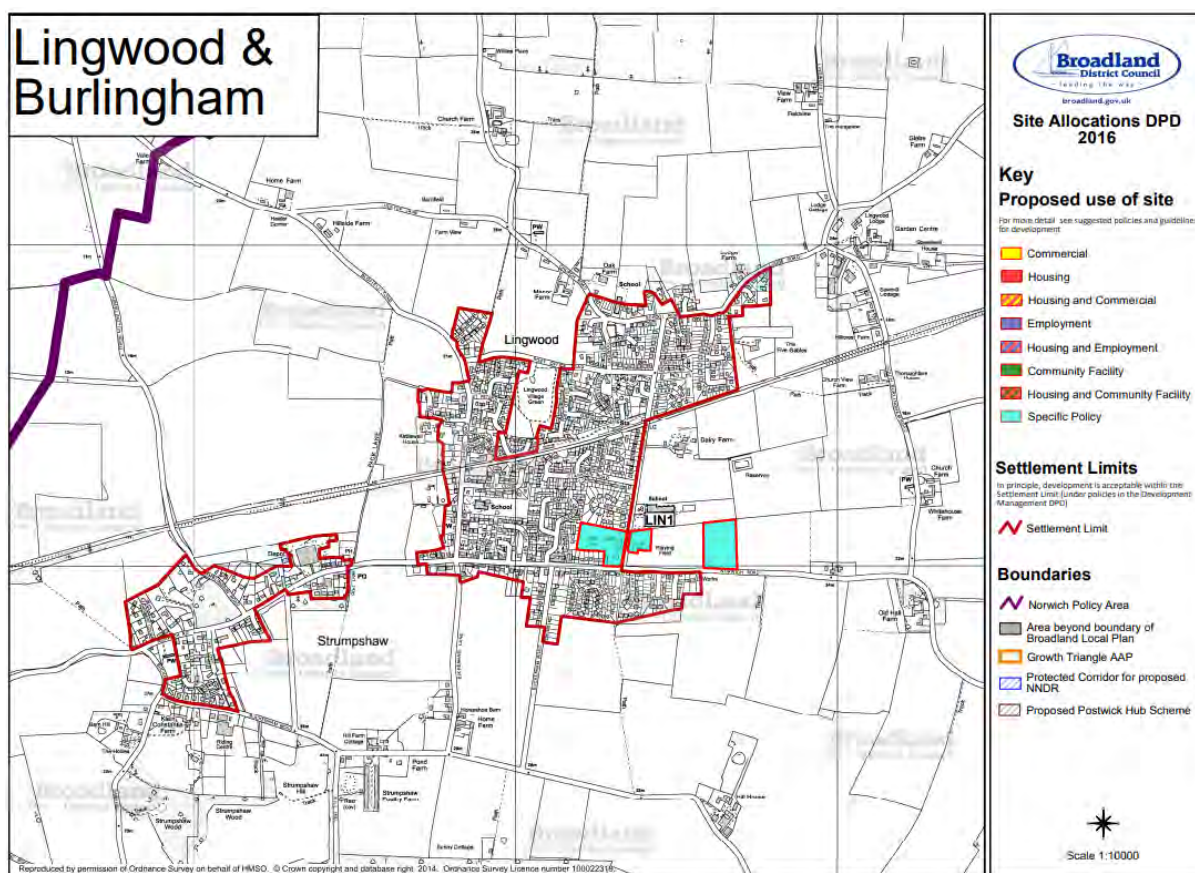


Figure 5- Settlement Limits Map (Site Allocations DPD 2016, Broadland District Council)

26. Expectation is that there will continue to be windfall housing development within the settlement limit over the plan period, though it is difficult to say how much. Data on recent windfall permissions (**Figure 4**) indicates that such applications are unlikely to provide a lot of affordable housing as they will predominantly be for less than 5 dwellings, which is the threshold required to trigger affordable housing under Policy 4 of the Joint Core Strategy.
27. The emerging GNLP Policy 7.5 allows for small-scale windfall housing development adjacent to a development boundary, subject to certain criteria. As a large parish this policy allows for no more than 5 dwellings over the lifetime of the GNLP, up to 2038. It should be noted that the NDP runs beyond this to 2042.
28. There is no pressure to allocate a site for housing as part of the NDP. Indeed, a decision was made not to explore the option of allocating land for residential development in the plan. In the main this is due to feedback received from residents. In the Have Your Say forms, there was a real mix of comments to the question “Describe what a successfully developed parish would look like?” This included people not wishing for any more housing in the village and further development to be contained within the village and not at the fringe of the settlement. Whilst a Neighbourhood Development Plan must promote sustainable development, the Parish Council wishes to recognise the views of residents by not allocating sites in the NDP.

Housing Mix

29. The NPPF requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. This provides an opportunity to include a policy in the Neighbourhood Development Plan that sets out the housing mix that is expected from new residential developments².
30. As explained in the Lingwood & Burlingham Housing Needs Assessment (HNA) and shown in **Figure 6**, the majority of the population in 2011 and 2020 were aged 45-64. Whilst most age categories decreased in population from 2011, the age category 65-84 increased by nearly 6%. **Figure 6** highlights the age categories with the greatest number of people. Lingwood & Burlingham's population is significantly more skewed towards the older population than the district and national averages. According to the HNA, population growth to the end of the plan period is expected to be driven by the oldest households. This expectation considers that from 2011 to 2042 there will be a 69% increase of residents aged 65 and over.

All usual residents in mid-2011 and 2020	Total Population 2011: 2643		Total Population 2020: 2774	(%)
0-15	487	18.43%	481	17.34%
16-24	231	8.74%	223	8.04%
25-44	588	22.25%	577	20.80%
45-64	808	30.57%	775	27.94%
65-84	463	17.52%	645	23.25%
85+	66	2.50%	73	2.63%

Figure 6- Table of the resident's population for Lingwood & Burlingham (2011) and mid-year estimates in (2020) (Sourced: ONS, 2021; Nomis, 2021³)

31. As explained in the HNA, different data sources are used for accuracy to understand different elements of housing. The Valuation Office Agency (VOA) data is used for dwelling type and is available at Lower Super Output Area (LSOA) level. As the parish aligns with two LSOAs, the VOA data is representative of the parish. As shown in **Figure 7**:
- The dominant dwelling type is bungalows, almost half of all properties, followed by semi-detached.
 - The Parish has a significantly higher proportion of bungalows (46.7%) than Broadland (31.7%) and England (9.4%).
 - The proportion of terraces and flats have stayed at a very low percentage, less than 1%.

² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

³ [Parish Population estimates for mid-2011 to mid-2020 based on best-fitting of output areas to Parishes - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk)

Dwelling type	2011 (VOA)	2021 (VOA)
Bungalow	49.1%	46.7%
Flat	0.9%	0.8%
Terrace	13.2%	13.1%
Semi-detached	21.1%	20.5%
Detached	15.8%	18.9%

Figure 7- Accommodation type in Lingwood & Burlingham in 2011 and 2021 (VOA, 2021, AECOM Calculations, 2022⁴)

32. Regarding dwelling size, the greatest proportion of homes are 3-bedroom mid-sized dwellings at 51.1% in 2021, followed by 2 bed (25%) and 4+ bed (18.5%). This is based on housing completions data provided by Broadland District Council. There is a low percentage of 1-bedroom dwellings in the housing stock. In comparison to Broadland and England the proportion of 3-bedroom dwellings is between 5 and 10% higher.
33. Household composition relates to the combination of adults and children in a dwelling, and it is important for understanding Lingwood & Burlingham's housing need and mix. **Figure 8** highlights that family households make up the majority (69.8%) of the current household composition in the neighbourhood area. This includes family households over the age of 65+ (10.5%), families with dependent children (26.3%), non-dependent children (9.6%)⁵ and no children (23.3%). Single person households are also present in the neighbourhood area and total 26% of the current population it is also worth noting that over 14% of the single households are made up of elderly residents.
34. The HNA identifies that 80.6% of households are underoccupied, with at least one extra bedroom. This is predominantly families aged under 65 with no children indicating that larger housing isn't necessarily occupied by large households but by the most wealthy. Families above the age of 65+ are also not downsizing and this could be due to a lack of choice of more suitable property.

⁴ **Note:** As explained in para 132 of the HNA(2022) there is no perfect data source for the current mix of dwellings in the NA. For some aspects, such as the size mix of homes, adding together Census figures and completions data for the intervening period is highly accurate. For others, such as the type mix of homes, this method is not available and Valuation Office Agency (VOA) must be used. VOA data is available at LSOA level at the smallest level. Lingwood and Burlingham align with two LSOAs meaning that other Parishes including Blofield, South Walsham and Upton may fall into the data. This is why raw figures have been opposed and percentages are used instead. However, the VOA data is representative of the parish. The most appropriate combination of approaches is used in this section.

⁵ Non-dependent children refer to children older than 18 e.g., students or young working people living at home.

Household composition 2011		Lingwood & Burlingham	Broadland	England
One person household	Total	26.0%	26.4%	30.2%
	Aged 65 and over	14.1%	14.1%	12.4%
	Other	11.9%	12.3%	17.9%
One family only	Total	69.8%	69.3%	61.8%
	All aged 65 and over	10.5%	12.6%	8.1%
	With no children	23.3%	22.3%	17.6%
	With dependent children	26.3%	24.9%	26.5%
	All children Non-Dependent	9.6%	9.5%	9.6%
Other household types	Total	4.2%	4.3%	8.0%

Figure 8- Household Composition of Lingwood & Burlingham in 2011 (ONS, 2011; AECOM Calculations, 2022)

35. **Figure 9** (taken from the HNA) identifies a recommended housing mix for new development up to 2042 that is required to meet local housing need. It suggests that need is greatest for smaller to mid-sized homes. This corresponds with feedback from the engagement summary report where respondents said there is a need for 2-4 bed properties.

Number of bedrooms	Current mix (2011)	Target mix (2042)	Balance of new housing to reach target mix
1 bedroom	4.9%	5.2%	6.7%
2 bedrooms	25.3%	26.1%	29.2%
3 bedrooms	51.6%	45.3%	19%
4 bedrooms	15%	19%	35%
5 or more bedrooms	3.1%	4.5%	10.1%

Figure 9- Suggested dwelling size mix to 2036 in Lingwood & Burlingham (AECOM Calculations, 2022)

36. Putting these findings together would suggest a housing mix policy that aims to provide for more homes that are two to four bedrooms. These could meet the needs of younger people and also older people looking to downsize. It is not good practice to be as prescriptive as identified in **Figure 9** however, and it is recognised that with building conversions and self-build this may not be possible.

Policy 1: Housing Mix

Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Lingwood & Burlingham Housing Need Assessment (2022) will be acceptable evidence.

Except for developments comprising self-build, and conversions where justified, new residential development should offer a housing mix whereby at least 85% of homes are two to four bedrooms, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable.

New housing that is designed to maximise accessibility and be adaptable to the changing needs of older people or those with additional requirements will be supported.

Affordable Housing

37. Affordability is a worsening challenge in Lingwood & Burlingham that must be addressed through housing policy. The HNA demonstrates that on average house prices grew by 66.7% between 2012 (£147,000) and 2021 (£245,000). Semi-detached dwellings have increased in price the most by 64.8%, followed by detached homes (57.5%) and terraced (56.2%). These prices, and continuing inflation, make Lingwood & Burlingham unaffordable to people on lower incomes.
38. The HNA concludes that local households on average incomes are unable to access even entry level homes for purchase on the open market unless they have a very large deposit, and even those with higher-than-average income are likely to struggle. The median house price would require an annual income almost 50% higher than the current average. Furthermore, private renting is only affordable to average earners. Across the district the gross individual lower quartile annual earnings were £12,247 in 2019. To estimate the income of households with two lower quartile earners, this figure is doubled to £24,494. The HNA suggests that households made up of one or two lower quartile earners cannot afford current levels of rent unless they are willing to dedicate a larger proportion of their income to rental costs, which may have negative consequences for quality of life and is not considered sustainable.
39. Affordable Housing (subsidised tenure products) can be a way to address this. The HNA identifies a need for affordable homes, especially to rent. Residents also support this,

at the community engagement sessions there was a lot of feedback regarding the need for more affordable housing, especially social housing, and shared ownership. **Figure 10** provides a summary of a sticky dot voting exercise, combining the results from two events held. People also provided feedback relating to this using the Have Your Say Forms, including the need for:

- Affordable housing for existing population including elderly not just families
- Affordable housing for different sizes of families, in keeping with the area.
- If we build houses, they should all be 100% affordable homes for local people, no second homes or large 4/5-bedroom homes that locals cannot afford.
- The quality of any future affordable housing needs to be considered.
- More social/affordable housing so that young people starting out are able to live here otherwise it is at risk of becoming a 'grey' village.

Tenure	Total Responses
Privately Owned	44
Shared Ownership	36
Social Housing	28
Rental	27

Figure 10- Tally of responses from the engagement sessions 2022

40. The NPPF sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. The Joint Core Strategy (policy 4) sets out the affordable housing threshold for development as being sites of 0.2 ha or 5 or more dwellings⁶.
41. The emerging GNLP Policy 5 sets a requirement for at least 33% of all new housing to be affordable, unless allocated in an NDP for a different percentage. A review of recent permissions in Lingwood & Burlingham indicates that affordable housing made up just 16% of new homes in the parish over the last decade. This is partly because most housing delivered was not on allocated sites, but on smaller ‘windfall’ sites, delivering less than five homes.
42. It is important to note that Affordable Housing as defined in the NPPF is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value⁷. There is currently a new Government strategy for ‘First Homes’, which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40% or 50% as set out in the Planning Practice Guidance 004⁸ where need is suitably evidenced. As set out in the Lingwood and Burlingham HNA (2022) First Homes being delivered in this parish should be of a 50% discount below market value price to allow the product to be accessible to households on average incomes. The First Homes criteria states that after the discount is applied, the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to restrict applicants (unless under specified circumstances) from renting out or sub-letting their First Home.
43. It is also possible for neighbourhood planning groups to set local eligibility criteria for First Homes as set out in the Planning Practice Guidance 008⁹. The local eligibility criteria can include a local connection test to allow first homes to go to people in the local area. The criteria set out in **Policy 2** follows the examples presented in the PPG Para 008 and will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base. It should

⁶ [Complete Core Strategy 2011\(1\).pdf](#)

⁷ [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

⁸ First Homes Paragraph: 004 Reference ID: 70-004-20210524 Source: [First Homes - GOV.UK \(www.gov.uk\)](#)

⁹ First Homes Paragraph: 008 Reference ID: 70-008-20210524 Source: [First Homes - GOV.UK \(www.gov.uk\)](#)

be noted that local connection criteria do not need to apply to those meeting the national Armed Forces criteria.

44. According to information supplied by Broadland District Council there are at least 19 households in the parish unable to access affordable rented homes. The HNA (2022) estimates there is a need for around 50 affordable rented homes over the plan period. Using overall housing tenures, it is suggested that 55% of affordable housing delivered in the parish should be for affordable rented housing and 45% for affordable home ownership. Both forms of affordable housing appear to be valuable in meeting the needs of people on various incomes. Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the entire affordable housing need, **Policy 2** sets an appropriate benchmark for tenure mix to ensure affordable rented housing is a priority with a ratio of 55:45 (55% rented and 45% ownership) going forward.

Policy 2: Affordable Housing

Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Lingwood and Burlingham Housing Need Assessment (2022) will be acceptable evidence.

Affordable Housing delivered within Lingwood & Burlingham should comprise of the following percentages, unless evidence is provided either showing there is no longer such a need, the scheme is made unviable, or there is more suitable AHO tenures:

- 55% Affordable Rented Housing
- 45% Affordable Home Ownership: which may include First Homes and Shared Ownership (or other such discounted affordable home ownership tenures).

In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as a preference, will be applied to First Homes, with the requirement to meet at least one of these:

- i. Current long-standing residents of the Parish (of 5 years or more) who are renting or living alone or with other family or non-family members;
- ii. Ex-residents of the Parish who are renting or living alone, or with other family or non-family members and who moved away within the last three years; or
- iii. People who are renting or living with other family members outside of the Parish but who have caring responsibilities¹⁰ in the Parish.
- iv. People who are working in local employment within Lingwood & Burlingham.

Gypsy and Traveller Sites

45. As set out in the NPPF (2021) to support the government's objective of boosting the supply of homes it is important that areas also consider the housing needs for different groups including travellers. The planning policy for traveller sites sets out how travellers housing needs should be assessed for those covered by the definition in Annex 1 of the document, *Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily,*

¹⁰ Caring responsibilities may refer to individuals providing or receiving care support from a close family member such as parents, siblings, or childcare support from grandparents.

*but excluding members of an organised group of travelling showpeople or circus people travelling together as such*¹¹.

46. As stated in the Governments Planning Policy for Travellers Sites (PPTS) 2015 document, "*the governments overarching aim is to ensure fair and equal treatment for travellers in a way that facilitates the traditional nomadic way while respecting the interests of the settled community*". It is Important to promote good quality development for the mutual benefit of the settled and travelling communities. This includes making sure local planning authorities have due regard to protection of local amenities, local environment, provide appropriate locations for traveller sites to access education, employment, and healthcare to reduce the number of unauthorised developments and enforcement action.
47. The current Joint Core Strategy (2014) addresses gypsy and traveller pitches in Policy 4 Housing delivery. This states how sites will be provided in locations which have good access to services and where local research demonstrates they would meet the needs of gypsy and traveller communities.
48. The emerging Greater Norwich Local Plan (GNLP) needs to make sufficient provision for Gypsies and Travellers in a fair fashion. In the GNLP Regulation 19 Consultation document under Policy 5- Homes, the supporting text explains that the evidence shows there is a need to provide additional pitches between 2022 and 2037 and a criteria-based policy allows for additional delivery to meet the need. No sites for this purpose were put forward at the Regulation 19 stage, so as part of the examination process, the GNLP has recently consulted (January-March 2023) to help identify appropriate sites to allocate within its boundary.
49. The consultation included a site just off the A47 within the parish. This led to a significant level of concern among residents, which resulted in 300 people attending a public meeting at the village hall, and 200 signatures on a petition against the proposal. Key concerns included road safety and the fact some roads, particularly ones close to the A47, were dangerous for visibility or if children needed to walk to school since there are no pavements. As well as this people raised concerns that some sites which could be preferred sites in the parish were not close to services, there are capacity issues with certain infrastructure, like the doctors and school, and other areas could be more sustainable. Other concerns were raised around the issue of drainage and connections to main sewers, the land being greenfield and the lack of community engagement or limited time to provide representations.
50. The community accepts that the Local Authority has a duty to provide housing for different groups, including travellers, to ensure there that is sufficient housing to meet

¹¹ Department for Communities and Local Government. (2016). Planning policy for traveller sites. Source: [Title \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/544211/PPPS-2016.pdf)

all community's needs. The neighbourhood plan wishes to have a policy to provide some further detailed criteria on temporary use sites coming forward and for any gypsy and traveller sites if successfully allocated within the emerging GNL. **Policy 3** aims to ensure that community concerns will be addressed in future sites.

Campsites

51. Lingwood and Burlingham's location close to the Broads, which has status equivalent of a National Park, and within a short drive of the coast, has seen the area needing to consider development related to holiday and/or temporary visitor use, such as campsites. It is acknowledged that landowners may wish to use sections of farmland or other unused land as options for tourist accommodation, and therefore it could be useful to have criteria in the neighbourhood plan which supports it.
52. It is understood that temporary uses such as pop-up camping sites fall under permitted development rights, as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015¹². The Central Government grants these permitted development rights for up to 28 days in total in any calendar year unless an Article 4 Direction is imposed by the Local Authority. The 28-day limit including uses and times applies to the whole land holding (not only the field or parcel) meaning that one cannot operate different temporary uses each for 28 days such as 28 days use for camping and 28 days for car parking.
53. Permitted development rights for temporary uses does not allow permanent works or operations. So, if facilities like temporary toilets are needed for the temporary use, then every day the facilities are on the land will count towards the 28-day limit - even if the site is unoccupied. The permitted development rights do not include any rule to provide facilities and operators should ensure that sites follow all relevant other legislation.
54. Aspects of what people wish to see on a campsite can be subject to different rules and may need an application. Caravans and motorhomes also follow different rules, such as caravans can only be sited under permitted development rights if an exception applies according to Schedule 1 of the Caravan Site and Control of Development Act 1960. For this reason, in most cases planning permission will be required for use of caravans on campsites¹³.
55. **Policy 3** sets criteria which will be supported for any campsite that may wish to come forward in the parish area that will need planning permission, subject to capacity of local infrastructure, safe vehicular access and not having significant harm on the landscape setting.

¹² [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

¹³ [Temporary pop up camping sites - planning guidance - Cornwall Council](#)

Policy 3: Traveller Sites and Campsites

Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in planning policy for traveller sites or any subsequent policy) or campsite uses, which require planning permission, will be supported where they:

- a) Are of a scale appropriate to meet the accommodation need identified or personal circumstances for Gypsy, Traveller and Travelling Showpeople;
- b) Would not be likely to result in a significant harm to the capacity of available local services;
- c) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management;
- d) Would not be likely to result in significant harm being caused to the health, well-being or living of future occupiers or neighbouring residents by way of noise;
- e) Causes no significant harm to the local landscape or biodiversity designations and other important features of the natural or built environment that cannot be adequately mitigated;
- f) Have safe vehicular access and be located so as to reduce the need for long-distance travelling to access services and facilities.

Design

56. Design is a key aspect of achieving sustainable development and plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical within national policy. As stated in the National Planning Policy Framework (NPPF) *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*

57. As set out in the National Design Guide (2021)¹⁴ a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. Other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 11**.

¹⁴ [National design guide.pdf\(publishing.service.gov.uk\)](#)



Figure 11- The ten characteristics of a well-designed place (National Design Guide, 2021)

58. NPPF Chapter 12 requires plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies¹⁵, and encourages Neighbourhood Development Plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in new development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future.
59. At the community engagement sessions feedback on what was needed to successfully develop the parish was mixed. There was support for development having environmentally friendly and sustainable design principles. Suggestions included creating green walls/roofs, electric vehicle charging points, solar panels, rainwater capture and communal access to ground source heat pumps.
60. The Joint Core Strategy (Policy 2) states all development will be designed to the highest possible standards, reflecting a strong sense of place and local character. Innovative design, that reduces the need for centralised energy sources (using renewable energy instead) is encouraged. The emerging Greater Norwich Local Plan (GNLP) Policy 2 establishes standards for energy efficiency in new development and Policy 6

¹⁵ National Planning Policy Framework (2021), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

encourages flexible building design to encourage local working and business opportunities.

61. As part of developing the NDP, AECOM were commissioned to develop a design guide and codes document for Lingwood & Burlingham. Key elements to come out of this work in terms of the design context include the creation of five-character areas (**Figure 12**):

- **CA1- Lingwood**
- **CA2- North Burlingham**
- **CA3- Burlingham Green**
- **CA4- South Burlingham**
- **CA5- Countryside**

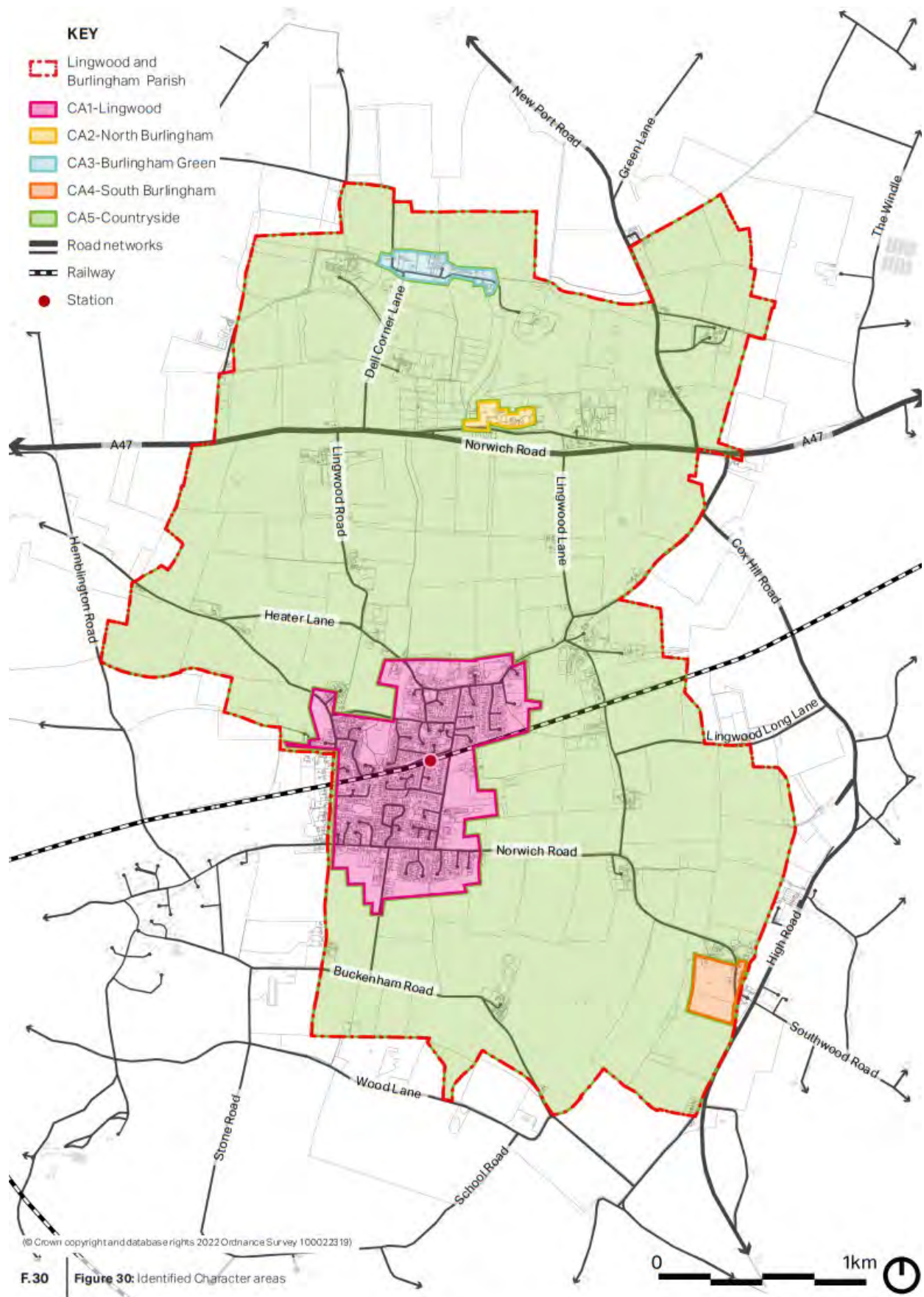


Figure 12- Lingwood & Burlingham Character Areas

62. **CA1- Lingwood** is located in the southwest of the parish and comprises the largest settlement within the parish. Typical typologies within this character area include one storey detached and semi-detached bungalows and two storey houses situated within cul-de-sacs. The majority of properties have large driveways and setbacks. The roof types are a mix of pitched with open gables and hipped roofs. Building materials are a mix of red brick, gault brick, clay tiles, red pantiles, white rendering, wooden cladding, and thatched roofs. The boundary treatments in CA1 are low red brick walls, wooden fencing, and hedges.



Figure 13- Examples in CA1 (AECOM, 2022)

63. **CA2- North Burlingham** is a small linear settlement within the north of the parish. Many of the buildings within this character area front onto Main Road. Typical typologies include detached houses and bungalows between 1 to 2 storeys and small-scale commercial and light industrial buildings between 1 to 3 storeys. Residential homes include red brick, red pantiles, and clay tiles. The boundary treatments between houses and roads are a mix of low red brick walls, wooden fencing, and hedges. Commercial and light industrial units include wooden cladding, red brick, gault brick and corrugated metal roofs. Boundary treatments for industrial units are taller wooden or metal fencing.



F.36



F.37



F.38



F.39

Figure 14-Examples in CA2 (AECOM, 2022)

64. **CA3- Burlingham Green** is a mainly linear settlement in the northernmost area of the parish. It has a rural character and predominantly comprises 1 to 2 storey detached and semi-detached houses with large front gardens and detached garages. The roofline includes hipped and open gable pitched roofs with some examples of dormer windows. Building materials include red brick, red pantiles, painted brickwork, grey slate tiles and thatched roofs. The boundary treatment within CA3 is low hedgerows. Many of the properties within this character area front onto The Green.



Figure 15- Examples in CA3 (AECOM, 2022)

65. **CA4- South Burlingham** is situated along the south-eastern boundary of the parish and includes a compact cluster of cul-de-sacs splaying out from the Norwich Road, High Road, and Southwood Road. Residential properties vary between 1 to 2 storey and the materials include red brick, gault brick, white rendering, clay ridged tiles and red pantiles. South Burlingham includes a few light industrial buildings on a plot accessible via Norwich Road. Industrial units' range between 1 to 2 storey and the materials include gault brick, grey timber cladding and corrugated metal roofs. The boundary treatments in CA4 are low red brick walls, wooden fencing, hedges, and trees.
66. It is important to note that only the western half of South Burlingham falls within the parish area.



Figure 16- Examples in CA4 (AECOM, 2022)

67. **CA5- Countryside** is the largest character area within the parish and includes land outside the key settlements of Lingwood, North Burlingham, Burlingham Green and South Burlingham. The landscape within this character area is typically characterised as flat with low-lying agricultural fields, isolated farmsteads, and rural lanes. The majority of buildings are two storey with hipped and open gabled roofs and materials including

red brick, timber cladding, red pantiles, black glazed pantiles and thatched roofs. The boundary treatment between farmsteads and the road are dense hedgerows, low red brick walls or wooden fencing.



Figure 17- Example in CA5 (AECOM, 2022)

68. It is important that any future development respects current design principles, with an emphasis on retaining the local rural character and ensuring that it is not diluted.
69. As well as this, more ambitious standards are welcomed in the design of homes such as water efficiency standards to help reduce portable water use in homes by 100 litres per person per day through a fixtures and fittings-based approach. The Government's Environment Improvement Plan¹⁶ sets ten actions in the roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.
70. Whilst there is a considerable amount of general detail relating to design in existing policy, the NDP introduces requirements that are more specific to Lingwood & Burlingham. The Lingwood & Burlingham Design Guidance and Codes Document (2022) provides a baseline assessment of local character, views, and natural infrastructure that enables this. The design codes included within this report will be a valuable tool for securing context-driven, high-quality development, especially on potential sites that might come forward in the future. They will also provide greater certainty to developers and the community and help secure development that is designed to meet community aspirations.

¹⁶ [Environmental Improvement Plan \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/105444/environmental-improvement-plan.pdf)

Policy 4: Design

All development proposals should be consistent with the Lingwood and Burlingham NDP Design Guidelines and Codes (2022) for the specific character area in which it is located. The character areas are:

- CA1- Lingwood
- CA2- North Burlingham
- CA3- Burlingham Green
- CA4- South Burlingham
- CA5- Countryside

Applicants should complete relevant sections in the Design Codes Checklist set out in Appendix B when formulating their proposals to determine their acceptability. The following design considerations are especially important to the area:

- a. Density in new residential developments should take into consideration and respond to the existing scale and density of housing in the surrounding local area.
- b. New development must have due regard to the heights of other buildings in the character area and the generally low profile of buildings. This means typically not exceeding two storeys and having pitched or hipped roof styles.
- c. The building line of new development should be in conformity with the existing arrangement of buildings.
- d. Materials and colours should respect the specific character area, local vernacular and be in keeping with the local rural character (Examples are given in Design Code BF08).
- e. New front and back gardens should complement the current character areas dimensions as highlighted in Design Code BF02.
- f. New development should preserve mature trees and integrate new trees and vegetation to deliver biodiversity net gain and provide habitat opportunities for local wildlife.
- g. New or existing development proposing boundary treatments should be consistent with neighbouring properties offering features such as hedges, low red brick walls and wooden fencing.
- h. All developments should strive for high quality design that meets the climatic targets for CO₂ emissions and are encouraged to incorporate wherever possible green design elements as detailed in the codes EE01 to EE06 in the Design Codes.
- i. All new development should have consideration to Design Code SL02 and SP01 and encourage the promotion of active travel.

All new built developments should conform to the 'Secured by Design' principles and the Neighbourhood Development Plan will support development proposals aimed at improving community safety¹⁷.

Residential Parking

71. As set out in the NPPF maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network. Norfolk County Council updated their parking standards in 2022 to reflect use class changes¹⁸; as stated in the residential dwelling houses section of this document it is now recognised that providing a reduced number of parking spaces in developments does not discourage people from owning a car.
72. Due to the layout of existing streets and buildings, on and off-street parking areas are a necessity for households in Lingwood & Burlingham. However, they should not be unsightly or dominate views towards properties. Parking provision should be well designed to retain the attractiveness of the village and ensure a 'sense of place' within residential streets. Parking is an important consideration in the Design Guidance and Codes (2022). The policy approach for **Policy 5** is to ensure that all development, where relevant, considers the suitable design approaches being drawn out of the Design Guidance and Codes to reduce any further impacts within the village.

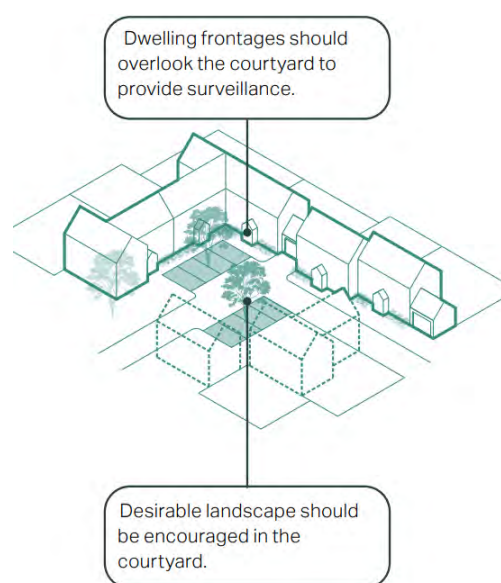


Figure 18- Illustrative diagram showing an indicative layout of parking courtyards from AECOM Design Codes and Guidance (2022, pg 55)

¹⁷ Secured by Design aims to achieve a good standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable Natural Surveillance and create a sense of ownership and responsibility for every part of the development- [Secured By Design - Secured By Design](#) and [Secured By Design - Design Guides](#)

¹⁸ [Parking Guidelines for new developments in Norfolk](#)

Policy 5: Residential parking standards

Proposals should make sure they have considered all appropriate points made under Design Code SP02 Car Parking Solutions and Section 10- Car parking of the Design Guidelines (2022) and Design Checklist in Appendix B.

All parking areas and driveways should be designed to improve impervious surfaces.

All parking areas and driveways are encouraged to provide opportunities for electric vehicle charging points.

On Street Parking

The streetscape should not be dominated by continuous on-street parking spaces. Tree planting and other gaps including parking bays of different paving materials should be incorporated.

On-plot parking

Where possible locate parking to the side of properties and ensure landscaping is used to avoid car parking being obtrusive in the street scene. If front parking is used, then its presence should be minimised through high quality and well-designed soft landscaping. Appropriate dimensions are detailed under SP02.

Garage parking

Garages should be integrated into the design of the dwelling or complement the architectural style of the main building as a free-standing structure rather than forming a mismatched unit.

The minimum garage size should be 7 metres by 3 metres to allow sufficient space for cars and storage including bicycles or electric vehicle charging points should be considered.

Courtyard parking

Parking bays must be arranged into a maximum group of 4 spaces. They should be interspersed with soft landscaping and complement the public realm.

Natural Environment

73. Lingwood & Burlingham parish has special qualities from an environmental and landscape perspective. North Burlingham, Burlingham Green and land in the north and west of the parish fall within the Broadland District Council Landscape Character Area Blofield Tributary Farmland, whereas Lingwood, South Burlingham and land in the south and east of the parish fall within the Freethorpe Plateau Farmland Landscape Character Area. The northern boundary of Lingwood's settlement edge forms the boundary between these two separate landscape character areas.
74. The **Freethorpe Plateau Farmland Landscape Character Area** comprises low lying large and flat agricultural fields, with a fragmented hedgerow structure. This open, rural character provides expansive views of the arable landscape. With the exception of Lingwood, settlements are sparse and take the form of ancient hamlets and isolated farmsteads.
75. The **Blofield Landscape Character Area** is defined as a substantial area of gently undulating tributary farmland that extends between the Yare and Bure River valleys. Land use within this area is dominated by arable farmland, with medium to large arable fields and intact and dense hedgerow field boundaries.



76. There are no Natural England statutory designated sites in the neighbourhood area, though there are several important designations within 2km, this includes:
- The Broads Special Area of Conservation (SAC)
 - Broadland Ramsar and Special Protection Area (SPA)
 - Yare Broads and Marshes Site of Special Scientific Interest (SSSI)
 - Cantley Marshes SSSI
77. The Broads (SAC) and Broadland (SPA; Ramsar) contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes, and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK.

78. There are three County Wildlife Sites (CWS) within the NDP area and one adjacent:

- Belt Plantation
- Church & Drive Plantation
- Buckenham Wood (Adjacent Ancient Woodland)

79. County Wildlife Sites are areas of land rich in wildlife outside of nationally protected areas such as National Nature Reserves and Sites of Special Scientific Interest (SSSI). They do not receive statutory protection but are given some protection through the planning system. Wildlife sites are marked on **Figure 19**.

80. Natural England also identifies that there are important habitat networks within the plan area, these are shown in **Figure 20**. Parts of the parish contain Priority Habitats for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population. The predominant type of priority habitat is deciduous woodland and traditional orchard.

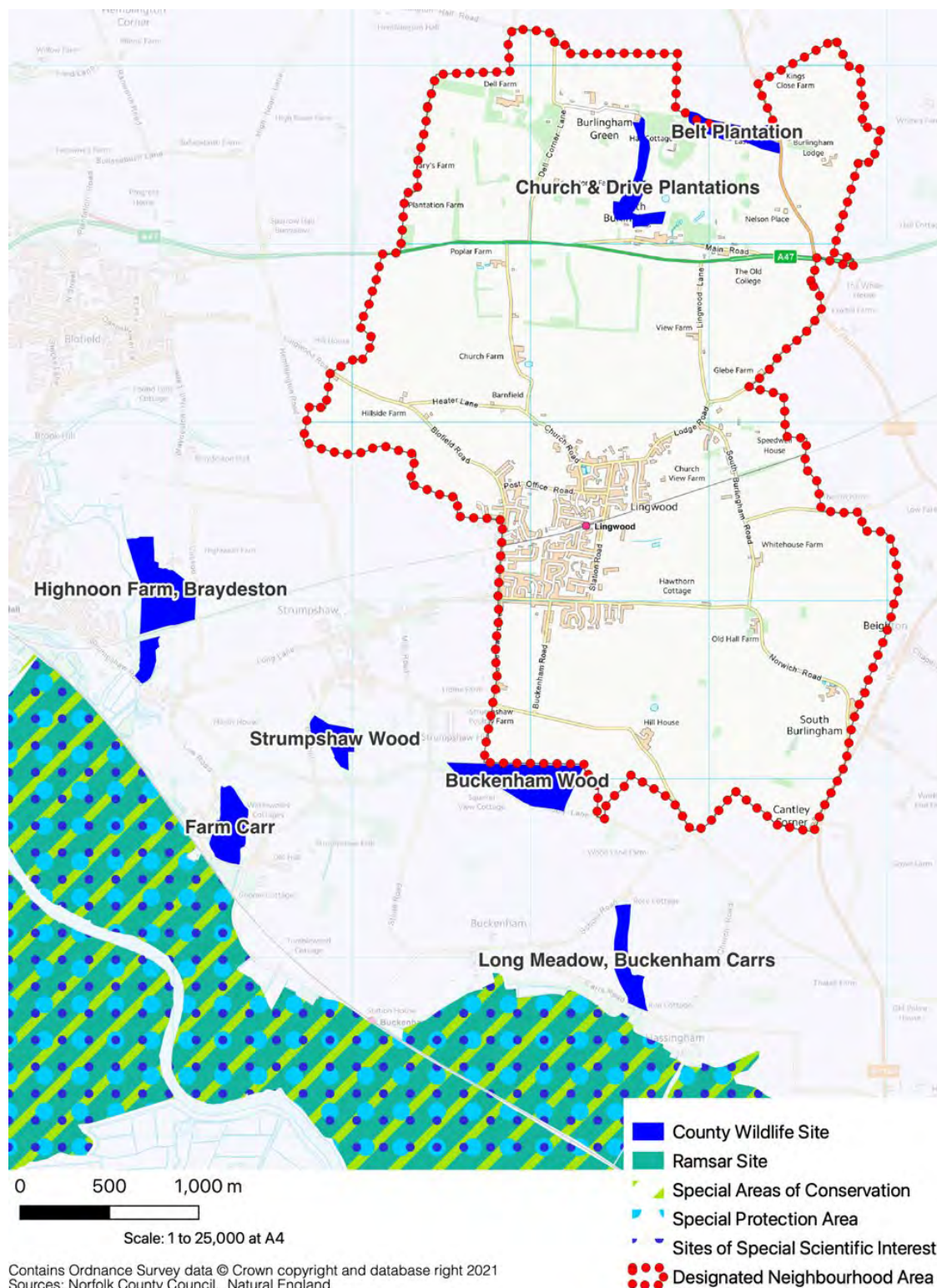


Figure 19-Wildlife Designations in close proximity of the Parish (Source: Natural England, 2019; Norfolk County Council, 2021)

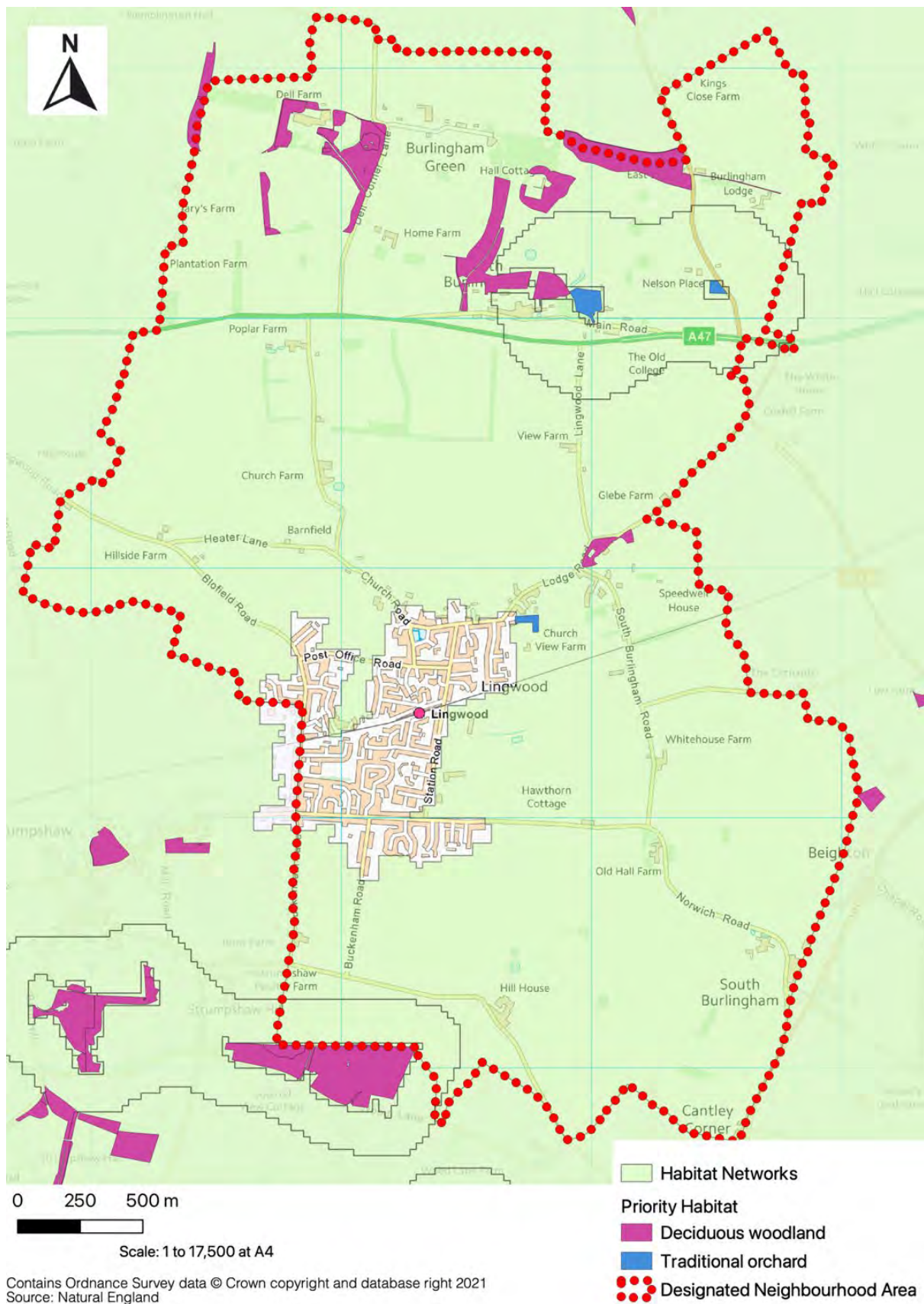


Figure 20- Habitat Networks in Lingwood & Burlingham (Source: Natural England, 2021)

Dark Skies

81. The National Planning Policy Framework (NPPF) notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. Planning policies and decisions should: *“limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*¹⁹.
82. Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote *“more light is not necessarily better light”*²⁰ is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas²¹. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:
- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
 - Lighting which is directed downwards.
 - Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources.
 - Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights²².
 - Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.
83. The CPRE Dark Skies Mapping²³ shows that much of the Parish, apart from the built-up parts of Lingwood and along the A47, falls into the darkest categories, suggesting that as a whole the parish has relatively dark skies with very little light pollution. There is no streetlighting in Lingwood or the Burlingham’s at present.
84. Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village and could harm wildlife such as bats. Useful practice guidance documents have been made in relation to obtrusive lighting which applicants are encouraged to make themselves aware of and review these when developing proposals²⁴. It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated

¹⁹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/policy-framework)

²⁰ [Light pollution - GOV.UK \(www.gov.uk\)](https://www.gov.uk/light-pollution)

²¹ [LightingPlanGuidelines.pdf \(darksksociety.org\)](https://darksksociety.org/LightingPlanGuidelines.pdf)

²² [Towards-A-Dark-Sky-Standard-V1.1.pdf \(southdowns.gov.uk\)](https://southdowns.gov.uk/Towards-A-Dark-Sky-Standard-V1.1.pdf)

²³ [England’s Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk/England's-Light-Pollution-and-Dark-Skies)

²⁴ [Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](https://bats.org.uk/artificial-lighting-guidance-buildings-planning-and-development), [layout \(bats.org.uk\)](https://bats.org.uk/layout) and [Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals \(theilp.org.uk\)](https://theilp.org.uk/Guidance-Note-1-for-the-reduction-of-obtrusive-light-2021)

with new development and the evidence and national guidance on the benefits of sensitive lighting may encourage better design choices by others.

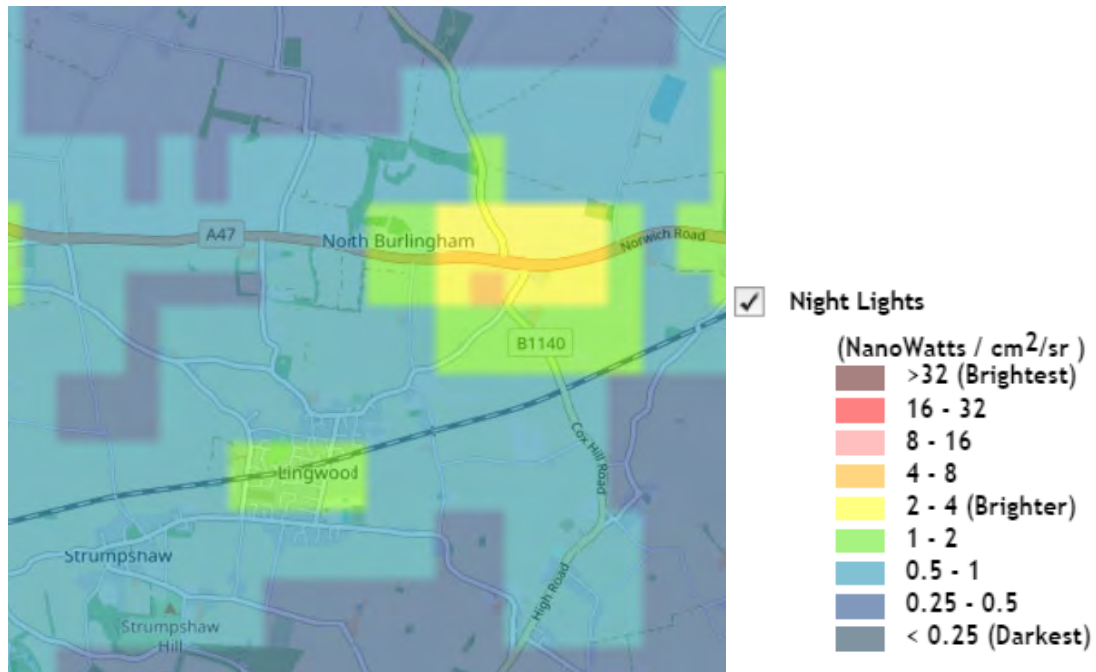


Figure 21- Dark Skies (Source: CPRE, 2022)

Policy 6: Dark Skies

Proposals including external lighting in locations that are likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of health and safety or security on public footways.

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.

To minimise light pollution all planning proposals should have regard to Design Code SP04 in the Design Codes and must respect the following criteria in relation to external lighting:

- Fully shielded (enclosed in full cut-off flat glass fitments).
- Directed downwards (mounted horizontally to the ground and not tilted upwards).
- Avoid dusk to dawn lighting introducing timed motion detectors.
- Avoid the use of artificial lighting and use warm coloured low-energy lamps such as LED, metal halide or fluorescent sources²⁵.

Biodiversity and Green Corridors

85. Local people are enthusiastic about protecting trees, hedges, and green spaces, and being able to access the surrounding countryside for recreational purposes. Many residents told us at the community engagement events about how the green nature of the parish is one of its special qualities that must be preserved.
86. Legislation and the NPPF (chapter 15) afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This includes the need for biodiversity net gain (BNG) as part of developments. Para 174 of the NPPF supports the mapping of ecological assets and networks, including for enhancement or creation. Paras 96 -101 covers protecting existing green open spaces and creation of new ones. The NPPF also makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined.
87. Green Infrastructure Planning and Design guidance²⁶ has recently been published by Natural England to help planners and designers develop plans, including neighbourhood plans, with multifunctional green infrastructure at the heart. Different 'building blocks' of green infrastructure referenced in the guidance include orchards, allotments, features for species, green spaces, SuDS, traffic-free routes, more natural spaces (including woodlands, grassland, scrub, and hedgerows) and so forth. These are

²⁵ Evidence suggests that using warm coloured LEDS (max 3000 kelvin) reduces insects being attracted away from the dark corridor and dark skies. If insects are attracted away from foraging areas, then this affects bats and other wildlife. Research also by Boyes et al 2021 shows that artificial lighting is likely to be contributing to overall declines in the moth population reducing prey availability for all bat species. Source: [Jan-2022-Final-Dark-corridors-for-bats.pdf \(devon.gov.uk\)](#)

²⁶ [Design Guide - Green Infrastructure Framework.pdf \(naturalengland.org.uk\)](#)

all elements that were considered when developing the green corridors in this plan to ensure wildlife connectivity through green elements of the parish's landscape can be considered for new development. This includes the connectivity of pathways from already existing orchards, natural spaces, hedgerows, trees, and blue bodies.

88. The Environment Act (2021) requires all development schemes to deliver a mandatory 10% BNG, which should be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must 'leave biodiversity in a better state than before'. This will become law from November 2023, however, for smaller sites it will apply from April 2024, with secondary legislation and further detail yet to come. There will be three ways to deliver BNG, onsite within the site curtilage, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within the District Council area.
89. The Local Plan has general policies on protecting the landscape and its features including protecting nocturnal character and important views, enhancing biodiversity, and supporting a green infrastructure network. In the emerging GNLP Policy 3 development is required to provide a 10% net gain in biodiversity. The local authority also has green infrastructure projects plan in place called the BDC East Broadland GI Project Plan (2015)²⁷. Projects 2, 3 and 14 are relevant to our parish and are about the Burlingham Trails Cycling and Walking Routes, Attractions and Facilities Project and South-East Lingwood GI Connectivity Project (**Maps in Appendix E**). The projects include improving routes for the community to include circular walking routes, new signage and attract people to use the areas for recreation. Further detail can be read in their project plan but Project 14 particularly links into some of the areas being identified as green corridors in the neighbourhood plan and potential to improve access links and wildlife connectivity from South Burlingham to Beighton.
90. It is also important to note that when developers are making improvements to existing areas or creating new development, green infrastructure for public access and for biodiversity cannot always use the same space.
91. As part of developing the Neighbourhood Development Plan, green corridors have been identified to connect areas of wildlife habitat across the built-up area of the parish. Each green corridor will be a focus for the community and landowners to increase biodiversity and connectivity, for example by planting more trees and hedges, by allowing grassland areas to grow wilder, and by installing features like bird and bat boxes. These should also be a target for BNG where it is not feasible to deliver improvements on site.

²⁷ Broadland District Council East Broadland GI Project Plan (2015). Source: [Microsoft Word - East Broadland GI Project Plan.docx \(southnorfolkandbroadland.gov.uk\)](#)

92. The green corridors in **Figure 22** and shown on the **Policies Map in Appendix A** have been identified according to the following principles:
- The location of designated and locally important wildlife sites.
 - Areas of habitat between these sites which enable high quality core habitats to be connected by corridors, especially areas identified by Natural England as having potential for habitat networks.
 - Other locations where existing priority habitats or habitats such as woodland and hedges can be connected and augmented.
93. The four maps shown in **Appendix D** show the principles followed to identify the corridors in **Figure 22**.
48. These green corridors link key blocks of habitat in the Lingwood & Burlingham area, identifying where there is likely to be best opportunity for improved ecological connectivity. Green corridors benefit wildlife and people. Mammal species such as hedgehogs and bats, many species of birds including barn owls and yellow-hammers, and numerous insect and plant species require continuous habitat features to thrive. Many wildlife species have reduced in abundance because of habitat destruction and fragmentation, and green corridors will go some way to reducing this trend.
94. In addition to wildlife benefits, green corridors can be combined with other uses such as footpaths, which means there would also be benefits for residents and visitors to the parish. Spending time close to nature is good for mental and physical wellbeing, and these Green Corridors would increase the opportunity for people to do this, either through recreation on publicly accessible land or through assisting with conservation activities. There is also evidence that Green Corridors can mitigate flooding by intercepting and slowing run-off in high rainfall events. Sustainable Drainage Systems (SuDS) can be used to provide multiple additional benefits as well as water management, such as wildlife, biodiversity, and recreation.
95. A Local Nature Recovery Strategy is being prepared. This will feed into the National Nature Recovery Strategy and focus on priorities for nature recovery including mapped areas of the most valuable existing areas of nature and specific proposals for creating and improving habitat for nature and wider environmental goals²⁸. Once this local strategy is available it should be considered by applicants.

²⁸²⁸ [Local nature recovery strategy statutory guidance \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

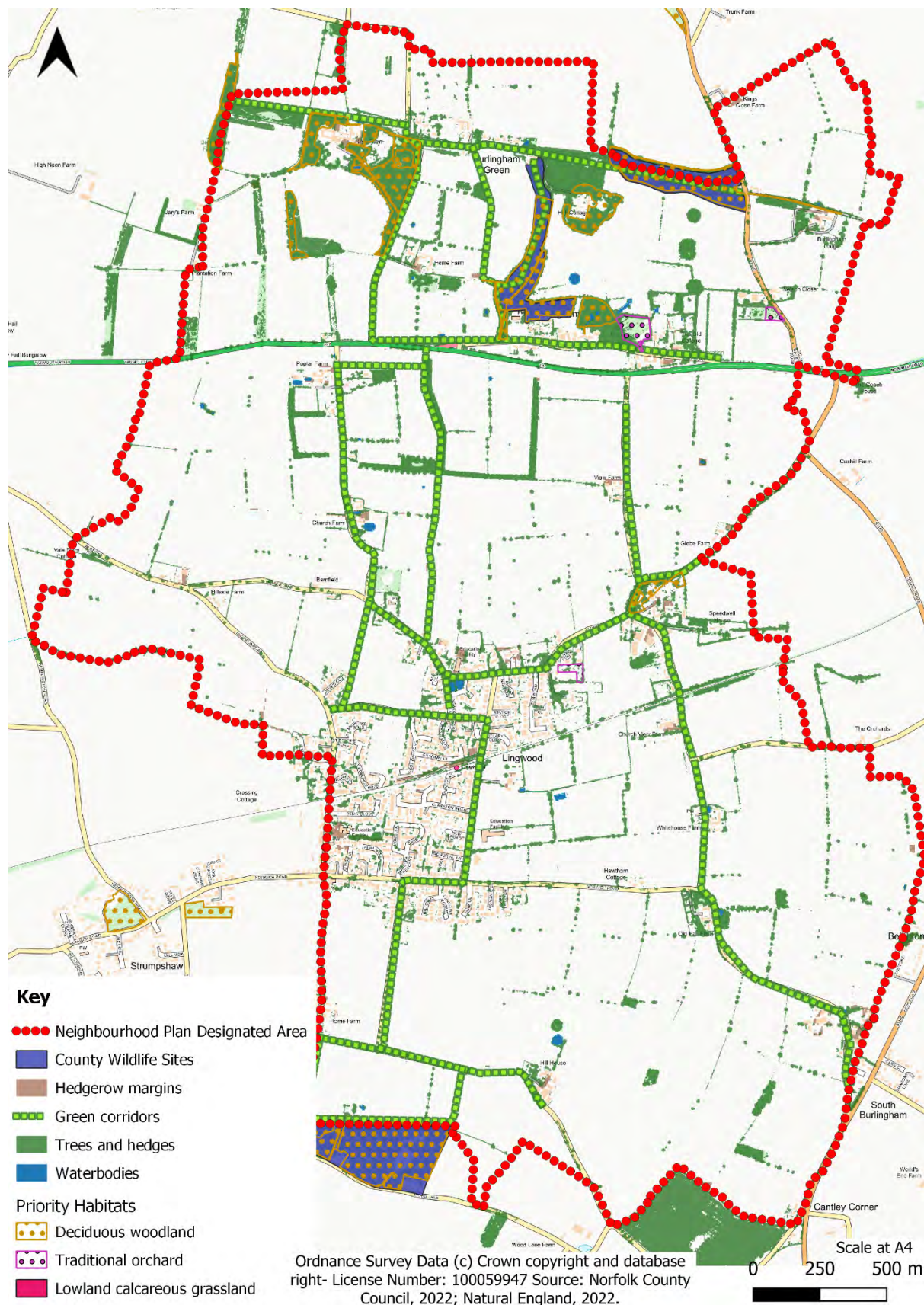


Figure 22-Green Corridors

Policy 7: Biodiversity and Green Corridors

The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. Where required, a 10% Biodiversity Net Gain (BNG) should be achieved in the following ways:

- a) Delivery of BNG on site wherever possible. If it can be demonstrated that this is not feasible, or BNG delivered offsite is demonstrated to be of greater ecological benefit, then delivery elsewhere in the Parish boundary should be explored prior to the use of credits. The Green corridors identified in **Figure 22** should be a starting point for delivering BNG within the parish;
- b) Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as county wildlife sites, priority habitats or corridors to those sites);
- c) Development will deliver or extend habitats onsite to reduce the loss, to reduce the loss of these valued habitats through fragmentation. This can include ponds, native species rich hedges and orchards;
- d) Provide a higher percentage of native species²⁹, in comparison to non-native species, in their soft landscaping plan, with all new landscaping schemes designed to achieve clear ecological objectives (provide for pollinators; improve local habitat connectivity; provide missing habitat etc.).

Through effective layout and design, development should recognise the location of existing green infrastructure and support appropriate uses and functions eg. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure; and

Hedgerow and trees should be protected and incorporated into development schemes. Any loss of trees or hedgerow must be compensated for by adequate replacement provision of greater value than the tree or hedgerow lost, proportionate to the development proposed. Focus should be on achieving the right tree in the right place. Developers should ensure local ecological connectivity is maintained and sufficient space³⁰ is made available on the development site for this unless exceptional circumstances can be demonstrated.

Development within or adjacent to a Green Corridor will be required to:

²⁹ Examples of native species in Norfolk can be found on the Norfolk Wildlife Trust website including plants and trees which support species like terrestrial invertebrates. Source: [Species explorer - Norfolk Wildlife Trust](#)

³⁰ Sufficient space should be considered on a case-by-case basis to the specific site's circumstances. The spread of trees could be between 10 to 20m. Guidance found elsewhere could be useful to consider as an information tool when working on applications. Source Leeds City Council: [Guideline distances from development to trees.pdf\(leeds.gov.uk\)](#)

-
- I. Demonstrate an improvement in overall habitat connectivity;
 - II. Enhance the function of the corridor; and
 - III. Demonstrate how it will mitigate anything which reduces the ability of wildlife to move through the corridor, including barriers like buildings and hard surfaces, redirecting water courses, adding artificial lighting, and insensitive management of habitats e.g. hedge cutting in the bird breeding season.
-

Community Action 1: Local Action to Encourage Wildlife

The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in people's gardens.

This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild patches.

In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.

Local Green Space



96. The NPPF sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.
97. The designation should only be used where:
- The green space is reasonably close to the community it serves;
 - The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and
 - The green area concerned is local in character and is not an extensive tract of land.
98. As set out in the Natural England Green Infrastructure Design Guidance (2023) green spaces are often the foundation of a community's sense of identity including their wellbeing, social cohesion, and sense of place. The public realm and network of green infrastructure accessible to the public is important as it represents investment by past generations, including the historic environment and heritage features, and also contributes to the embodied carbon. In the community engagement sessions residents shared their views in person and via the Have Your Say Forms on what they love about the neighbourhood area's environment. Many general comments were received about the importance of having the countryside on the doorstep, preserving green spaces in the village, and supporting the natural environment to thrive. Popular places listed for protection included the Millennium Green, Village Pond and Burlingham Woods.

Lingwood Allotments



Peters Diamond Jubilee Woodland



Millennium Green, Lingwood



Lingwood Village Hall Fields



Lingwood Village Pond



Clamps Orchard, North Burlingham



The Green, North Burlingham



Church Farm Orchard, North Burlingham



99. This feedback helped to direct the assessment work that has been undertaken to consider which green spaces should be designated. Overall, a robust process has been followed:
- Initial ideas were suggested by residents as part of consultation activities and further suggestions explored by the neighbourhood steering group.
 - These were reviewed to consider at a glance whether they would meet the national criteria for designation.
 - A site visit was undertaken by the steering group and further evidence gathered on each of the initial green spaces discussed.
 - An assessment against the national criteria for LGS was made for each of the potential areas.
 - Landowners were contacted to make them aware that their land was being considered for local green space designation and to invite them to make representations;
 - A final decision was made by the Parish Council and steering group as to which green spaces to designate.
100. This NDP designates **8** Local Green Spaces for protection, these are identified in **Figure 23 and 24**, and on the **Policies Map in Appendix A**. These are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation. Justification for each Local Green Space is found in Lingwood & Burlingham NDP Local Green Space Assessment.
101. The Local Green Space policy is important, as is the precise wording. Paragraph 103 of the National Planning Policy Framework sets out that, “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” The justification for the policy wording used here is provided in **Appendix C**.

Policy 8: Local Green Space

The areas listed below and shown in Figure 24 are designated as Local Green Spaces:

1. Lingwood Allotments
2. Peters Diamond Jubilee Woodland
3. Millennium Green, Lingwood
4. Lingwood Village Hall Fields
5. Lingwood Village Pond
6. Clamps Orchard, North Burlingham
7. The Green, North Burlingham
8. Church Farm Orchard, North Burlingham

These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations.

New buildings are inappropriate development, with the only exceptions to this:

- a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland;

- b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;
- c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or
- d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

Other appropriate development includes:

- a) Engineering operations that are temporary, small-scale and result in full restoration;
- b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or
- c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.

Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.

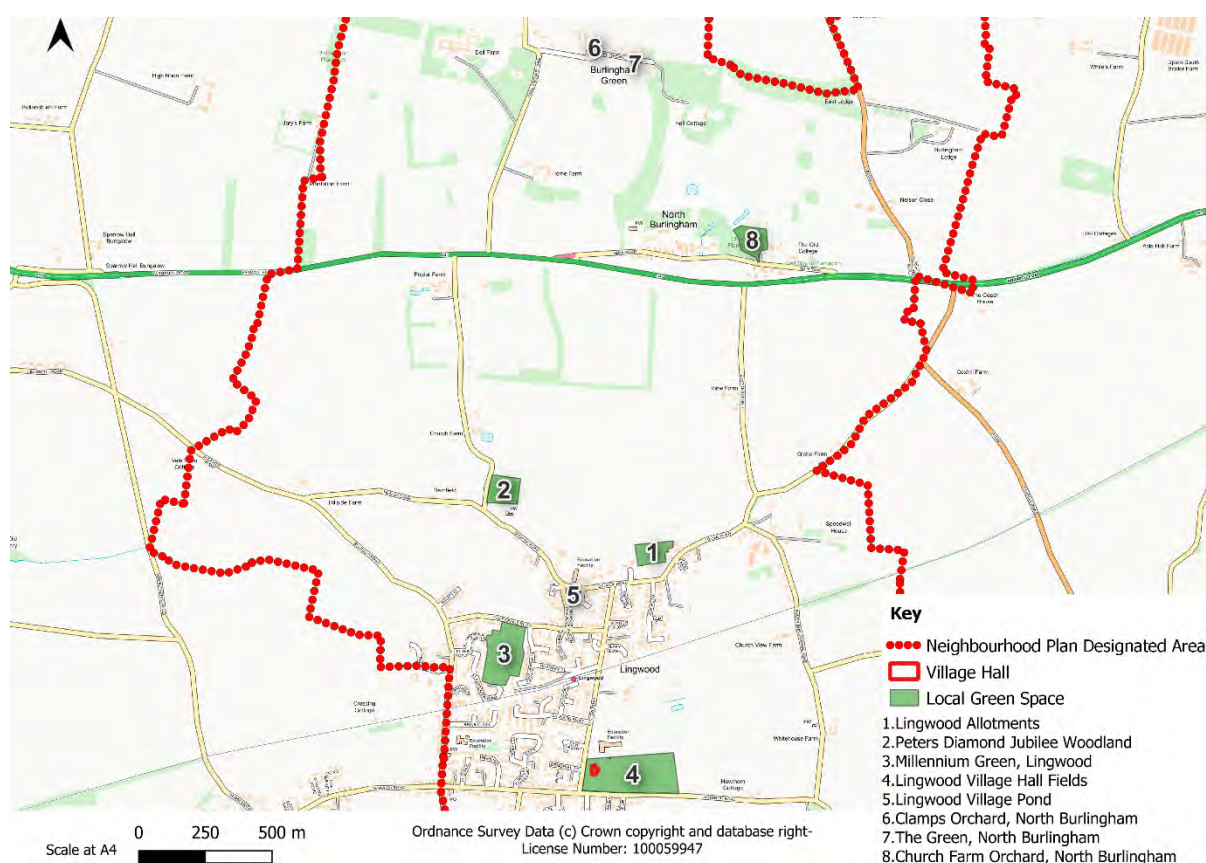


Figure 23- Local Green Spaces

Important Local Views

102. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes, recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the NDP area that are of particular importance to the local community. Building on national and local planning policy, the NDP identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.
103. At the community engagement sessions residents shared their views in person and via the Have Your Say Form on what they love about the local environment. This included views of Lingwood Church, big skies and being able to see open vistas across the surrounding countryside.
104. Overall, the Neighbourhood Development Plan seeks to protect 4 public views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in **Lingwood & Burlingham's Neighbourhood Development Plan Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in **Policy 9** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

View 1: St Peter's Church, Lingwood from Post Office Road



View 2: St Edmund Church, South Burlingham from public footpath adjacent to Church View Farm and from the Village Hall Back Field



View 3: St Edmunds Church, South Burlingham from the back field of Lingwood Village Hall



View 4: St Andrews Church, North Burlingham from Main Road



Policy 9: Protection of important local views

The following 4 views (shown in **Figure 25** and described in Lingwood & Burlingham's Neighbourhood Development Plan Views Assessment) are identified as important public local views:

1. St Peter's Church, Lingwood from Post Office Road
2. St Edmund Church, South Burlingham from public footpath adjacent to Church View Farm and from the Village Hall Back Field
3. St Edmunds Church, South Burlingham from the back field of Lingwood Village Hall
4. St Andrews Church, North Burlingham from Main Road

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

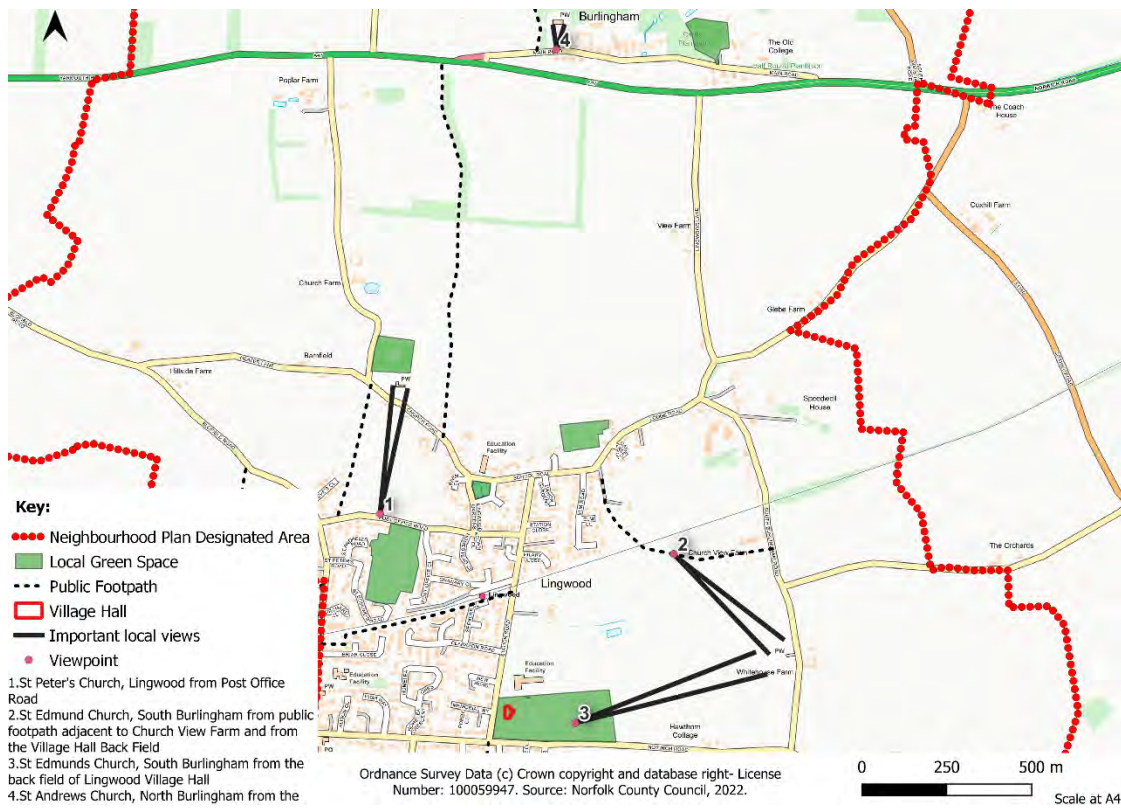


Figure 25: Important Local Views

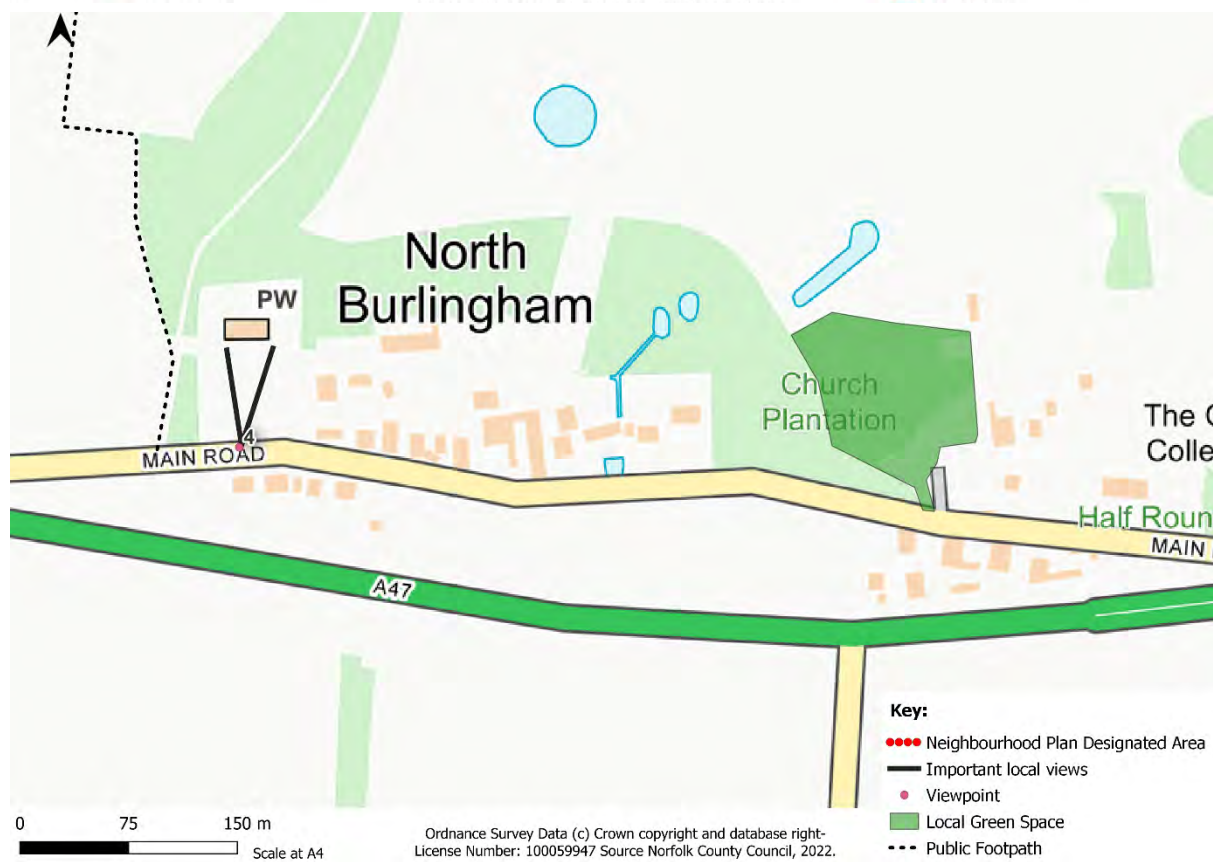
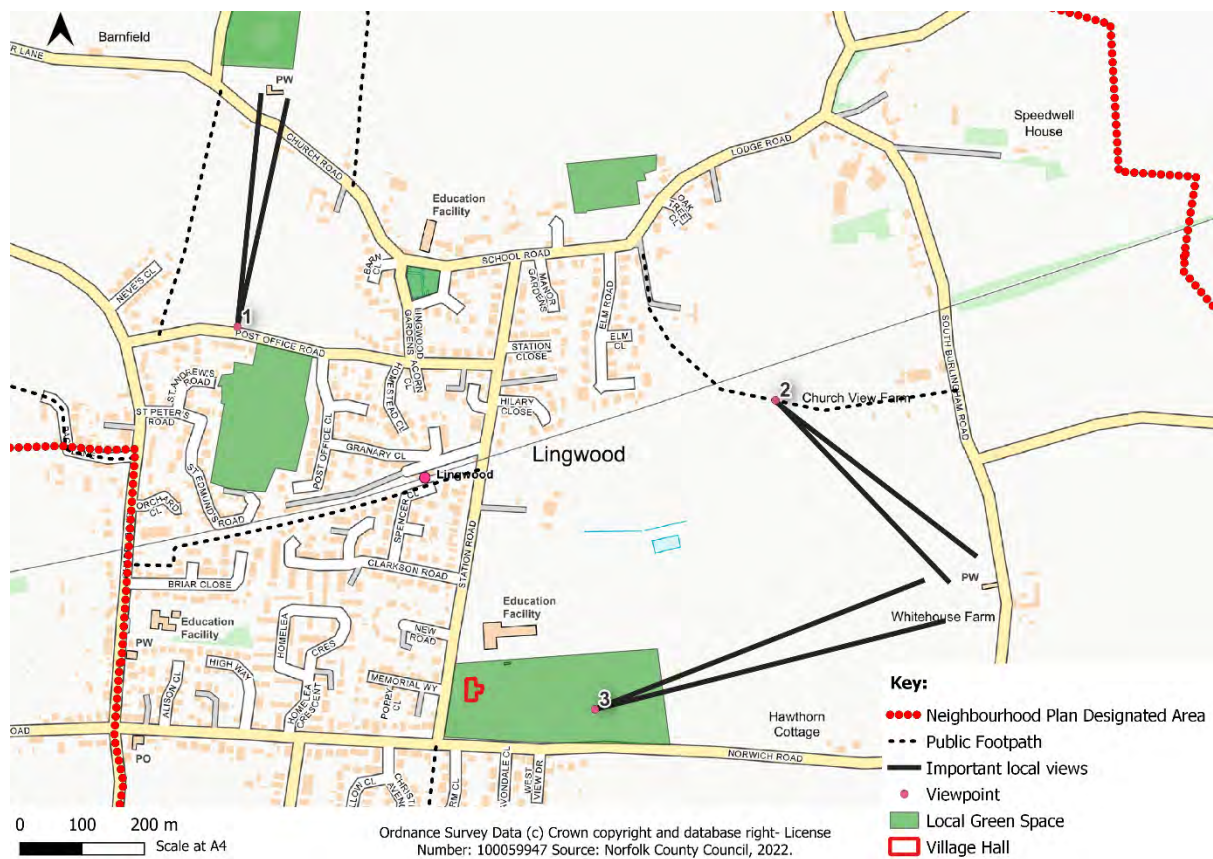


Figure 26- Further maps of the important local views

Surface Water Management

105. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to biodiversity and the natural environment more widely. The settlement is situated within Flood Zone 1 meaning that flood risk is unlikely to be a constraint on development in the plan area. The nearest high risk flood area from rivers or the sea is to the southeast of the parish boundary along the River Yare and dykes, water courses coming off of this (**Figure 27**).

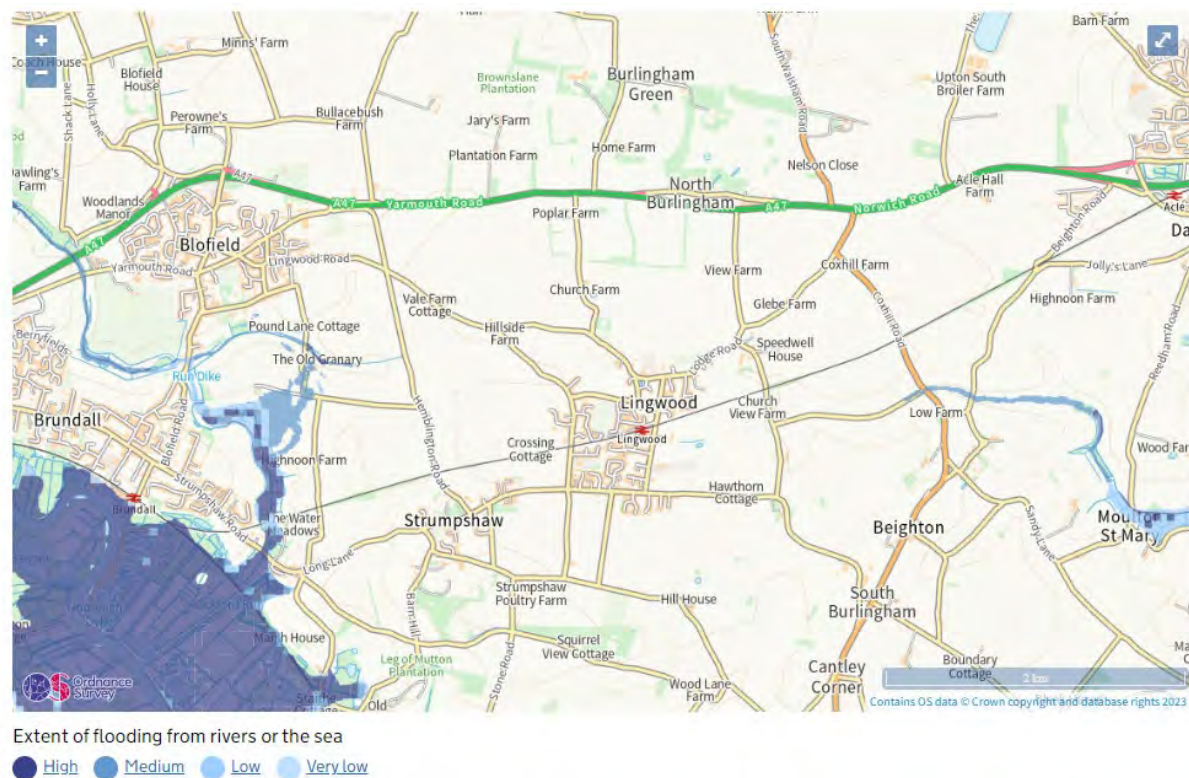


Figure 27- Extent of Flood Risk from Rivers and the Sea (Source: Environment Agency, 2023)

106. However, Environment Agency future flood risk modelling shows that there is medium and high risk of surface water flooding in parts of the parish, including the main settlement of Lingwood, see **Figures 28 and 29**. The mapping indicates this mainly affects highway, but it extends into property/gardens along Post Office Road and Memorial Way.

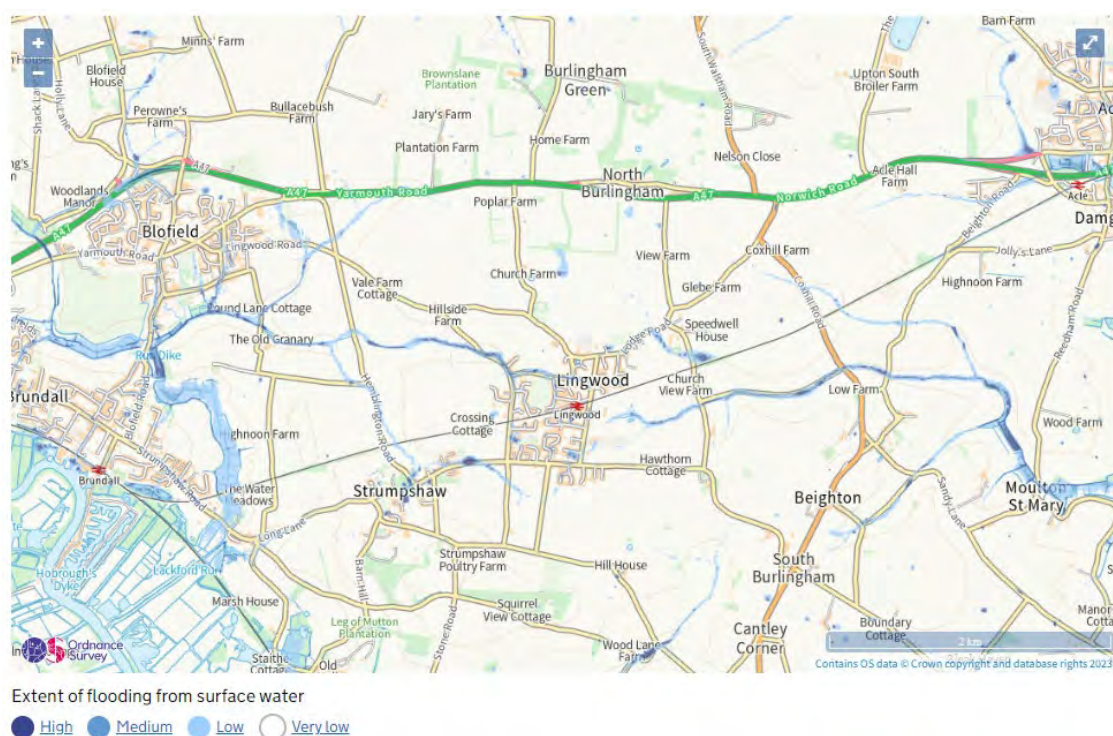


Figure 28-Surface Water Flood Risk within the parish (Source: Environment Agency, 2023)

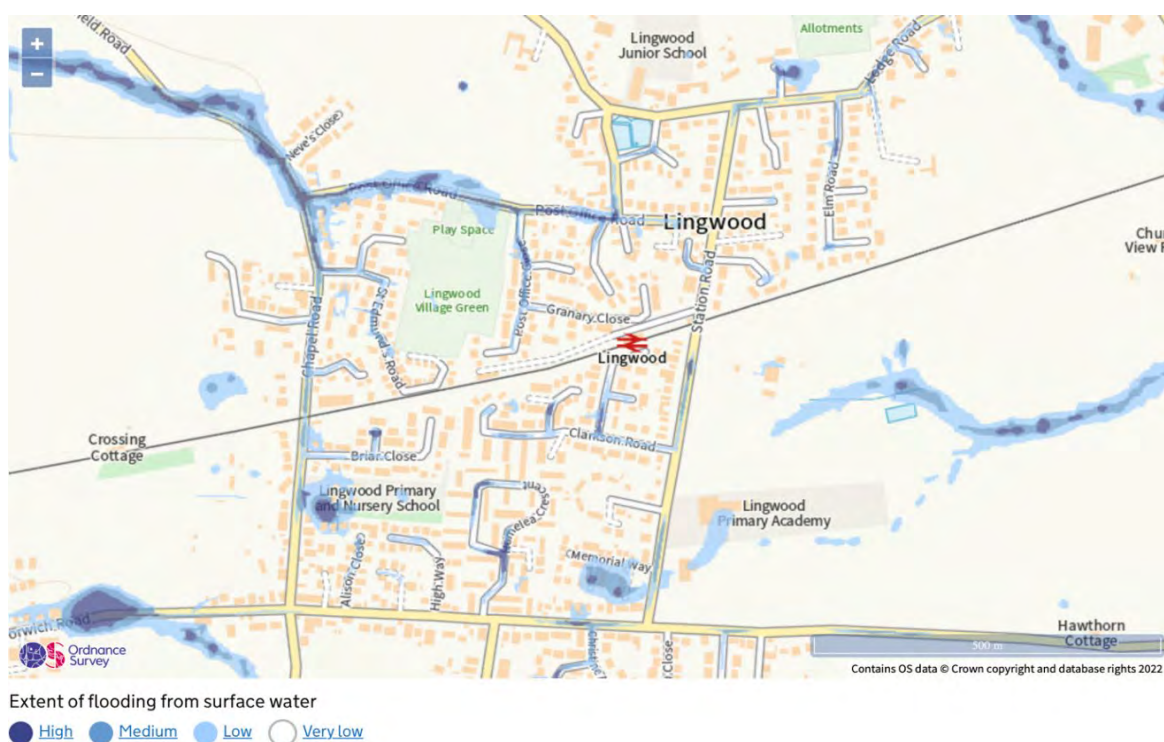


Figure 29: Surface Water Flood Risk within Lingwood (Source: Environment Agency, 2023)³¹

³¹ [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

107. The parish also falls within the watershed of the Internal Drainage District (IDD) of the Broads Internal Drainage Board (BIDB). The principal function of the IDBs is to provide flood protection within the Board's area³².
108. Chapter 14 of the NPPF, *'meeting the challenge of climate change, flooding and coastal change'*, seeks, amongst other things, to ensure that development addresses flooding and flood risk. This includes a focus on use of Sustainable Drainage Systems (SuDS). In line with national policy, the Joint Core Strategy (Policy 1) requires that flood risk is fully mitigated through appropriate design and engineering solutions. The emerging Greater Norwich Local Plan (GNLP) Policy 2 also addresses how flood risk should be minimised and development should not be placed in high flood risk areas.
109. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as Sustainable Urban Drainage Systems (SuDS). Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off.
110. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. The most sustainable option via SuDS is collecting the water for reuse such as rainwater harvesting system or with a water butt. However, when reuse isn't possible the other approaches are infiltration and attenuation. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration.
111. The Design Guidelines and Codes (2022) also addressed the importance of SuDS under Design Code **EE02** stating wherever possible SuDS should be incorporated into all new developments. The most effective type of SuDS would depend on site specific conditions including the underlying ground conditions. Some of the most effective SuDS are vegetated and use schemes of reusing surface water. Examples of SuDS in the design codes are rainwater harvesting (**EE03**) and permeable pavements (**EE04**).

³² 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.

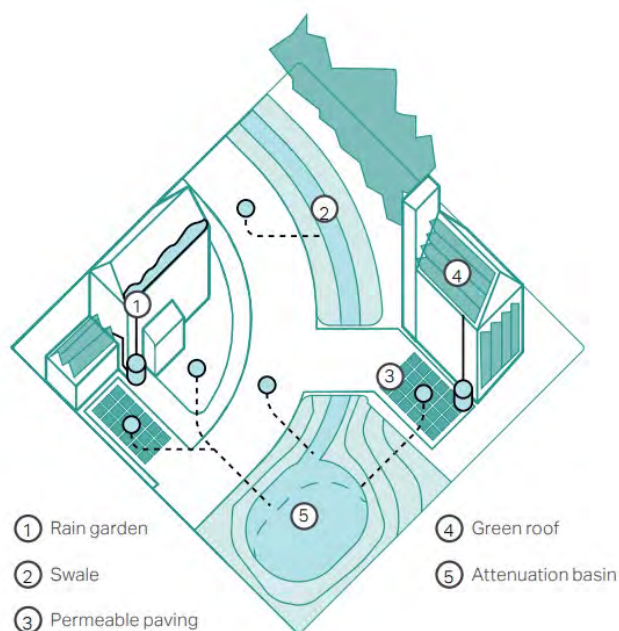


Figure 30- Example of different design elements to harvest rainwater (AECOM, 2022)

112. Encouraging sustainable design principles was also a key theme from the community engagement sessions. Different comments stated the importance of new homes being designed to a high standard with environmental credentials such as green roofs or grey water features.
113. The Lead Local Flood Authority (LLFA) also provides guidance for developers regarding surface water flood risk and drainage for proposed development³³. **Policy 10** focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat. SuDS schemes that consist of underground plastic/concrete boxes to store rainwater, although recognised to reduce flood risk by releasing rainwater more slowly will not deliver the additional benefits.

³³Norfolk County Council. LLFA Statutory Consultee for Planning: Guidance Document. Source: [Information for developers - Norfolk County Council](#)

Policy 10: Surface Water Flood Risk & Management

Proposals should have regard to the Design Guidelines and Codes Document (2022) and Design Codes EE02 to EE04 and incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. SuDS should be designed for the benefit of wildlife unless adequate justification is provided as to why they cannot be. These may include:

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

Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use.

Business and Community Facilities

114. Lingwood & Burlingham has a good range of services and facilities locally. These services meet many everyday needs and provide not only for the residents of the built-up-area, but residents in the more rural surrounding areas by serving a small local catchment, including outside of the parish, such as Strumpshaw and Beighton. These services also provide employment opportunities to local people, which is essential for establishing a sustainable community where people of all ages can live and work.
115. It is a thriving community with a variety of activities organised mainly in the community village hall/social club for residents of all ages³⁴. These activities include but are not limited to: park run, yoga, tiny tots, indoor bowls, football fun factory and table tennis. Other places of activity include the Play Park (South of Post Office Rd) and Burlingham Wood (north of Main Rd) which are public open spaces. There are also other recreational activities such as camping and fishing facilities, north of the parish.
116. The community services/facilities include, but are not limited to:
- Shops, takeaways, and places to eat-out (including Spar, Hug a Mug Café, Lingwood Chippy Ltd)
 - Schools (including Compass School Lingwood- Short Stay and Lingwood Primary Academy)
 - Places of worship (such as North Burlingham Church, St Peters Church, Lingwood, and St Edmunds Church, South Burlingham)
 - Village Hall/Social Club
 - Public houses (The Kings Head)
 - Lingwood Train Station
 - Assisted Living Residence (Burlingham House)
 - Overnight accommodation (such as Lingwood Hall, Garden Lodge & Old College Glamping, Church Farm Camping and Annapurna Accommodation)
 - Northern industrial estate on Main Rd (Anglian Wood burner Centre etc)
 - Scout Hut (located just over the parish border in Strumpshaw, but many local children go to it).
117. Although the First Lingwood and Strumpshaw Air Scout Group is currently based just over the parish boundary, in Strumpshaw, many local children are part of the scout's group³⁵. It is understood that the venue for the scouts is leased up to 2034, and beyond this point the scouts will be seeking a new location, which could be within Lingwood/Burlingham. Since the neighbourhood plan runs until 2042, **Policy 11** is supportive in principle for development to come forward that may support such community infrastructure/facilities of this nature, so young people do not have to travel long distances to attend such activities.

³⁴ [regular activities \(lingwoodvh.co.uk\)](https://lingwoodvh.co.uk)

³⁵ It is considered that as of July 2023, 58 young people attend the scout's group over three evenings sessions a week.



Figure 31: A selection of community facilities in Lingwood & Burlingham³⁶

118. There are also seven new Live/Work units being built. These are a new concept to encourage home-based business that need to escape the confines of the spare room or have run out of space in the garage. The units include a family home with attached office/workshop.
119. The Joint Core Strategy 2014 sets out an overarching strategy for growth across the district, including supporting the rural economy by promoting development of new and expanded businesses to create local employment opportunities. Farm diversification is

³⁶ Source: <https://northwoottonvillagehall.org.uk>,

allowed. Broadland Local Plan seeks to retain employment sites within development limits, unless it is demonstrated that continued use is not viable or there are significant environmental or community gain from redevelopment. The emerging Greater Norwich Local Plan (GNLP) Policy 6 also states how tourism, leisure, environmental and cultural industries will be promoted and assisted by the general emphasis in the GNLP on achieving criteria such as high-quality design, resource efficiency and local distinctiveness and encouraging sustainable tourism initiatives. It also notes the protection and enhancement of the green infrastructure network and encouraging flexible building design and innovation in development to encourage local working and business opportunities.

120. Residents understand the importance of supporting small-scale local economic growth and provision of employment opportunities locally. At the community engagement sessions people indicated that they would support new business locating in the parish, with suggestions including manufacturing businesses.

Policy 11: Economic Development

The following will be supported to promote jobs, community cohesion, and the economy in Lingwood & Burlingham:

- Economic development within the development limits that comprises small business.
- New facilities that are within or well related to the development limits, such as farm shops and cafes.
- Farm diversification, including new build development, where it is directly related to the existing business and will provide local employment opportunities or other community benefit, as demonstrated via a planning statement.

Proposals for business expansion in the parish that will provide an increase in local employment opportunities will be seen as delivering significant benefit.

Proposals that support community infrastructure for all ages will be supported in principle such as a facility for the Childrens Scout Group.

121. In terms of local services, these are valued by residents and visitors to Lingwood & Burlingham and retaining these is important. Many comments were received relating to community facilities in the Have Your Say forms. The new Village Hall, delivered as part of development off Norwich Road/Station Road, is recognised as a community hub with lots to offer. People value the Social Club, Hug-a-Mug Café as well as the weekly Park Runs, Bowls, football, and Friday car boot sales.
122. NPPF paragraph 92 supports the protection of existing village services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan, community facilities in Service Villages like Lingwood are protected under Policy 15 in the Joint Core Strategy, and new local services and cultural facilities are actively encouraged in the Broadland Local Plan.

123. The emerging GNLDP plans to allocate residential development in Lingwood & Burlingham, which could support the ongoing viability of local facilities as well as through windfall development. Residents are keen for there to be improvements to local facilities with suggestions like a restaurant or other community hub shops. The parish council believe it is important to keep conversations going on needing to raise awareness for a GP surgery for the area and hope to discuss this in the development plan period with relevant stakeholders and agencies.

Community Action 2: Need for a GP Surgery

The Parish Council will continue to proactively promote the need for a GP surgery in the parish.

124. Housing and other development will be expected to contribute towards improving local services and infrastructure. Community Infrastructure Levy (CIL) was a levy introduced by the government in 2010 and allows local authorities to raise funds from developers and individuals who are undertaking building projects in their area. Broadland District Council introduced CIL in 2013.
125. The adoption of a neighbourhood plan means that the Parish Council will be given responsibility for spending 25% of CIL monies raised within the parish, an increase from the standard 15%.
126. During consultation activities people put forward their suggestions for infrastructure improvements. These are reflected in Community Action 3 and will be considered when CIL money becomes available.

Community Action 3: CIL Money

The Parish Council will consider the following community priorities when determining how CIL monies, or other sources of funding, should be spent within the parish.

- Footpath/cycle path linking the new Whitehouse junction on the A47 to Acle
- Additional benches
- Footpath Map display cases in strategic locations throughout the parish
- Footpath/cycle path linking Lingwood Lane to the new pathway that forms part of the plans of the Live Work development on Lodge Road
- Support police infrastructure and enhance community safety e.g., speed safety.

Transport and Accessibility

127. Lingwood & Burlingham is situated between Norwich and Great Yarmouth, with Norwich city centre being around 11 miles west of the parish and Great Yarmouth being 12 miles east. Road connections using the A47 run linear through the northern part of the parish (North Burlingham) just south of Main Road. Journeys by car should take 20-30 minutes to both Norwich city centre and Great Yarmouth, though the journey times can be unpredictable.
128. Lingwood has a train station and there is an hourly service to Norwich and Great Yarmouth, which stops at a few settlements along the way. There is also the 15A bus service which runs between Lingwood and Wymondham (First Group). This is an hourly service Monday to Saturday (7am-6pm). Most bus stops are within the built-up area of Lingwood, such as down Chapel Rd, Post Office Rd, Station Rd and Norwich Road. Stops are more limited outside of this area and from the Burlinghams. There is no service on a Sundays or Public Holidays.
129. As shown in the previous section, Lingwood & Burlingham is a fairly sustainable location, with a good range of local services and facilities within walking distance for many residents particularly in the built-up area of Lingwood. Some services in the more rural parts of the parish would need to be accessed by private car. Many of the facilities are accessible by walking on footways, although many of the footways are narrow, with breaks or just on one side of the road such as down Norwich Rd and Chapel Rd. Cycling around the built-up area should be reasonably safe with 30mph and 20mph speed limits in place. Those travelling on foot or by bike between Lingwood and North Burlingham can currently cross the A47 using the public footpath. When the A47 is duelled crossing points will be left at Blofield, to the West, and the new White House junction, to the east.
130. Better facilities for public transport, walking and cycling, alongside a reduction in car traffic can create many benefits. This includes improved health, air quality and nicer public spaces. The Evidence Base demonstrates that the transport sector is responsible for approximately 45% of all territorial CO₂ emissions per household in Lingwood & Burlingham, so reducing car usage can also bring significant carbon savings, particularly as the A47, which is soon to be dualled, runs through the parish. Achieving improved sustainable travel infrastructure and promoting its use are important measures to support improved health outcomes for the community.
131. As detailed in the Design Guidelines and Codes (2022), design codes SL01 and SSP01 pay particular attention to the need for new development to encourage the uptake of active travel and incorporate cycle parking and pedestrian routes in safe areas with links to community services and facilities.
132. The National Planning Policy Framework (NPPF) Chapter 9 supports walking and cycling being integral to design considerations and requires development to maximise opportunities to promote sustainable transport. Joint Core Strategy Policy 2 and Policy 6 promotes the need to ensure design principles are used to prioritise cycling and walking friendly neighbourhoods and ensure development is close to essential facilities. The emerging GNLP Policy 2 "Sustainable Communities" also covers criteria around safe and suitable travel encouraging active travel and public transport.

133. Plans that improve walking support a low carbon economy and the health and wellbeing of residents by removing barriers to sustainable travel. The importance of walking for recreation is also recognised. The village has a network of kerbed footways which enable reasonable and safe access to the various services and facilities in the village. Access into open countryside using Public Rights of Way is relatively good covering a wide range of walks around the parish, though a little fragmented due to the existence of the A47, with no obvious circular walks around the parish that do not involve using roads.
134. Burlingham Woods, north of the A47, includes a variety of walks developed in the mid-1990s that take you through woodlands, orchards, and farmlands. Some of the walks are accessible. **Figure 32** is taken from the Guidebook for Burlingham Woodland Walks, it shows the section of woodland walks, and sculpture trail, that mostly falls within the parish. Some of the woodlands are relatively new or being established. There have been discussions about establishing a new Country Park in this area, on the 1,200-hectare Burlingham Estate owned by Norfolk County Council. There is a lot of support for this locally.
135. New country parks are sometimes delivered as part of the open space requirement of new development. NPPF recognises that they provide health and recreational benefits to people living and working nearby, have an ecological value and contribute to green infrastructure, as well as being part of the landscape and setting of the built environment. Natural England defines and accredits Country Parks as *areas for people to visit and enjoy recreation in a countryside environment*, meeting a range of essential and desirable criteria, including at least 10 hectare in size, defined by a clear boundary, free to enter, inclusive and accessible, predominantly natural, or semi-natural landscape, signposted, visibly staffed, available for public events and informed by the local community.
136. Many comments relating to travel and transport were left on the Have Your Say forms and at the consultation events. This included concerns about speeding, limited visibility when exiting roads, narrow junctions, road/verge maintenance and potholes. Also, the need to have better access via footpaths to different parts of the parish including Burlingham Woods, creating safe cycle paths and off-road routes. Concerns about parking outside village shops, the Spar and fish and chip shop, and by Millennium Green were also raised.
137. **Policy 12** has set out some suitable routes where new permissive paths or cycle routes could be proposed to create further circular routes and connections to adjoining settlements for residents. These are identified in **Figure 33** and a community action has been put in place to encourage appropriate stakeholders to identify new routes where possible in sustainable movement plans.

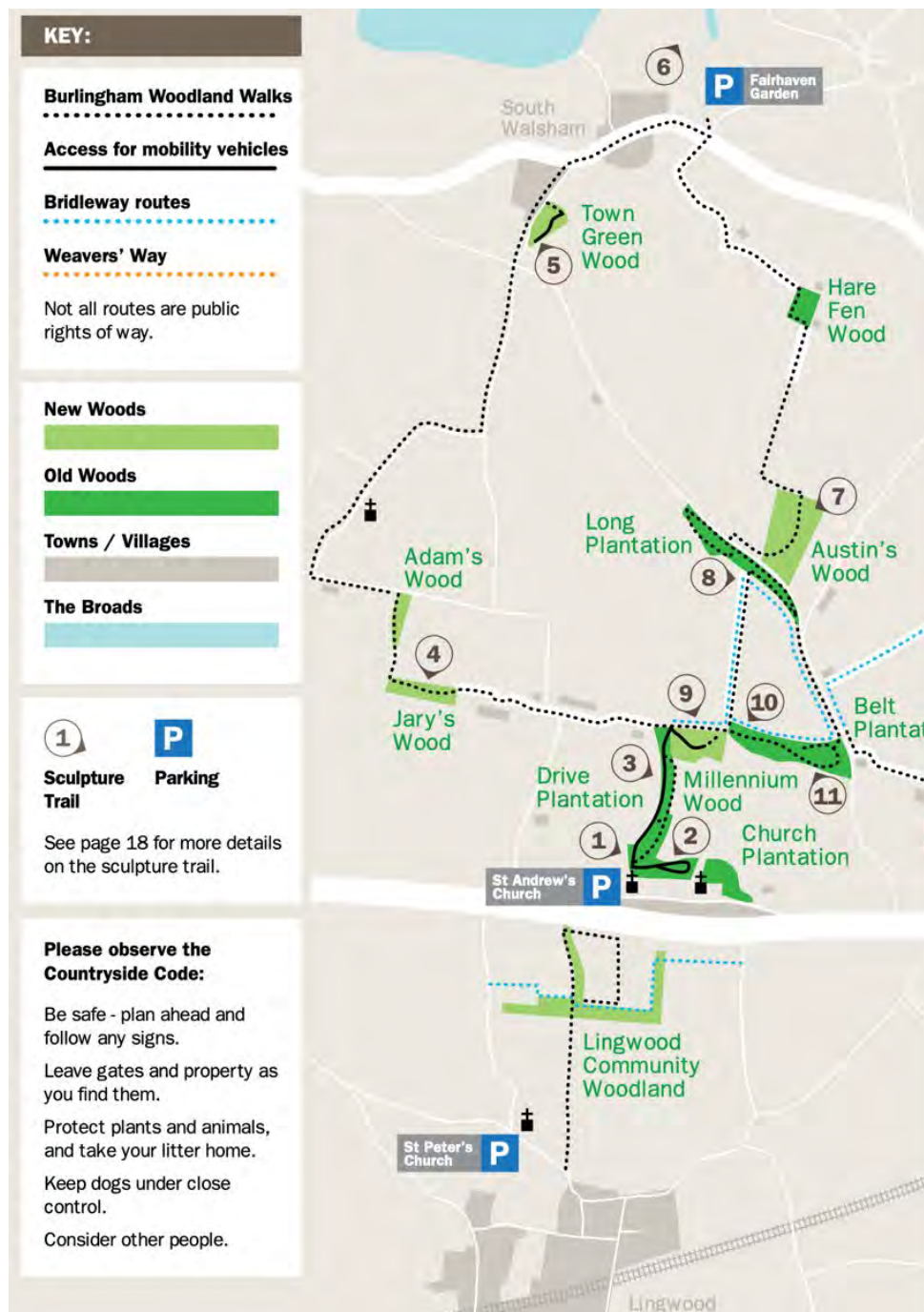


Figure 32: Burlingham Woodland Walks

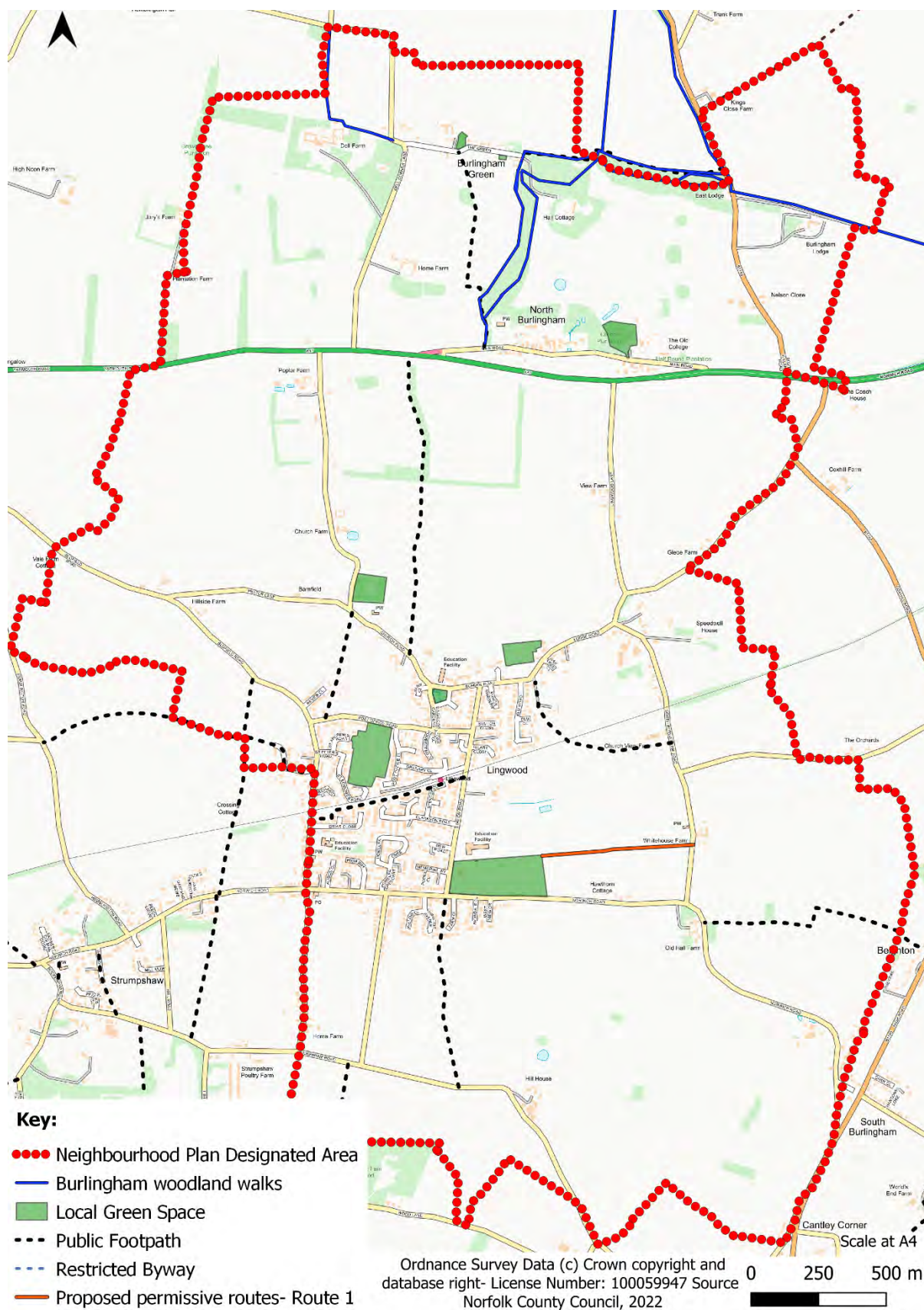


Figure 33: Sustainable Travel Modes in Lingwood & Burlingham (Walking/Cycling routes)

Policy 12: Improving Walking and cycling routes

Where appropriate, new residential developments will be expected to encourage and enhance walking and cycling. Development proposals should demonstrate safe walking links to key local services and community facilities.

Where appropriate, new developments will be expected to improve and/or extend Public Rights of Way and footways where this does not significantly harm the local character.

Proposals that will create or improve the routes set out in **Figure 33** will be supported and encouraged.

Policy 13: Burlingham Country Park

Where a Country Park is established in Burlingham, development within the defined boundary of such will be supported where it:

- Enhances public access to the country park.
 - Creates local employment opportunities.
 - Delivers improved public facilities, such as a visitor/education centre, café, craft workshops, event spaces, visitor parking and welfare facilities.
 - Contributes to planting additional new trees to support Norfolk County Council's target of planting 1 million trees across the county.
-

Community Action 4: Permissive Paths and Recreational Routes

The Parish Council will work with local landowners, statutory agencies, and adjacent parishes to establish new or improved permissive paths and routes. This includes improving signage and publicity and establishing all weather routes where appropriate.

Policy 14: Community Parking Provision

Development proposals that will improve or expand parking facilities for services and community facilities in Lingwood & Burlingham are encouraged and will be supported.

The promoter of such proposals should proactively work with the Parish Council and community on understanding current safety issues and how to overcome these.

Businesses proposing to create additional off-road car parking for visitors will be supported in principle and should consider the Lingwood & Burlingham Design Guidelines and Codes Document (2022) and specifically Code SP.02 and Car Parking of the Design Checklist in Appendix B.

Community Action 5: Improving the Village Parking Facilities

The Parish Council will proactively engage with Lingwood & Burlingham businesses, relevant statutory bodies, and local landowners to try and find appropriate additional land for car parking.

Monitoring, review, and implementation

102. Lingwood and Burlingham Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Development Plan. This will be undertaken monthly by capturing the outcome of planning applications determined by Broadland District Council.
103. A monitoring spreadsheet, similar to that recommended by Locality³⁷ will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
<i>Policy 1</i>	<i>Twice</i>	<i>Affordable provision within the development</i>	<i>Housing mix does not meet aspirations</i>	<i>Policy too vague on housing mix</i>

104. Regarding a neighbourhood plan review the Parish Council may feel it is necessary to review the plan after say 5 years of it being adopted due to a number of reasons. This could include:

- The introduction of new planning reforms such as through the Levelling Up and Regeneration Bill;
- The introduction of new Local Plan policies which need to be considered;
- New evidence emerging which highlights changes within Lingwood and Burlingham;
- Current policies not working as effectively as first envisaged.

105. The Parish Council will consider reviewing the plan when monitoring the effectiveness of individual policies and changes like the reasons set out above. The monitoring of policies will be considered on an annual basis and a decision can be made if a review is needed from this action.

106. The table below sets out the community actions and relevant partnership/stakeholders for delivery. The community actions and the implementation of these will be reviewed annually as well to monitor working relationships and necessary changes.

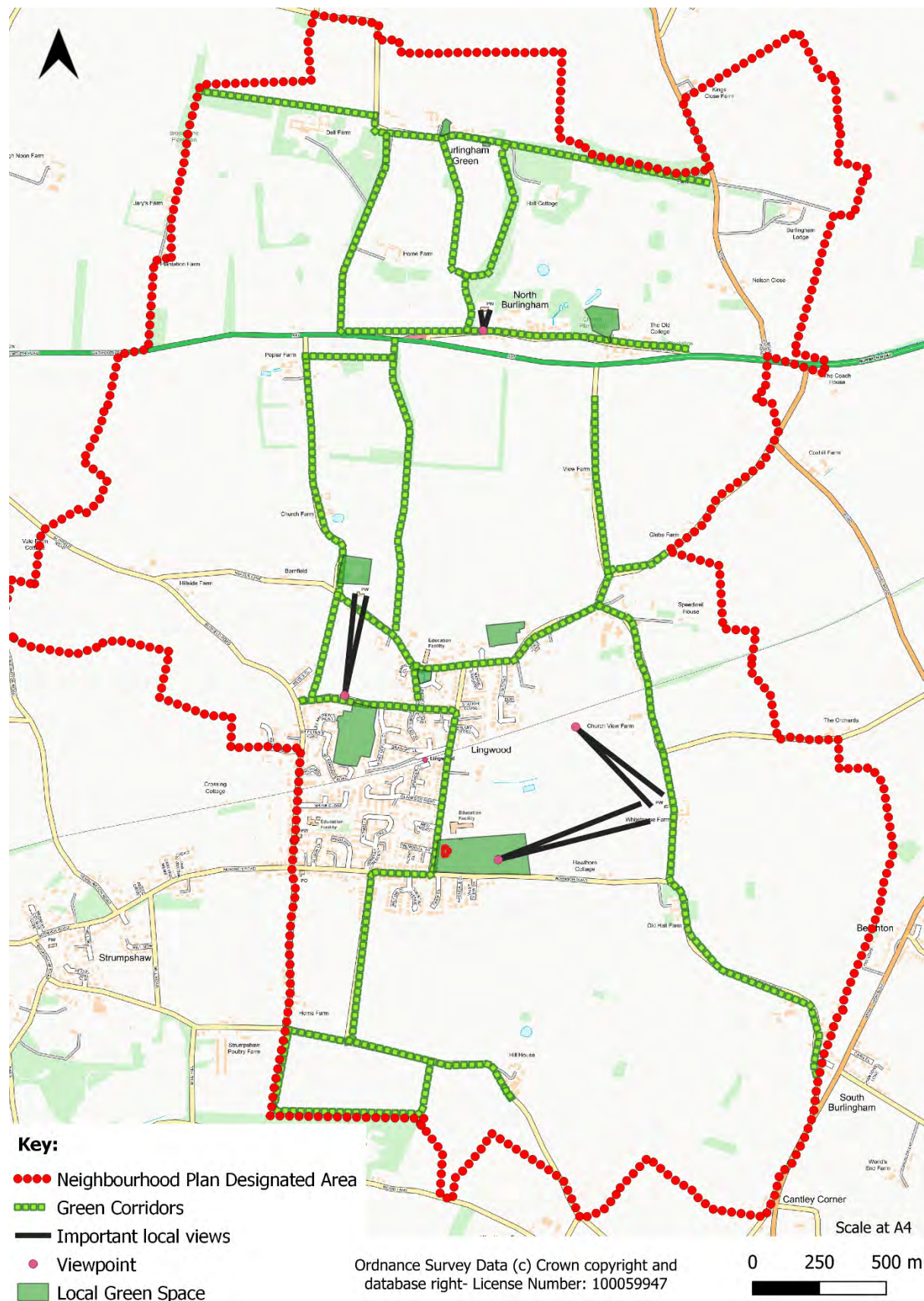
Community Action	Relevant Stakeholders/Partners
Community Action 1: Local Action to Encourage Wildlife The Parish Council will work with the local community to encourage action to enhance	<ul style="list-style-type: none"> • Local community including businesses and landowners. • Wildlife charities

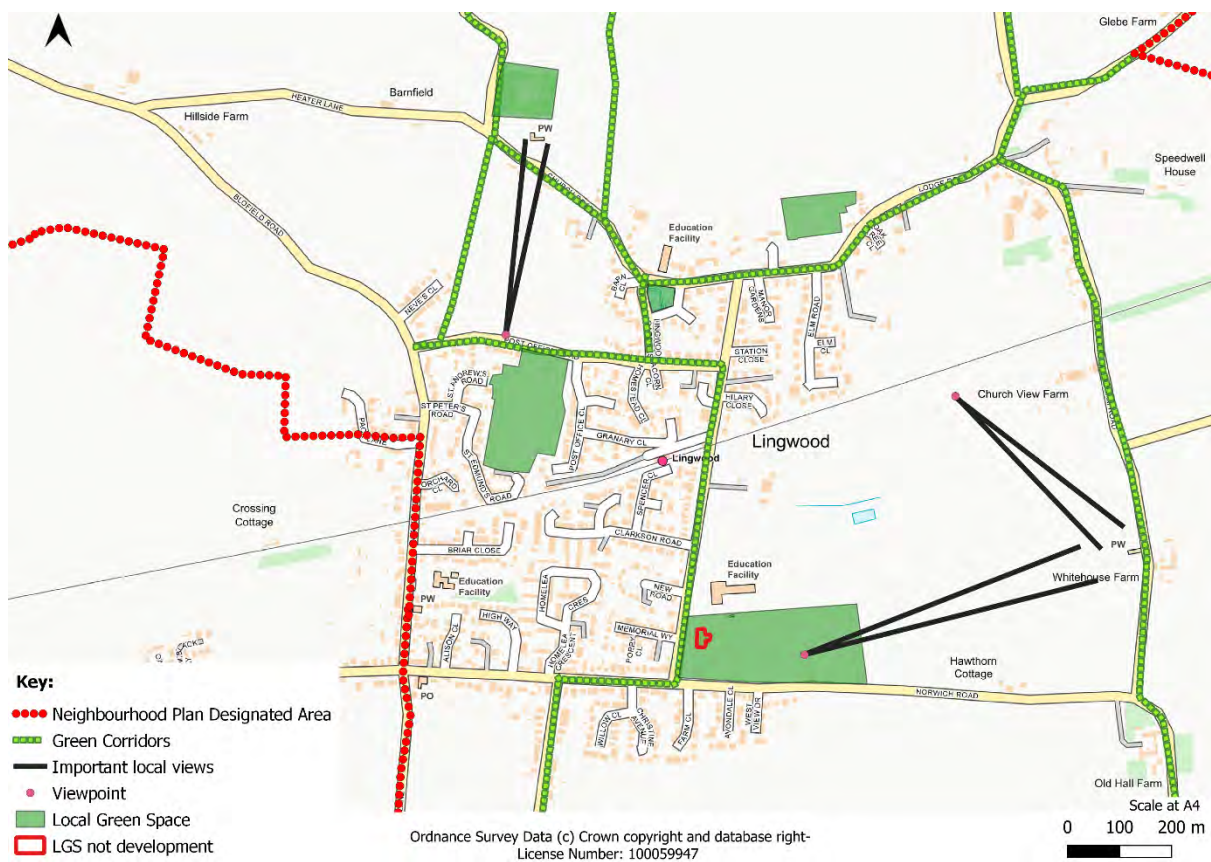
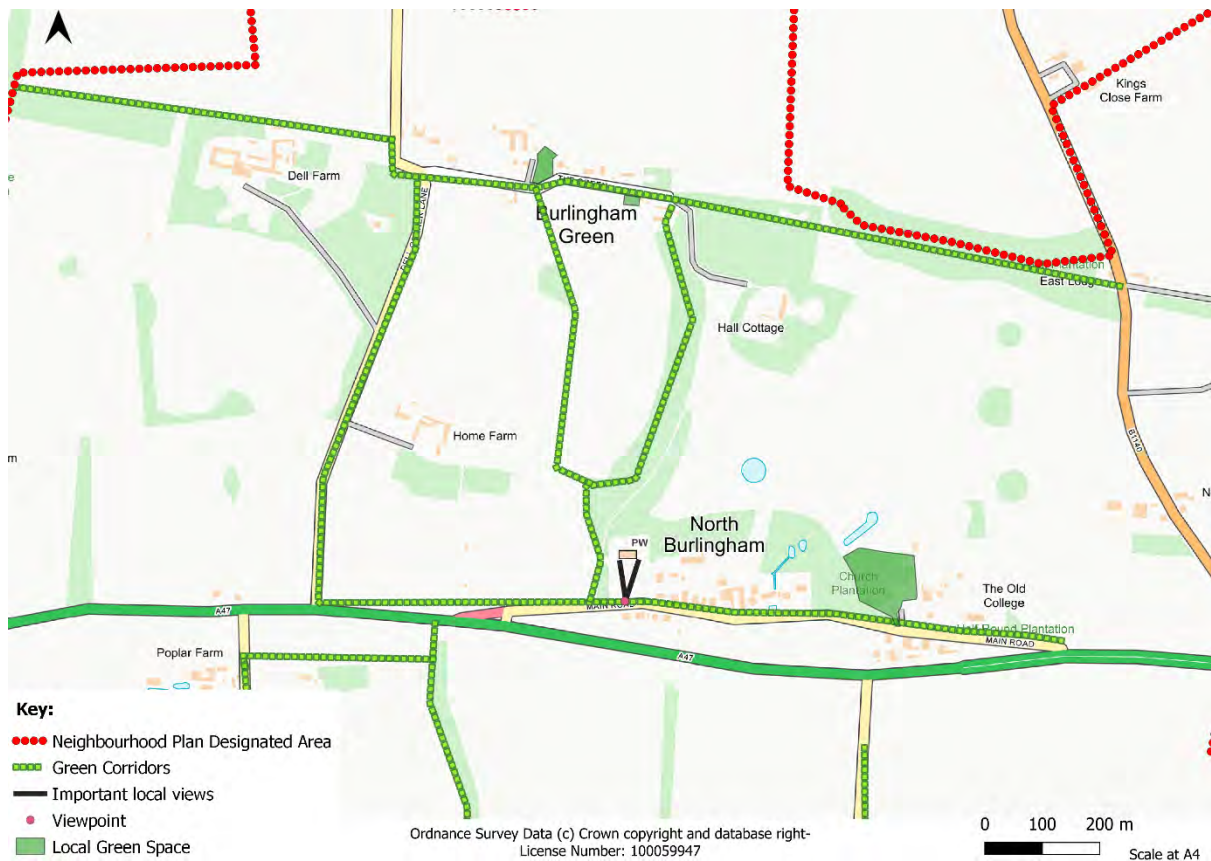
³⁷ [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

Community Action	Relevant Stakeholders/Partners
<p>habitat and wildlife in public areas and in people's gardens.</p> <p>This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild patches.</p> <p>In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.</p>	
<p>Community Action 2: Need for a GP Surgery</p> <p>The Parish Council will continue to proactively promote the need for a GP surgery in the parish.</p>	<ul style="list-style-type: none"> • Norfolk County Council • Local planning authority
<p>Community Action 3: CIL Money</p> <p>The Parish Council will consider the following community priorities when determining how CIL monies should be spent within the parish.</p> <ul style="list-style-type: none"> • Footpath/cycle path linking the new Whitehouse junction on the A47 to Acle • Additional benches • Footpath Map display cases in strategic locations throughout the parish • Footpath/cycle path linking Lingwood Lane to the new pathway that forms part of the plans of the Live Work development on Lodge Road 	<ul style="list-style-type: none"> • Norfolk County Council Highways • Local planning authority • Local Landowners • Adjacent parish councils • Relevant stakeholders and local businesses
<p>Community Action 4: Permissive Paths and Recreational Routes</p> <p>The Parish Council will work with local landowners, statutory agencies, and adjacent parishes to establish new or improved permissive paths and routes. This includes improving signage and publicity and establishing all weather routes where appropriate.</p>	<ul style="list-style-type: none"> • Norfolk County Council Highways • Local planning authority • Local Landowners • Adjacent parish councils
<p>Community Action 5: Improving the village parking facilities.</p> <p>The Parish Council will proactively engage with Lingwood & Burlingham businesses,</p>	<ul style="list-style-type: none"> • Local businesses • Local landowners

Community Action	Relevant Stakeholders/Partners
relevant statutory bodies, and local landowners to try and find appropriate additional land for car parking.	<ul style="list-style-type: none"> Relevant statutory bodies (Norfolk County Council and Local Planning Authority)

Appendix A: Policies Maps (Source OS Data, 2022)





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

General Approach

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

General design guidelines for new development
<ul style="list-style-type: none">• Integrate with existing paths, streets, circulation networks and patterns of activity
<ul style="list-style-type: none">• Reinforce or enhance the established village or smaller settlement character of streets, greens, and other spaces
<ul style="list-style-type: none">• Harmonise and enhance existing settlement in terms of physical form, architecture, and land use
<ul style="list-style-type: none">• Relate well to local topography and landscape features, including prominent ridge lines and long-distance views
<ul style="list-style-type: none">• Reflect, respect, and reinforce local architecture and historic distinctiveness
<ul style="list-style-type: none">• Retain and incorporate important existing features into the development
<ul style="list-style-type: none">• Respect surrounding buildings in terms of scale, height, form and massing
<ul style="list-style-type: none">• Adopt contextually appropriate materials and details
<ul style="list-style-type: none">• Provide adequate open space for the development in terms of both quantity and quality
<ul style="list-style-type: none">• Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
<ul style="list-style-type: none">• Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other
<ul style="list-style-type: none">• Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape, or the amenities of neighbours

General design guidelines for new development
<ul style="list-style-type: none"> • Ensure that places are designed with management, maintenance, and the upkeep of utilities in mind
<ul style="list-style-type: none"> • Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g., insulation), before specification of energy efficient building services and finally incorporate renewable energy sources
<ul style="list-style-type: none"> • Positively integrate energy and water efficient technologies

The aim is to assess all proposals by objectively answering the **relevant** questions below. It is recognised that there is a large number of questions (76) and these have been pulled out from the AECOM Lingwood and Burlingham Design Codes and Documents (2022). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

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

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

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

EITHER

Provide a response to each question in the checklist.

OR

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

1. **Local green spaces, views, and character**
2. **Street, grid, and layout**
3. **Gateway and access features**
4. **Buildings layout and grouping**
5. **Building lines and boundary treatments**

6. Building heights and rooflines
7. Household extensions
8. Building materials and surface treatment
9. Car parking
10. Architectural details and design

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

Checklist Questions

Local green spaces, views & character:	Answers
<ol style="list-style-type: none"> 1. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area? 2. Does the proposal maintain or enhance any identified views or views in general? 3. How does the proposal affect the trees on or adjacent to the site? 4. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter. 5. Has the proposal been considered within its wider physical context? 6. Has the impact on the landscape quality of the area been taken into account? 7. In rural locations, has the impact of the development on the tranquillity of the area been fully considered? 8. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design? 9. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design? 10. Can any new views be created? 11. Is there adequate amenity space for the development? 12. Does the new development respect and enhance existing amenity space? 13. Have opportunities for enhancing existing amenity spaces been explored? 14. Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed? 15. Is there opportunity to increase the local area biodiversity? 	

<p>16. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?</p> <p>17. Can water bodies be used to provide evaporative cooling?</p> <p>18. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?</p>	
Street grid and layout:	
<p>19. Does it favour accessibility and connectivity? If not, why?</p> <p>20. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?</p> <p>21. What are the essential characteristics of the existing street pattern; are these reflected in the proposal?</p> <p>22. How will the new design or extension integrate with the existing street arrangement?</p> <p>23. Are the new points of access appropriate in terms of patterns of movement?</p> <p>Do the points of access conform to the statutory technical requirements?</p>	
Gateway and access features	
<p>24. What is the arrival point, how is it designed?</p> <p>25. Does the proposal maintain or enhance the existing gaps between settlements?</p> <p>26. Does the proposal affect or change the setting of a listed building or listed landscape?</p> <p>27. Is the landscaping to be hard or soft?</p>	
Buildings layout and grouping	
<p>28. What are the typical groupings of buildings?</p> <p>29. How have the existing groupings been reflected in the proposal?</p> <p>30. Are proposed groups of buildings offering variety and texture to the townscape?</p> <p>31. What effect would the proposal have on the streetscape?</p> <p>32. Does the proposal maintain the character of dwelling clusters stemming from the main road?</p> <p>33. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?</p> <p>34. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?</p> <p>35. If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?</p> <p>36. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be</p>	

extracted to provide cooling to that building as well as heat to another building?	
Building line and boundary treatment	
37. What are the characteristics of the building line? 38. How has the building line been respected in the proposals? 39. Has the appropriateness of the boundary treatments been considered in the context of the site?	
Buildings heights and roofline	
40. What are the characteristics of the roofline? 41. Have the proposals paid careful attention to height, form, massing and scale? 42. If a higher-than-average building(s) is proposed, what would be the reason for making the development higher? 43. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future? 44. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?	
Household extensions	
45. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact? 46. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)? 47. Do the proposed materials match those of the existing dwelling? 48. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'? 49. Are there any proposed dormer roof extensions set within the roof slope? 50. Does the proposed extension respond to the existing pattern of window and door openings? 51. Is the side extension set back from the front of the house? 52. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building? 53. Can any materials be re-used on site to reduce waste and embodied carbon?	
Building materials & surface treatment	
54. What is the distinctive material in the area? 55. Does the proposed material harmonise with the local materials? 56. Does the proposal use high-quality materials? 57. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design? 58. Does the new proposed materials respect or enhance the existing area or adversely change its character? 59. Are recycled materials, or those with high recycled content proposed?	

<p>60. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.</p> <p>61. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?</p>	
Car parking	
<p>62. What parking solutions have been considered?</p> <p>63. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?</p> <p>64. Has planting been considered to soften the presence of cars?</p> <p>65. Does the proposed car parking compromise the amenity of adjoining properties?</p> <p>66. Have the needs of wheelchair users been considered?</p> <p>67. Can electric vehicle charging points be provided?</p> <p>68. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?</p> <p>69. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?</p>	
Architectural details and design	
<p>70. Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.</p> <p>71. Does the proposal maintain or enhance the existing landscape features?</p> <p>72. Has the local architectural character and precedent been demonstrated in the proposals?</p> <p>73. If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?</p> <p>74. Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?</p> <p>75. Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?</p> <p>76. Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?</p>	

Appendix C: Justification for the Local Green Space Policy wording

1. This Neighbourhood Development Plan designates **8** Local Green Spaces (LGS) for protection across the plan area, these are identified in **Figure 23**. They are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation.
2. Many of these contribute to the distinctiveness of their local community, making it an attractive place to live. Justification for each of the Local Green Spaces is found in **Lingwood & Burlingham: Local Green Space Assessment Document**.
3. The LGS policy is important, as is the precise wording. Paragraph 103 of the National Planning Policy Framework sets out that, *“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*
4. This at least implies that LGS designations require a policy for managing development, rather than just a list of those designations. This seems likely as:
 - First, it refers to LGS ‘policy’ for managing development. Policy should set out how decisions should be made when determining a planning application. A list of LGSs does not do this as it does not guide the decision maker, simply informing them of which sites are LGSs.
 - Second, Para 103 implies that LGS policy is a separate entity to national green belt policy.
 - Third, development affecting a LGS cannot be determined using green belt policy; green belt policy applies only to green belt, not to LGSs. An attempt to use green belt policy is likely to be unlawful and challengeable.
5. Regarding *Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council*, [2020] EWCA Civ 1259, this found that LGS policy need to be consistent with Green Belt policy and that any departure needs to be explained in a reasoned way. According to that judgement, *“The ordinary meaning of “consistent” is “agreeing or according in substance or form; congruous, compatible”. What this means, in my judgment, is that national planning policy provides that policies for managing land within an LGS should be substantially the same as policies for managing development within the Green Belt.”*
6. The Neighbourhood Development Plan needs to have ‘due regard’ to this requirement. ‘Due regard’ does not mean LGS policy has to conform to the requirement in every respect, but any departure will nevertheless need to be fully justified and explained. The judgements support this, explaining that, *“provided the departure from the NPPF is explained, there may be divergence between LGS policies in a Neighbourhood Development Plan and national Green Belt policy.”*

7. It is therefore necessary to assess green belt policy in the NPPF to identify its features and requirements.
8. National Green Belt policy at para 148 explains that openness and permanence are essential characteristics of Green Belt and that it why it is designated - to preserve its openness and permanence. This is the purpose. The designation of LGS aims to protect smaller parcels of land for a variety of purposes that are in addition to their openness, such as its ecology, recreational value or history as set out as examples in the NPPF.
9. These must (NPPF para. 101) be capable of enduring beyond the plan period; this is a lower bar than needing to be permanent. It can endure beyond the plan period as long as there is not undue pressure for needed housing on those parcels of land, either by virtue of allocations for meeting local housing need being provided in the Neighbourhood Development Plan, or there being other land available to meet any unmet need. Another threat to the capability to endure would be a long list of different types of development that could be appropriate or acceptable.
10. The judgement in the case of R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3, found that openness is not just a spatial or volumetric concept, but a visual one such that visual impact is a key matter. This is likely to be a particular matter of relevance for Local Green Spaces given that they tend to be small and so any development will have a visual impact.
11. The NPPF sets out that local planning authorities should plan positively to enhance their beneficial use.
12. Green Belt policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on to say that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
13. New buildings are considered to be inappropriate in Green Belt. There are some exceptions to this. Green Belt policy sets out a list of development that is not inappropriate, such as in-fill in villages, and affordable housing. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes mineral extraction and local transport infrastructure. These examples might still not be permitted if they would result in harm as para 148 says, *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."*
14. There are many exceptions listed at paras. 149 and 150 of the NPPF. As Green Belt areas are large, it is plausible that many such developments could take place within the Green Belt without undermining its overall openness and permanence, or resulting in only

minor harm. This is not the case for LGSs, which cannot be extensive tracts of land. This means that even small-scale development risks undermining the purpose of designation and having an immediate and harmful visual impact. A LGS policy that would simply refer to the list of Green Belt exceptions in the NPPF could undermine the designation process as this large number of exceptions would suggest that the designation is not capable of enduring beyond the plan period. LGS policy therefore needs to consider each in turn, and with the aim of limiting the number.

15. The table below reviews each element of the Lingwood & Burlingham LGS policy and provides justification for the diversion from Green Belt policy. In particular, the table justifies diversion from Green Belt policy with respect to what is considered an exception to inappropriate development, for example infill or minerals extraction.

Figure 34: Justification for LGS Policy Deviations from Green Belt Policy

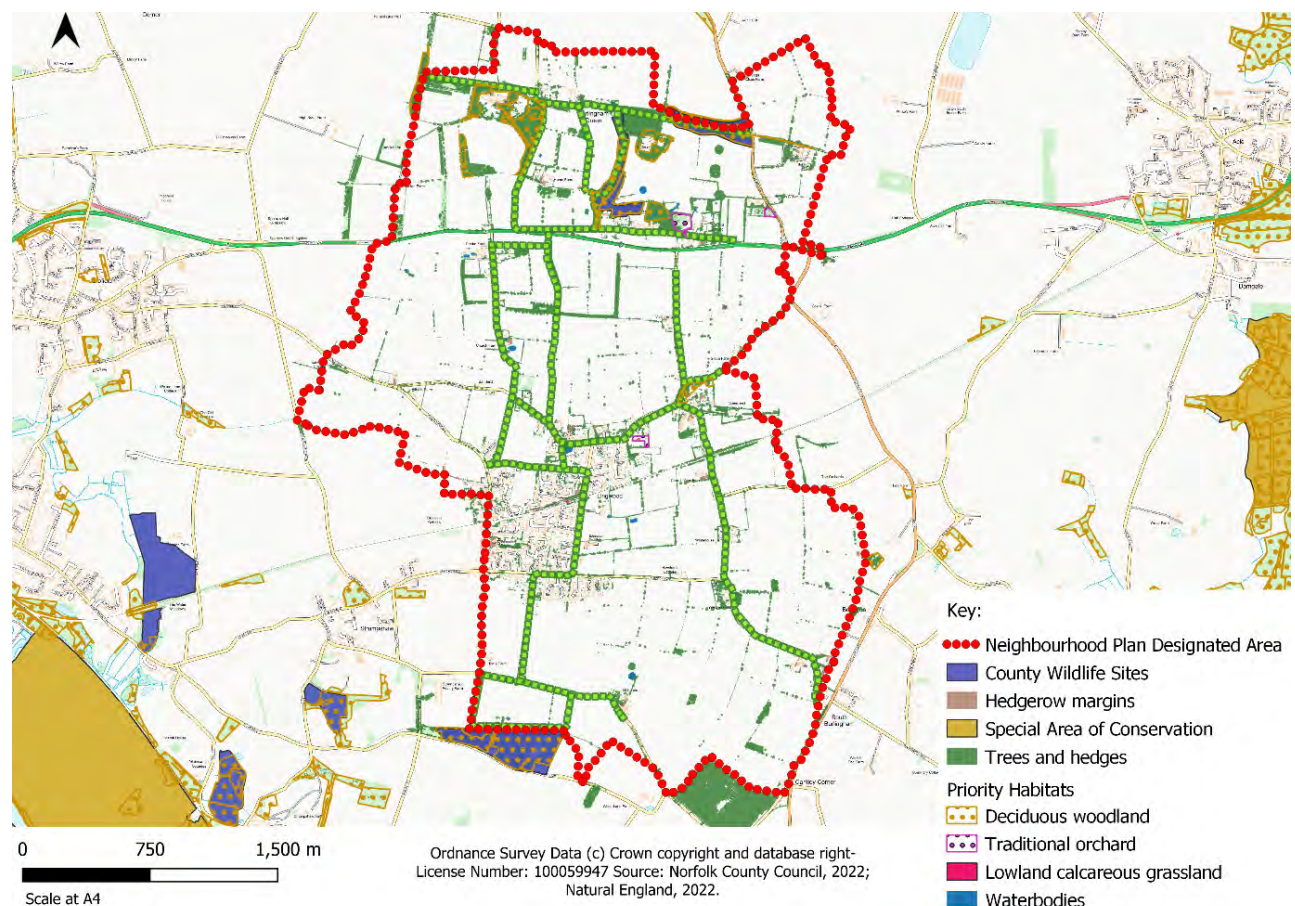
LGS Policy	Justification for deviation from Green Belt Policy
<p>New buildings are inappropriate development with the only exceptions to this:</p> <ul style="list-style-type: none"> a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland. b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology; c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make the Local Green Space special to the community; or d) The replacement of a building provided the new 	<p>Para 149 (of the NPPF) sets out that the construction of new buildings is inappropriate apart from identified exceptions (listed a-g below). A number of these exceptions could undermine the openness of LGS or impact upon their reasons for designation -</p> <ul style="list-style-type: none"> a) Buildings for agriculture or forestry; this is a reasonable exception for LGS policy where land is commercial woodland or farmland as it may otherwise hinder someone's business. b) Provision of appropriate facilities; this is a reasonable exception for LGS if such development could support the ongoing use and help to make the LGS capable of enduring. c) Extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building; this is a reasonable exception for LGS where it does not impact upon its openness or reasons for designation; d) Replacement of a building, provided it is the same use and not materially larger; this is a reasonable exception for LGS; e) Limited infill in villages; This is not a reasonable exception for LGS. Openness is not just a spatial concept, it is also visual, as determined by the Supreme Court. Any infill on small LGS designations will seriously undermine their openness and their reasons for designation. f) Limited affordable housing for local community needs; This is not a reasonable exception for LGS.

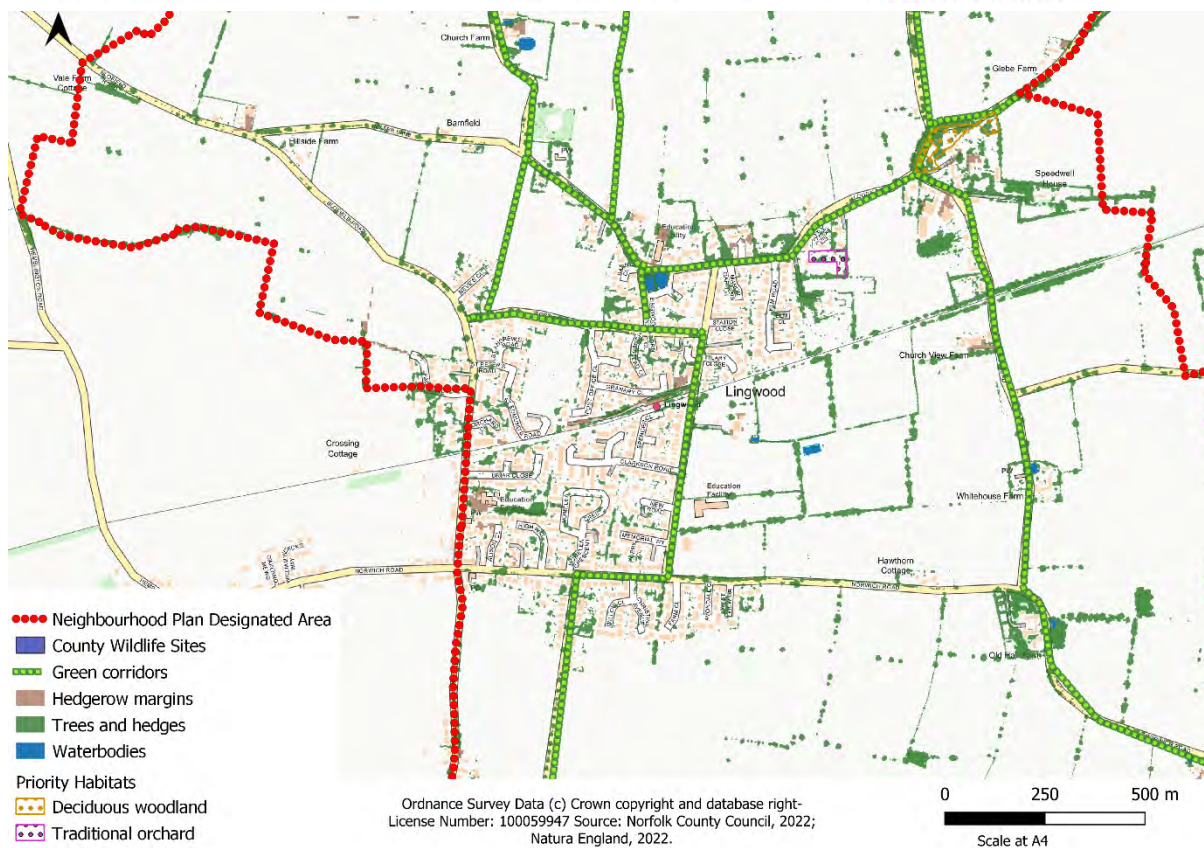
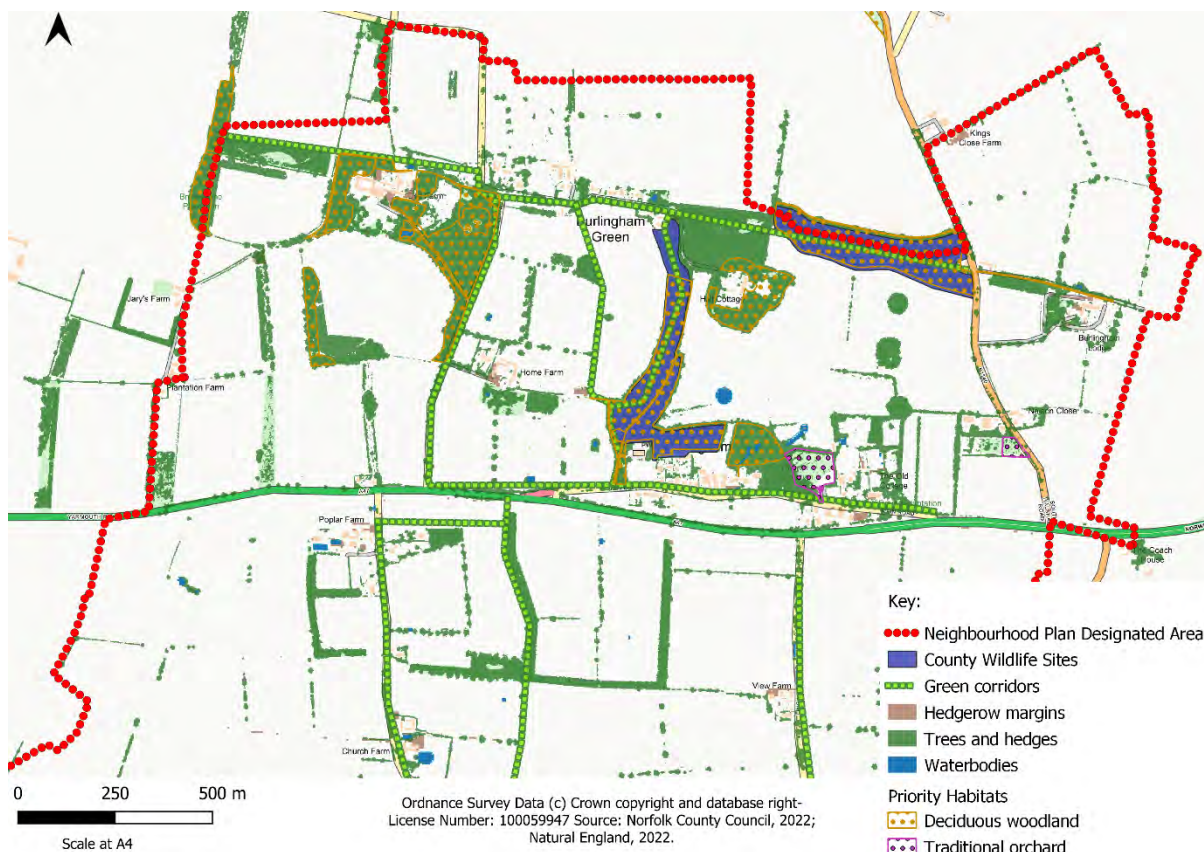
LGS Policy	Justification for deviation from Green Belt Policy
<p>building is in the same use and not materially larger than the one it replaces.</p>	<p>Any affordable housing on small LGS designations will seriously undermine their openness and their reasons for designation.</p> <p>g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use; this is not a reasonable exception for LGS. It is unlikely that LGS will be brownfield when identified in accordance with Para 101, and infilling and complete redevelopment is likely to fully undermine the designation of the LGS.</p>
<p>Other appropriate development includes:</p> <p>a) Engineering operations that are temporary, small-scale and result in full restoration; or</p> <p>b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or</p> <p>c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.</p>	<p>Para 150 sets out that certain other forms of development are also not inappropriate provided they preserve the openness of Green Belt and do not conflict with the purpose (listed a-f). A number of these exceptions could undermine the openness of LGS or impact upon their reasons for designation -</p> <p>a) Mineral extraction; This is not a reasonable exception. Though highly unlikely to apply in any LGS, but nevertheless the quarry would be so large and the operations so long term that it would not enable the LGS to endure beyond the plan period.</p> <p>b) Engineering operations; This is a reasonable exception. LGS policy could allow for this if temporary, small-scale and restored fully</p> <p>c) Local transport infrastructure; This is not applicable as it specifically requires a Green Belt location</p> <p>d) Re-use of buildings; This is a reasonable exception.</p> <p>e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); This is a reasonable exception. LGSs are designated for reasons related to their specific use or quality, such as recreation or ecology. Change of use could be supported in LGS policy as long as the new use would not undermine the reason for designation that makes it special to the community.</p> <p>f) Development, including buildings, brought forward under Community Right to Buy or Neighborhood Development Order; this would not apply as the community is designating the land as LGS so as to keep it open and protect its special qualities.</p>
<p>Proposals that are on land adjacent to Local Green Space are required to set out how any</p>	<p>There is no requirement in Green Belt policy that relates to adjacent land. However, the setting of LGS or adjacent land use may be part of or impact upon what</p>

LGS Policy	Justification for deviation from Green Belt Policy
impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.	makes it demonstrably special, particularly where LGS are very small.

Appendix D: Green Corridor Maps (Source OS Data, 2022; Norfolk County Council, 2022; Natural England, 2019)

Maps of a larger scale are shown below of the different areas of the parish for users to see the green corridors set out for Policy 7. The maps highlight the different natural designations and characteristics considered when drawing up the green corridors.



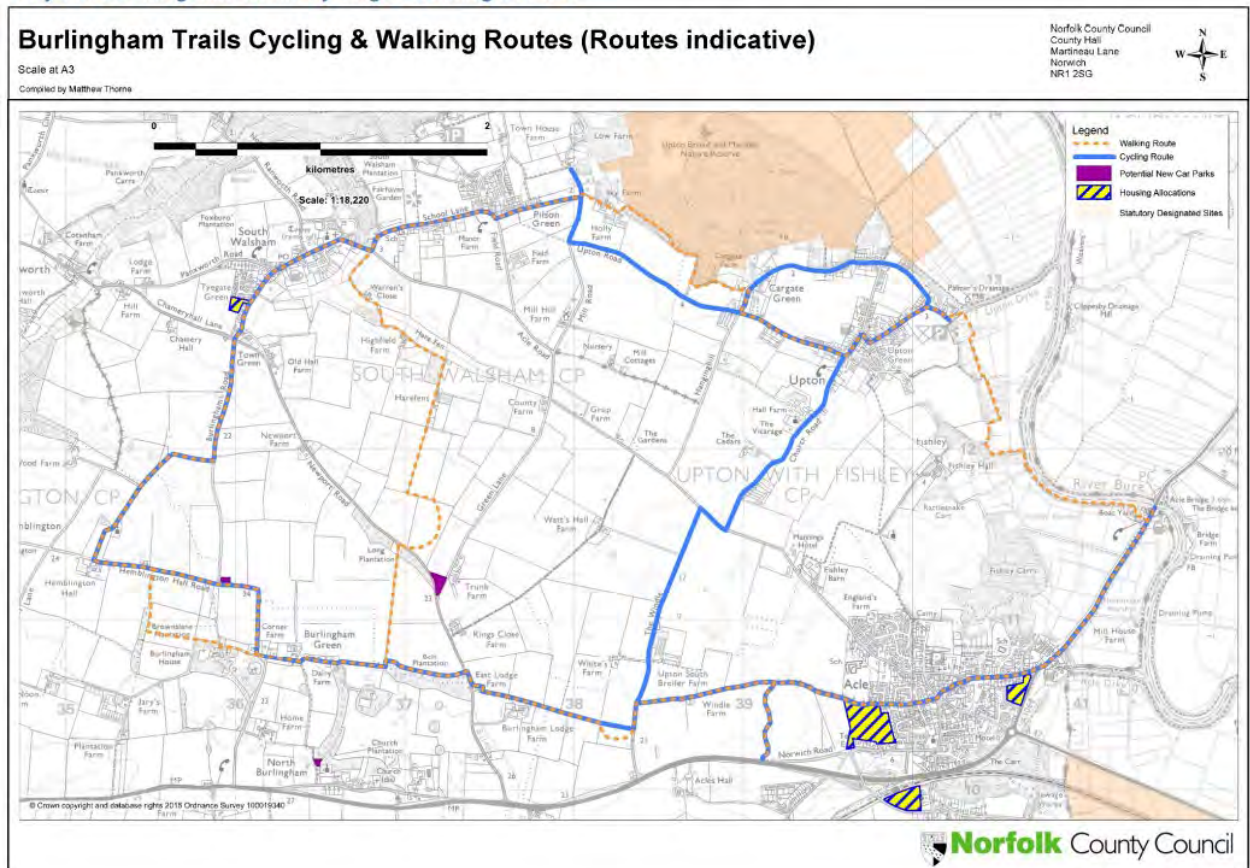




Appendix E- Broadland District Council Green Infrastructure Plan Project 2015 Maps (Source: Norfolk County Council)

The maps below are projects relevant to the parish which could have a connectivity link to the green corridors proposed or improvement to walking and cycling routes.

Project 2: Burlingham Trails Cycling & Walking Routes



Project 3: Burlingham Trails Attractions and Facilities Project

Burlingham Trails Attractions and Facilities Project (GI indicative)

Scale at A3

Compiled by Matthew Thorne

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

