



# Lingwood and Burlingham Neighbourhood Plan Evidence Base

Update June 2023

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## Key Issues

Theme	Issues
<b>Population characteristics</b>	<ul style="list-style-type: none"> <li>• The parish has an increasing population which may indicate a future need for more housing.</li> <li>• There is an ageing population, and particularly within the oldest age group, which may indicate a need for more smaller unit housing or a need for specialist housing for older people.</li> <li>• The parish is showing a decrease in younger age groups, it may be useful to understand why this is and what would encouraging younger people to stay.</li> </ul>
<b>Housing growth</b>	<ul style="list-style-type: none"> <li>• Residential development over the last five years has been limited to the 39 allocated dwellings at Norwich Road/Station Road Lingwood and redevelopment of the former Lingwood First School. Outside of this there has only been a small amount of windfall development.</li> <li>• Lingwood and Burlingham is clustered with Strumpshaw and Beighton in the emerging GNLP, which allocates two sites for development for 60 new homes.</li> <li>• The site GNLP4016 is located adjacent the primary school and could constrain further expansion of the school.</li> <li>• Future development along Norwich Road could further erode the gap between Lingwood and Strumpshaw, although this falls within Strumpshaw parish rather than Lingwood and Burlingham.</li> </ul>
<b>Availability of local services and accessibility</b>	<ul style="list-style-type: none"> <li>• It is a fairly sustainable location, with a range of local services, activities and facilities, which, being accessible by walking for many in Lingwood, helps to create a feeling of vitality and adds to community spirit, as well as providing health benefits by keeping people active.</li> <li>• It will be important to retain key community facilities to preserve local accessibility.</li> <li>• Additional new housing could support the ongoing viability of some local services, such as local shops, businesses, as could recreational tourism.</li> <li>• Bus and train services are limited but do enable access to Acle and Wymondham (bus) and Norwich and Great Yarmouth (train), which could be important for work and other opportunities, especially those without a car.</li> <li>• The dualling of the A47 could be a community issue for having more cars on the road and the safety issues in crossing the A47 via sustainable transport means (walking/cycling) from North Burlingham towards Lingwood amongst all age groups.</li> <li>• Access into the countryside and open spaces for recreational reasons is good, this bringing benefits for physical and mental well-being. However, improvements could add to the attraction for people.</li> </ul>

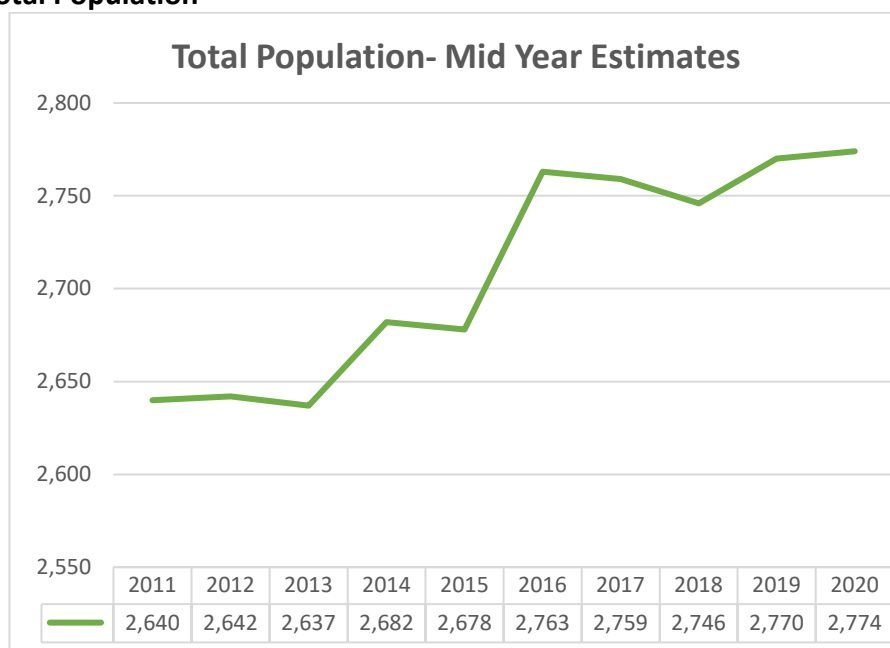
Theme	Issues
<b>Carbon emissions</b>	<ul style="list-style-type: none"> <li>• Per household carbon emissions show to be high for consumption of good and services, transport and housing. Private transport was particularly high, higher than the national or local average (Broadland and Norwich), which may be affected by the need for a car in the rural community and the use of the A47. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift to more sustainable uses of transport (walking, cycling) and public services.</li> <li>• The consumption of goods and services emissions could be improved through community altering their consumption patterns, buying less or more local, perhaps the neighbourhood plan could influence this through employment allocations if they wish and encouraging everyday services (farm shops for example) into their parish.</li> <li>• In the models the housing sector also was high on the emissions from the use of energy in homes, policies could be put in place to support more sustainable design coming forward in new development to reduce energy demand from buildings, including supporting retrofitting existing/replacement buildings.</li> </ul>
<b>Natural Environment</b>	<ul style="list-style-type: none"> <li>• Although there are no designated wildlife sites within the plan area, The Broads network, which has multiple designations, is nearby. It is possible that wildlife from The Broads is present within the neighbourhood area, and it could be important to protect habitat networks that link to this.</li> <li>• Additional housing growth in Lingwood could lead to increased pressure on The Broads, including recreational pressure.</li> <li>• There are three county wildlife sites within or adjacent the plan area, which have been identified for their wildlife value. These will be considered in the planning process, but will not receive the same level of protection as national or internationally designated sites.</li> <li>• There are areas of priority habitat and opportunity to improve habitat connectivity / networks within the plan area.</li> </ul>
<b>Flood &amp; Water Management</b>	<ul style="list-style-type: none"> <li>• Surface water flooding is an issue in parts of the parish, including the settlement area of Lingwood. It will be important to ensure this is not worsened through new development.</li> </ul>
<b>Local Landscape</b>	<ul style="list-style-type: none"> <li>• Development on the edge of Lingwood could create an intrusion into the open countryside if not sensitively designed.</li> <li>• Open views across the landscape are a key feature of the area and should be preserved.</li> <li>• Further development could impact upon the peaceful, rural character of the area.</li> <li>• Development that does not incorporate local materials may not blend well with the character of the area.</li> </ul>

Theme	Issues
<b>Historic Environment</b>	<ul style="list-style-type: none"> <li data-bbox="539 240 2033 344">• Lingwood and Burlingham has a rich history, with 17 listed buildings fairly dispersed throughout the area. These will be protected through existing legislation, though there may be other assets of heritage value that could usefully be identified and protected as part of the neighbourhood plan.</li> </ul>

## Population Characteristics

According to mid-year population estimates from the Office of National Statistics (ONS), Lingwood and Burlingham have a current population of 2774 (2020 estimate), which represents a 5% increase in the last 10 years; with a particular jump in population figures between 2015-2016. **Figure 1** shows how the population has shown an upward trend since 2011. The results of the 2021 Census will indicate whether this trend has happened in the way predicted by the ONS population estimates.

**Figure 1: Total Population**



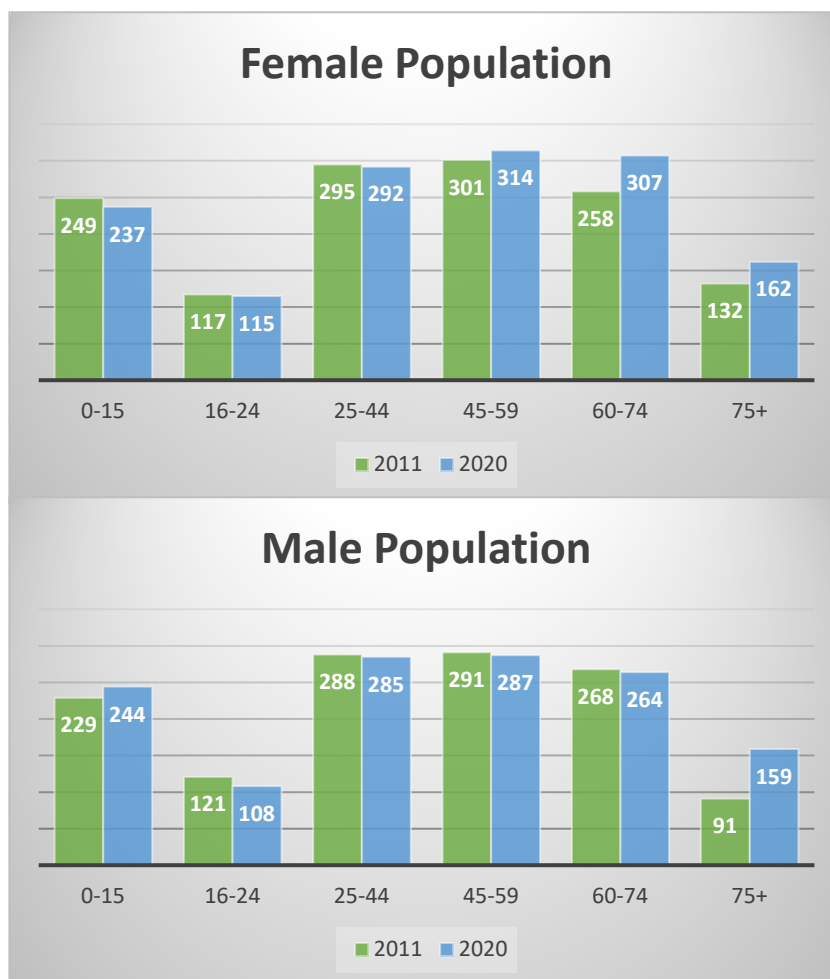
Source: ONS, Mid-Year Population Estimates at Parish Level

Overall, Lingwood and Burlingham's population structure has remained fairly static, however, there has been a larger increase than most, of males over the age of 75+, from 2011 to 2020 as shown in **Figure 2 and 4**. In 2020, there is a slightly higher proportion of females than males, with a split 51%/49% female to male. As shown in **Figure 2** below, there is nearly an even split of males/females amongst all age groups and has been compared to 2011 data too.

**Figure 2: Male and Female Population Structure 2011 and 2020**

2011	Male	%	Female	%	Total	2020	Male	%	Female	%	Total
<b>0-15</b>	229	48%	249	52%	478	<b>0-15</b>	244	51%	237	49%	481
<b>16-24</b>	121	51%	117	49%	238	<b>16-24</b>	108	48%	115	52%	223
<b>25-44</b>	288	49%	295	51%	583	<b>25-44</b>	285	49%	292	51%	577
<b>45-59</b>	291	49%	301	51%	592	<b>45-59</b>	287	48%	314	52%	601
<b>60-74</b>	268	51%	258	49%	526	<b>60-74</b>	264	46%	307	54%	571
<b>75+</b>	91	41%	132	59%	223	<b>75+</b>	159	50%	162	50%	321
<b>Total</b>	1288	49%	1352	51%	2640	<b>Total</b>	1347	49%	1427	51%	2774

**Figure 3: Male and Female Population Structure**



*Source: ONS, mid-year population estimates*

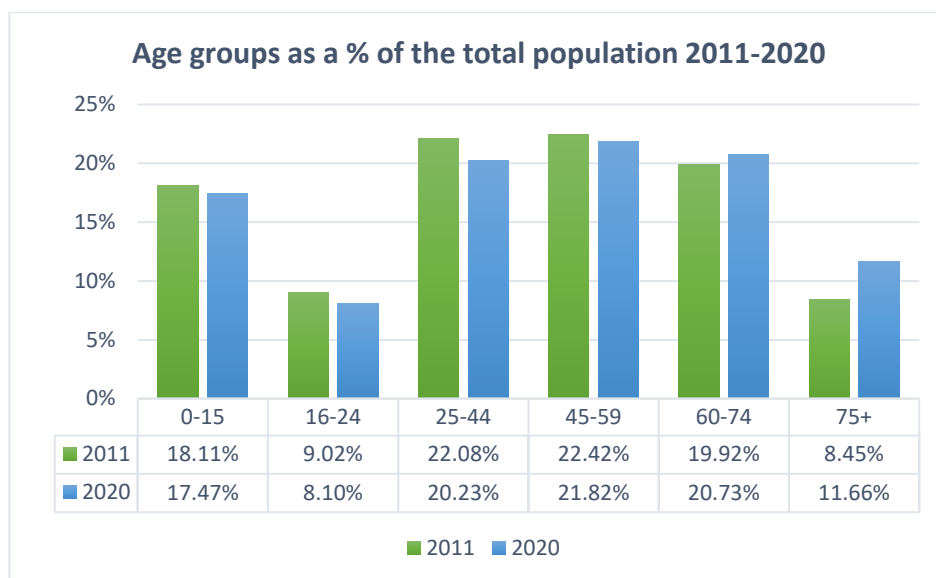
The age structure in 2011 compared to the mid-2020 population estimates is provided in a bar chart in **Figure 4**. Lingwood and Burlingham’s age structure has remained pretty static. The age brackets between 25-74 years level out around 20% each with approx. 265-290 people in each bracket. The lowest population is 16-24 years which was 8.10% in 2020 and has in fact slightly from 9% in 2011. Overall, the data does show a slight decrease amongst a few younger age groups between 0-44 years within the data. The population can be considered to be ageing, most notably amongst women in the 60-74 years category and with the highest increase of people being above 75 years equating to a 3.21% increase from 8.45% to 11.66%, which is 98 people.

**Issues:**

- The parish has an increasing population which may indicate a future need for more housing.
- There is an ageing population, and particularly within the oldest age group, which may indicate a need for more smaller unit housing or a need for specialist housing for older people.

- The parish is showing a decrease in younger age groups, it may be useful to understand why this is and what would encouraging younger people to stay.

**Figure 4: Population age structure**



*Source: ONS, mid-year population estimates*

## Housing Profile

Detailed evidence with respect to this will be provided by the Housing Needs Assessment which will be supplied by AECOM.

## Housing Growth

In the 2011 Census, Lingwood and Burlingham had 1,151. Over 98% of these had at least one usual resident, meaning that there is not an especially significant problem with second home ownership, unlike some of the coastal communities in Norfolk.

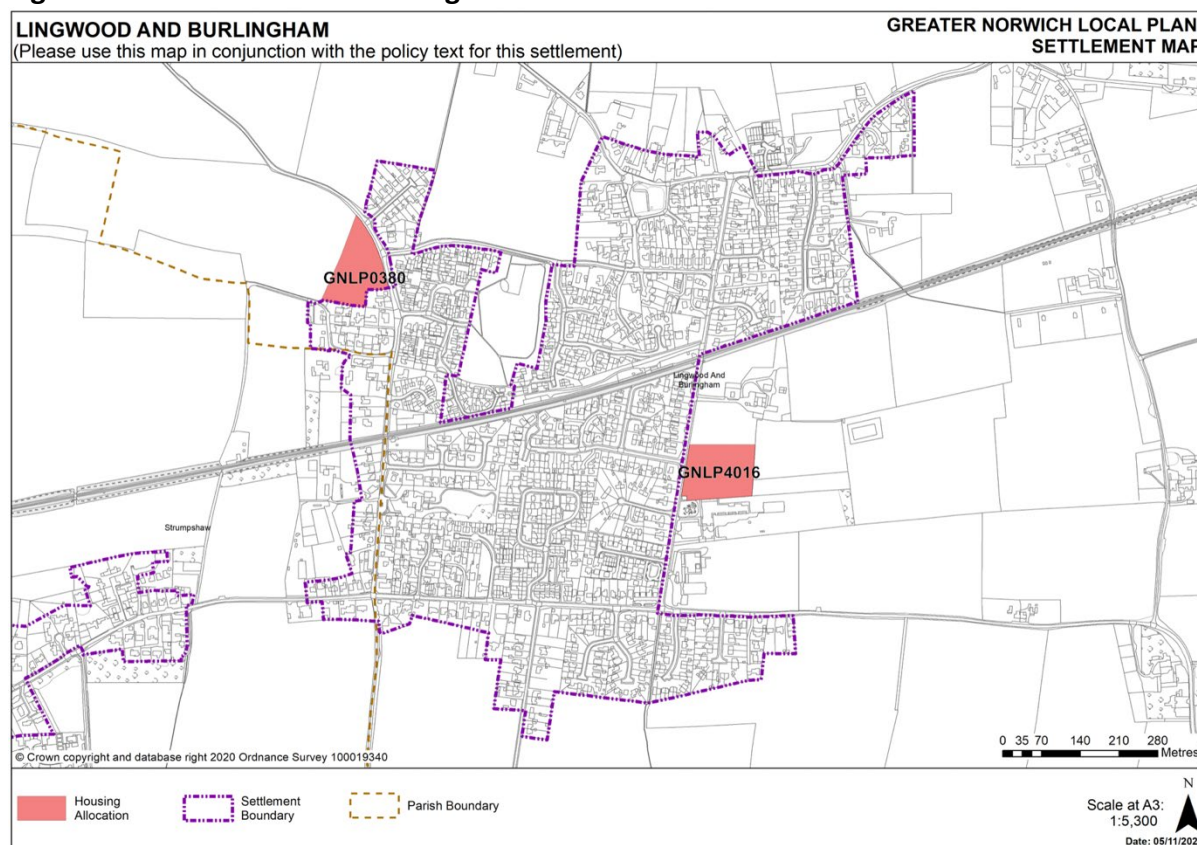
Lingwood and Burlingham is identified as a Service Village in the existing Joint Core Strategy, suitable for small scale housing development subject to form and character considerations. In the 2016 South Norfolk Local Plan, land north of Norwich Road / Station Road, Lingwood was allocated for 39 dwellings, a replacement village hall and extension to the playing field. This has since been built out, including the village hall.

In addition to this, permission was granted in 2019 to redevelop the former Lingwood First School into 22 new dwellings, 6 of which are affordable. An update from Broadland District Council in September 2022 shows that the site current has been granted reserved matters as of February 2022- PP Reference 20201611.

Lingwood and Burlingham is clustered with Strumpshaw and Beighton in the emerging Greater Norwich Local Plan. The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport. Two sites are allocated, providing for a total of 60 new homes, see **Figure 5**.



**Figure 5: GNLP allocations for Lingwood**



The two sites allocated differ from those put forward at the Regulation 18 Consultation on the GNLP, with site GNLP4016 adjacent the primary school only appearing at Regulation 19. Its location adjacent the primary school could restrict future expansion of the primary school.

Although over time linear development along Norwich Road has nearly joined Lingwood and Strumpshaw, Lingwood has remained contained as an individual nucleated settlement.

Outside of the allocations, there have been 13 planning permissions which have been granted, started, or completed in the last 10 years (2012-2022) according to housing data by Broadland District Council (September 2022) presented in Appendix A. The total net gain for the 13 planning permissions is 77; 8 of these are for new residential dwellings, 3 were from conversions of non-residential dwellings and 2 were conversions of existing dwellings. These permissions represent windfall development, outside of any planned growth in the Local Plan.

In the last 7 years (2015-2022) there has been 7 planning permissions with a net gain of 34 dwellings.

- Seven of the permissions have been granted
- Four of the permissions have started since May 2017
- One has been completed since March 2019

**Figure 6: List of recent permissions in Lingwood and Burlingham (2015 to 2022)**

<b>Planning Permission Ref</b>	<b>Description</b>	<b>Dev Types</b>	<b>Net gain</b>	<b>Status</b>
<b>20150052</b>	Erection of Bungalow	New residential building	1	COMPLETED
<b>20191061</b>	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
<b>20191404</b>	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
<b>20201658</b>	Subdivision of Existing Residential Dwelling (Part Retrospective)	Conversion of existing dwelling(s)	1	STARTED
<b>20201622</b>	Subdivision of Existing Residential Dwelling (Retrospective)	Conversion of existing dwelling(s)	1	STARTED
<b>20210902</b>	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
<b>20201611</b>	Reserved matters application with full details of appearance, landscaping, layout and scale of development for 22 residential units together with associated highway works from outline application 20190278	New residential building	22	GRANTED
			<b>Total: 34</b>	

**Issues:**

- Residential development over the last five years has been limited to the 39 allocated dwellings at Norwich Road/Station Road Lingwood and redevelopment of the former Lingwood First School. Outside of this there has only been a small amount of windfall development.
- Lingwood and Burlingham is clustered with Strumpshaw and Beighton in the emerging GNLP, which allocates two sites for development for 60 new homes.
- The site GNLP4016 is located adjacent the primary school and could constrain further expansion of the school.
- Future development along Norwich Road could further erode the gap between Lingwood and Strumpshaw, although this falls within Strumpshaw parish rather than Lingwood and Burlingham.

## Availability of Local Services and accessibility

Lingwood and 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 Rd, approximately journeys by car should take 20-30 minutes to both Norwich city centre and Great Yarmouth, though the journey times are unpredictable.

Further south of the parish from the A47 is Lingwood train station, which runs the Greater Anglia Service between Norwich and Great Yarmouth, services show that trains departure in both directions once an hour (Norwich every --:33 and Great Yarmouth every --:51). The train station is said to be a single platform station, which is not staffed with limited services and a small car park<sup>1</sup>.

There looks to be a good range of services and facilities available within the parish, more central, in a built-up residential area around Lingwood and the train station. These 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)
- **Petrol station** (Peco Install)
- **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)
- **Other businesses** (such as hairdressers, post office, taxi service, building services, pet store etc)

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 Neighbourhood Plan area; such as Strumpshaw and Beighton.

It is a thriving community with a variety of activities organised mainly in the community village hall/social club for residents of all ages<sup>2</sup>. 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.

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<sup>1</sup> [Lingwood Train Station Information | Greater Anglia](#)

<sup>2</sup> [regular activities \(lingwoodvh.co.uk\)](#)

As shown in **Figure 7**, 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 particular at the crossing of the A47, with no obvious circular walks that do not involve using roads. Regarding the crossing of the A47 this is a key issue given that North Burlingham is north of the A47 and separated from the rest of the parish's main facilities. With the dualling of the A47 the crossing will no longer be allowed making PRoW more limited.

The A47 between Blofield to North Burlingham is currently granted upgrades by national highways which involve dualling the A47 at North Burlingham to ease congestion and support economic growth in the area. These upgrades are expecting to take place approximately between January 2022/2023 to the end of 2024/2025. The project wishes to improve amenities for cyclists and pedestrians, improve the safety of collisions, boost economic growth and employment in the area and reduce journey times<sup>3</sup>.

Burlingham Woodland Walks is one of the public rights of way which has had recent attention drawn to this area for the interest of turning the area into a country park<sup>4</sup>. Whilst it is too early to say if a country park may be developed in the years the neighbourhood plan could be adopted, if this development comes forward this could bring a variety of positives to the sustainable development of the area, economically, socially and maybe environmentally with the boost of jobs, facilities and recreational interest. The land is owned by Norfolk County Council (Country Farms) and can be entered from the parish in North Burlingham; where people can park north of the Main Rd and A47 close to North Burlingham Church<sup>5</sup>.

*Source: Environment Agency Flood Warning Map, February 2022*

Local services and facilities are 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 attractive with 30mph and 20mph speed limits in place. However, cyclists wishing to travel nearer North Burlingham where one would meet the A47 will soon not have this option when the A47 is dualled.

Local people would need to travel to larger towns or outside of the neighbourhood plan area for some services including medical/health facilities. Public transport links are limited, whilst as mentioned before there is an hourly train 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 Acle and Wymondham (First Group).

However, whilst there are a few bus stops in a circular route around the built-up Lingwood area for residents to get on the 15A, such as down Chapel Rd, Post Office Rd, Station Rd and

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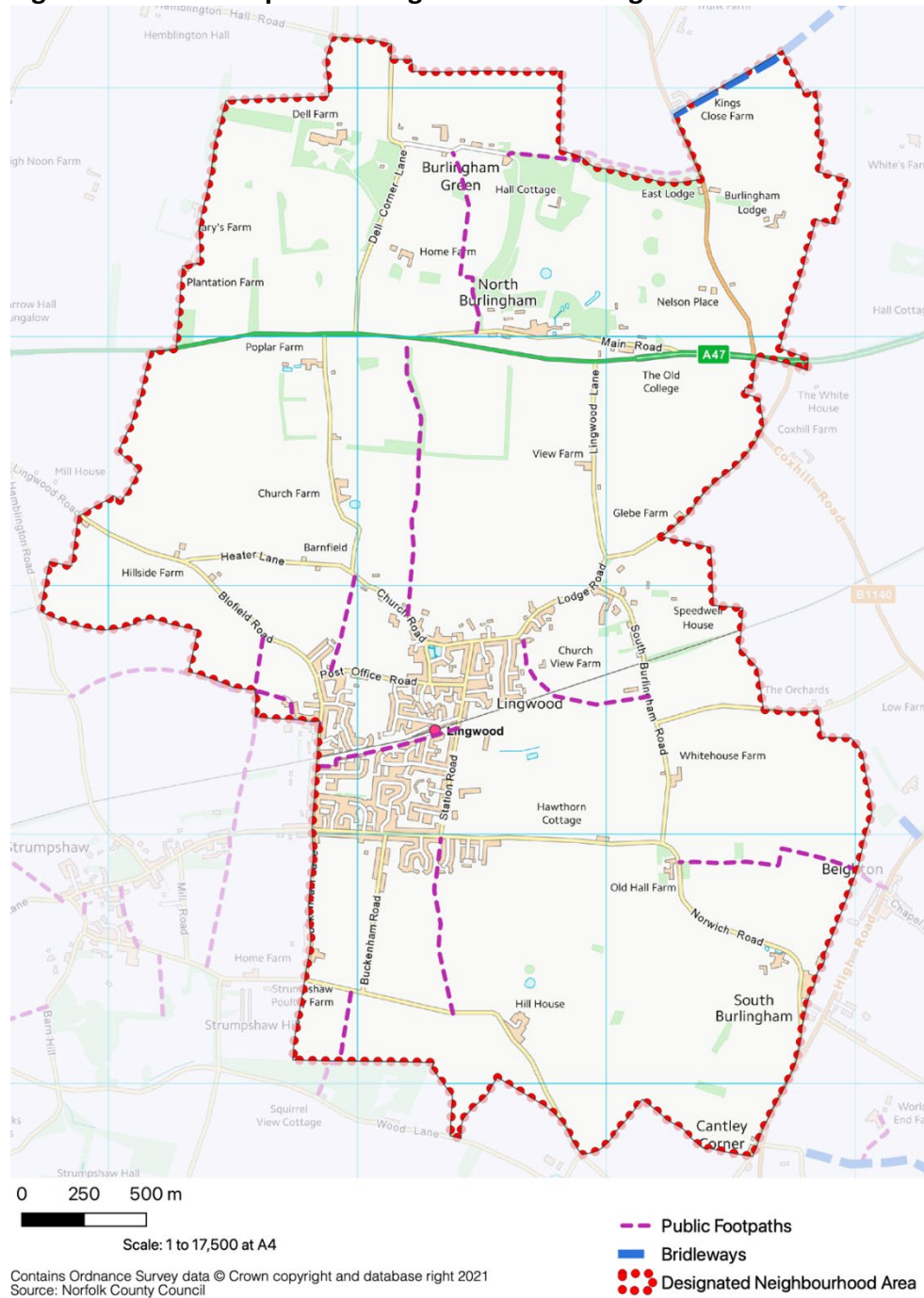
<sup>3</sup> [A47 Blofield to North Burlingham - Highways England \(nationalhighways.co.uk\)](https://nationalhighways.co.uk)

<sup>4</sup> [New country park and Colman's site among Norfolk economic boost wishlist | Eastern Daily Press \(edp24.co.uk\)](https://www.edp24.co.uk)

<sup>5</sup> [Burlingham Woodland Walks - Norfolk County Council](https://www.norfolk.gov.uk)

Norwich Rd; there does not seem to be a bus service that caters for residents outside of the Lingwood area in the parish or nearer to the A47. The services which run in the parish goes once an hour only between Monday- Saturday (9am-7pm) and no bus service is shown for Sundays and Public Holidays making this difficult for local people to access facilities outside of the parish if they do not have a private vehicle<sup>6</sup>. This could be a reason for the higher transport emissions emitted in the parish as detailed in the next chapter.

**Figure 7: Public Footpaths in Lingwood and Burlingham**



<sup>6</sup> [FEC - Network Norwich Green Line 14 15 - TEMPORARY BUS TIMES from 14-11-21 - Upd 01-22.pdf \(firstbus.co.uk\)](#)

**Figure 8** shows that the percentage of households with or without cars are fairly similar to the districts average; with the notable difference that on average Lingwood and Burlingham has a higher percentage than Broadland on owning more than 4+ cars per household. In addition, almost half of households have one car or van (42.6%) followed by 2 cars or vans at (34.2%). For some members of these households, they may not have use of the vehicle for large chunks of the day if other household members are using it. Local services will be very important for these households, as will public transport such as the bus or train service.

**Figure 8: Household car ownership – Census, 2011<sup>77</sup>**

Cars	Lingwood and Burlingham	Broadland
<i>All households</i>	1,131 (100%)	53,336 (100%)
<i>No cars or vans in household</i>	131 (11.6%)	6,106 (11.4%)
<b>1 car or van in household</b>	482 (42.6%)	23,667 (44.4%)
<b>2 cars or vans in household</b>	387 (34.2%)	17,842 (33.5%)
<b>3 cars or vans in household</b>	89 (7.9%)	4,182 (7.8%)
<b>4 or more cars or vans in household</b>	42 (3.7%)	1,539 (2.9%)

### Issues

- It is a fairly sustainable location, with a range of local services, activities and facilities, which, being accessible by walking for many in Lingwood, helps to create a feeling of vitality and adds to community spirit, as well as providing health benefits by keeping people active.
- It will be important to retain key community facilities to retain local accessibility.
- Additional new housing could support the ongoing viability of some local services, such as local shops, businesses, as could recreational tourism.
- Bus and train services are limited but do enable access to Acle and Wymondham (bus) and Norwich and Great Yarmouth (train), which could be important for work and other opportunities, especially those without a car.
- The dualling of the A47 could be a community issue for having more cars on the road and the safety issues in crossing the A47 via sustainable transport means (walking/cycling) from North Burlingham towards Lingwood amongst all age groups
- Access into the countryside and open spaces for recreational reasons is good, this bringing benefits for physical and mental well-being. However, improvements could add to the attraction for people.

<sup>77</sup> [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

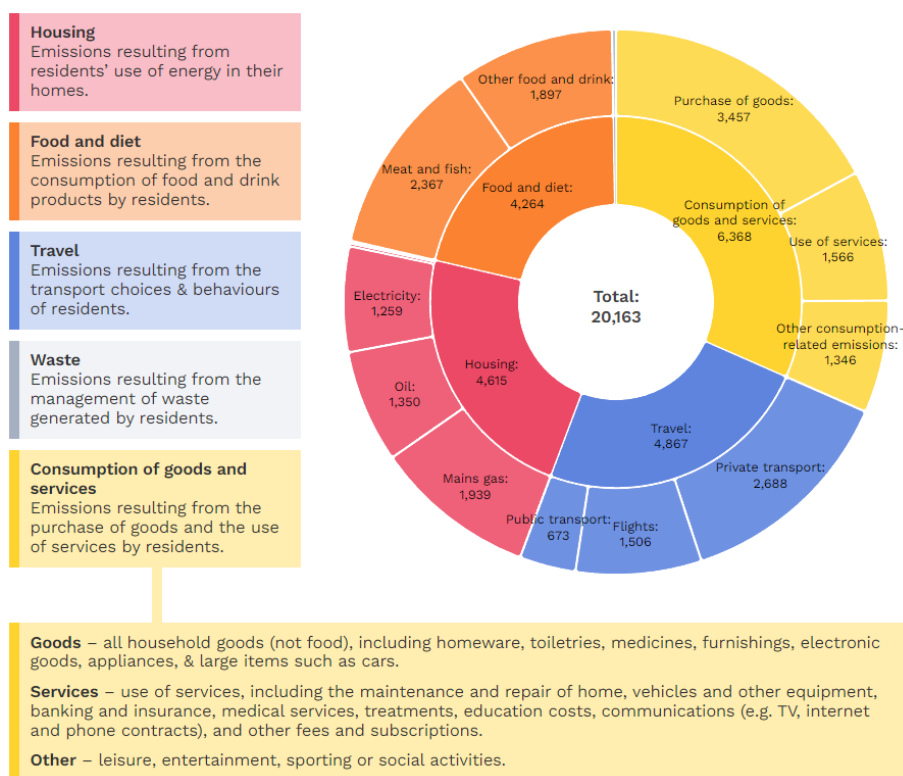


## Carbon Emissions

The University of Exeter's tool [Impact](#) provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. The tool must be taken as a guide and incorporates a variety of different data sets to bring together averages.

**Figure 9** provides a breakdown of the total carbon emissions per household in Lingwood and Burlingham for consumption; this total 20,163t CO<sub>2</sub>e. The total consumption footprint relates to different activities that residents within the parish boundary engage in, this breaks down into a number of sectors/sub-sectors as shown in the pie chart; including goods/services, travel, housing, food and diet and waste. Many of the sectors average out between 20-24% out of 100% for the consumption emissions emitted by parish households. However, the largest emitting sector is consumption of goods and services which equates to 32% (6,368 co<sub>2</sub>e of 20,163 t CO<sub>2</sub>e) and half of this being from the purchasing of goods. The next biggest emitters are travel (4867 co<sub>2</sub>e) and over 50% of the total emitter in the parish comes from private transport such as the car. The housing sector was also high (4615 co<sub>2</sub>e) with the largest contributor in this subsector being from gas (10%) followed by oil (7%) and electricity (6%).

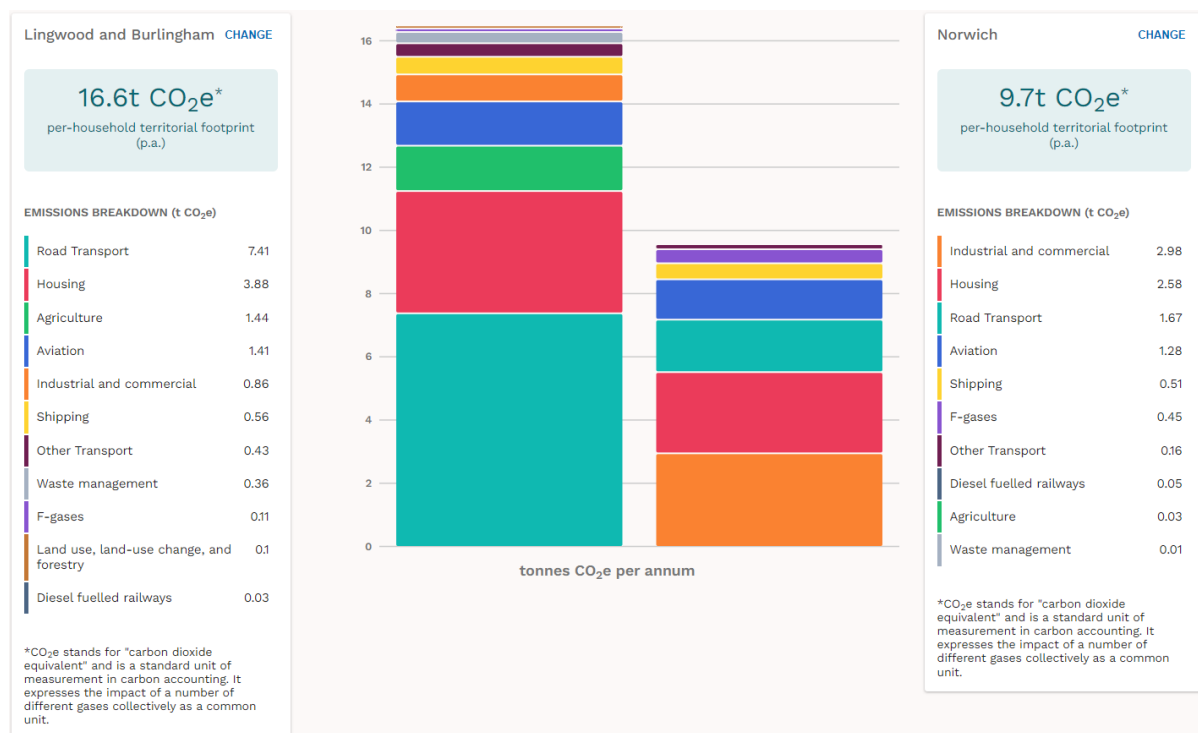
**Figure 9: Total Consumption Carbon Emissions in Lingwood & Burlingham- Impact (Centre of Sustainable Energy, 2021<sup>8</sup>)**



<sup>8</sup> [Impact | Community carbon calculator \(impact-tool.org.uk\)](#)

**Figure 10** provides a further breakdown of the territorial carbon footprint per household. This figure shows the annual carbon emissions (measured in tonnes) emitted as a result of activities taking place within the parish boundary. This model shows the total CO<sub>2</sub>e from the parish is 16.6t CO<sub>2</sub>e. This footprint is broken down into sectors such as road transport, housing, agriculture, aviation, industrial and commercial and so on. The transport element calculates miles driven/ flown and not the presence of a road in the area. The highest emitter which is not surprising is from Road Transport which covers emissions from fuel used by road traffic, which equates to 7.41 t CO<sub>2</sub>e (45% of the total 16.6t CO<sub>2</sub>e footprint) and as a comparison to Norwich Road Transport only equates to 1.67 t CO<sub>2</sub>e (17% of Norwich total 9.7 t CO<sub>2</sub>e footprint) showing the parish is high in this instance. The next largest emitter for the parish is housing, which covers emissions from the use of energy in homes, this was 3.88 t CO<sub>2</sub>e (23% of the total 16.6 t CO<sub>2</sub>e footprint) and Norwich as a total was 2.58 t CO<sub>2</sub>e (27% of Norwich's total footprint as a comparison).

**Figure 10- Territorial emissions per household in Lingwood and Burlingham compared to Norwich- - Impact (Centre of Sustainable Energy, 2021<sup>9</sup>)**

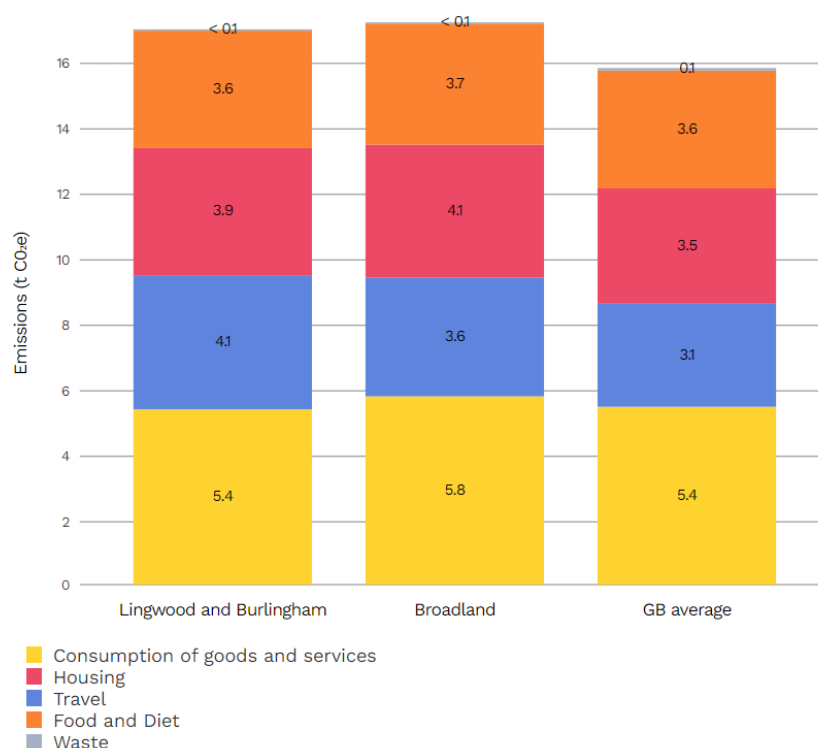


The data sets also show an area average for users to understand how the consumption footprint per household compares to Broadland District and Great Britain average. **Figure 11** shows that the emissions (t CO<sub>2</sub>e) are higher in Lingwood and Burlingham by a reasonable amount in transport (4.1 t CO<sub>2</sub>e) than Broadland (3.6 t CO<sub>2</sub>e) and England (3.1 t CO<sub>2</sub>e). It is probably fair to say that the A47 road running through the borough would most likely play a big part for this; and the plans for dualling the A47 may impact this further with potentially more private cars joining the road. Another reason for the higher transport emissions would likely be because this parish is a rural community.

<sup>9</sup> [Impact | Community carbon calculator \(impact-tool.org.uk\)](https://impact-tool.org.uk/)



**Figure 11: Average Consumption Footprint per household - Area Comparison of Carbon Emissions - Impact (Centre of Sustainable Energy, 2021<sup>10</sup>)**



### **Issues**

- Per household carbon emissions show to be high for consumption of good and services, transport and housing. Private transport was particularly high, higher than the national or local average (Broadland and Norwich), which may be affected by the need for a car in the rural community and the use of the A47. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift to more sustainable uses of transport (walking, cycling) and public services.
- The consumption of goods and services emissions could be improved through community altering their consumption patterns, buying less or more local, perhaps the neighbourhood plan could influence this through employment allocations if they wish and encouraging everyday services (farm shops for example) into their parish
- In the models the housing sector also was high on the emissions from the use of energy in homes, policies could be put in place to support more sustainable design coming forward in new development to reduce energy demand from buildings, including supporting retrofitting existing/replacement buildings.

<sup>10</sup> [Impact | Community carbon calculator \(impact-tool.org.uk\)](https://impact-tool.org.uk)

## Natural Environment

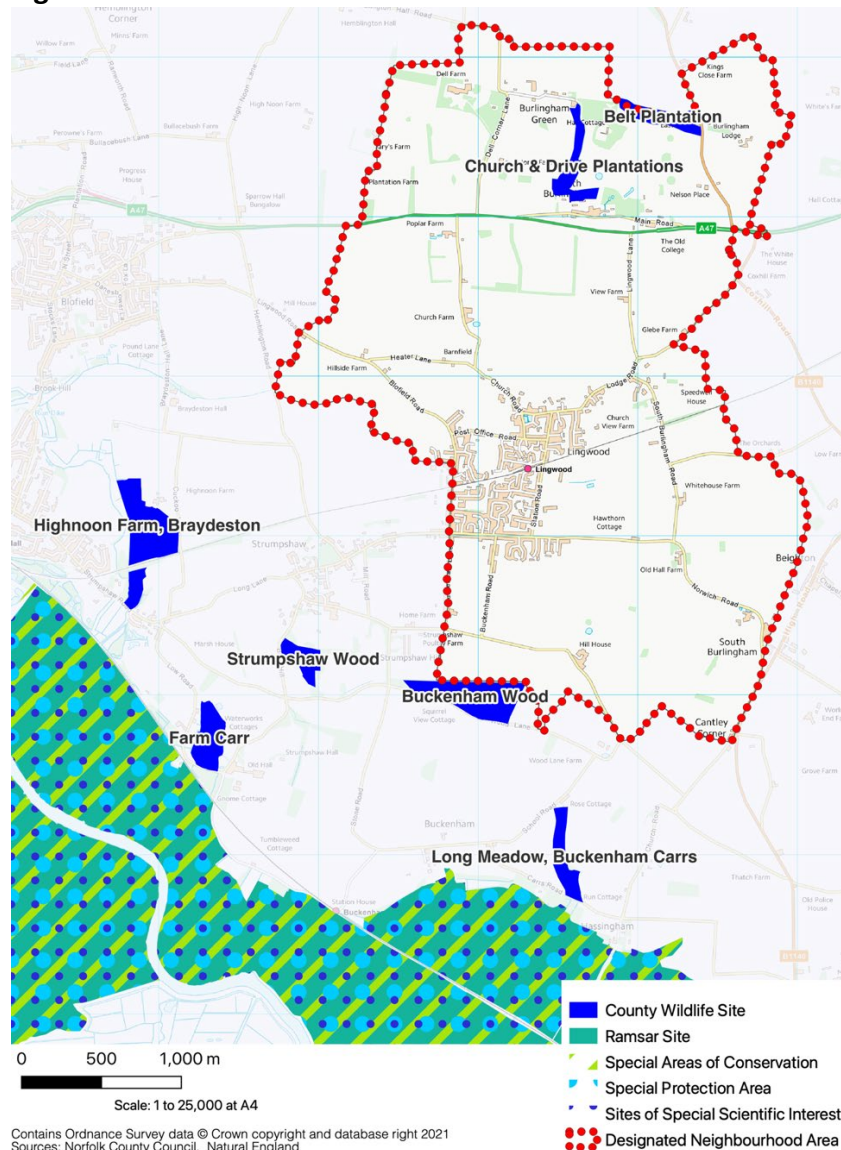
There are no Natural England statutory designated sites in the neighbourhood area, though there are several important designations within 2km, this includes:

- The Broads Special Area of Conservation
- Broadland Ramsar and Special Protection Area
- Yare Broads and Marshes Site of Special Scientific Interest (SSSI)
- Cantley Marshes SSSI

The Broads/Broadland 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.

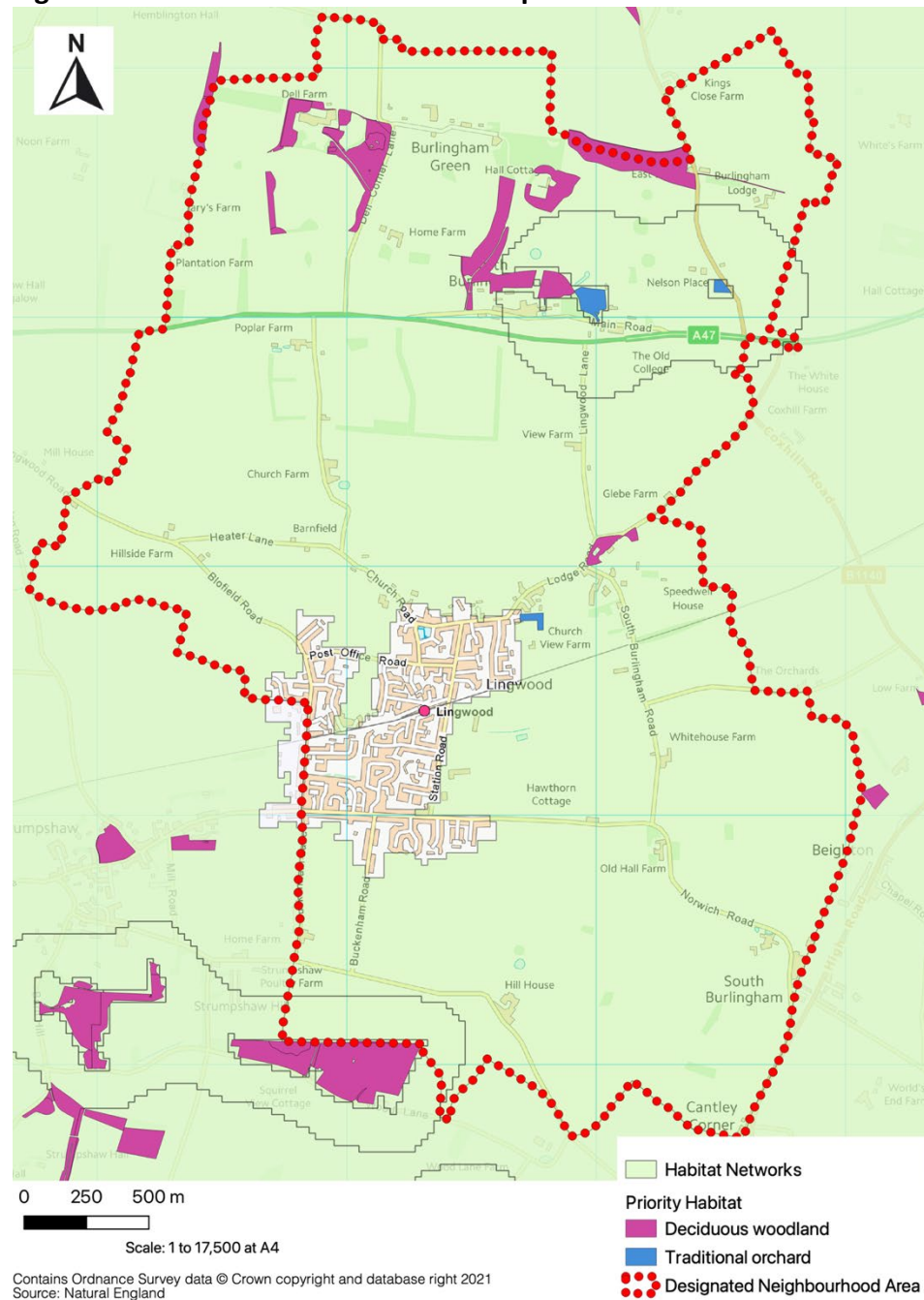
There are three County Wildlife Sites within or adjacent the neighbourhood area including Belt Plantation and Church & Drive Plantations within the parish, and Buckenham Wood, which is an ancient woodland, adjacent. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies. Wildlife sites within or near to the neighbourhood area are marked on **Figure 12**.

**Figure 12: Wildlife Sites**

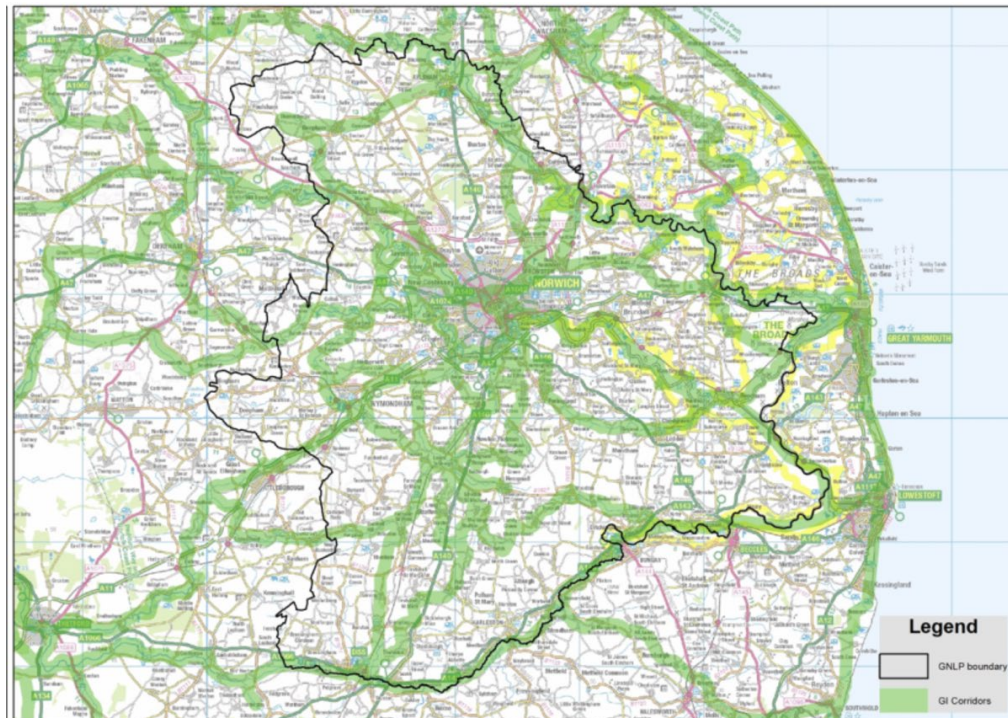


Natural England identifies that there are or is potential for important habitat networks within much of the neighbourhood area these are shown in **Figure 13**. Parts of the parish contain Habitats of Principle Importance for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population. This includes deciduous woodland and traditional orchards. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable. The emerging Greater Norwich Local Plan identifies green infrastructure corridors in the Greater Norwich area, one of which runs through the northern part of the neighbourhood area, north of the A47, as shown in **Figure 14**.

**Figure 13: Habitat Networks within the plan area**



**Figure 14: Green Infrastructure Corridors for Greater Norwich**

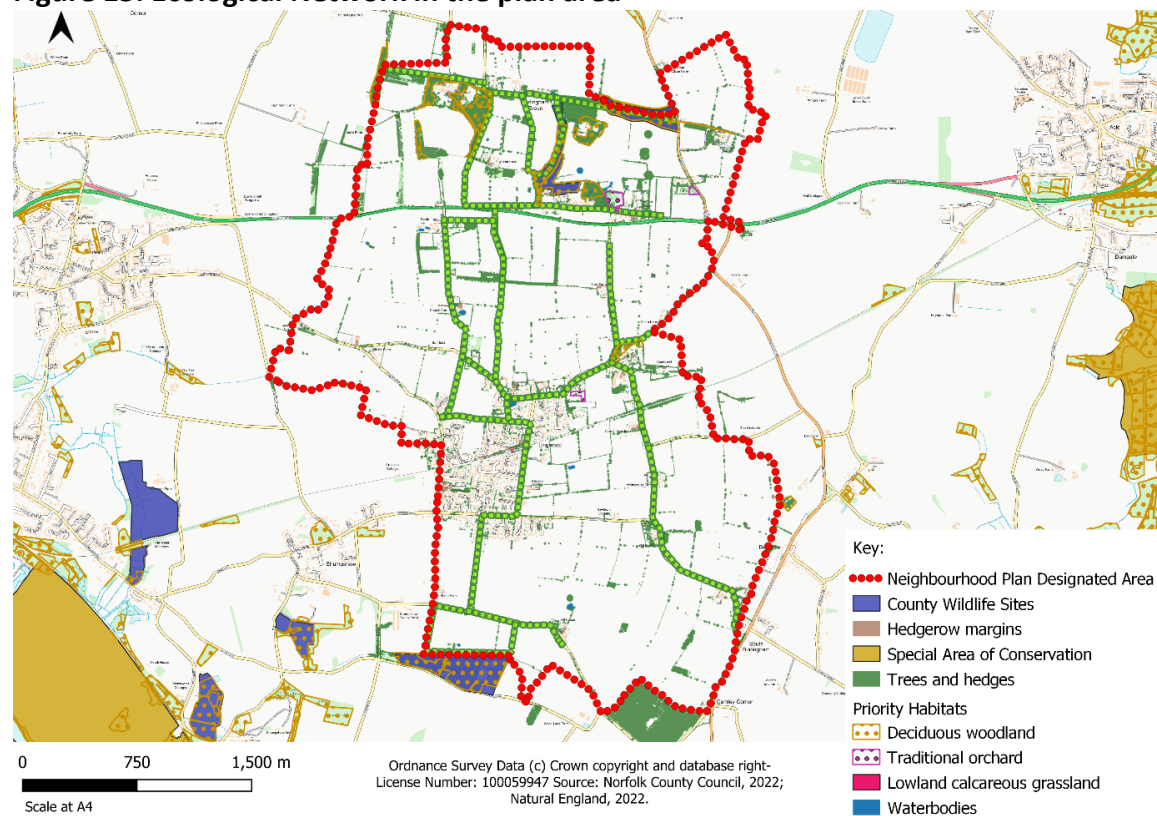


*Source: GNLP*

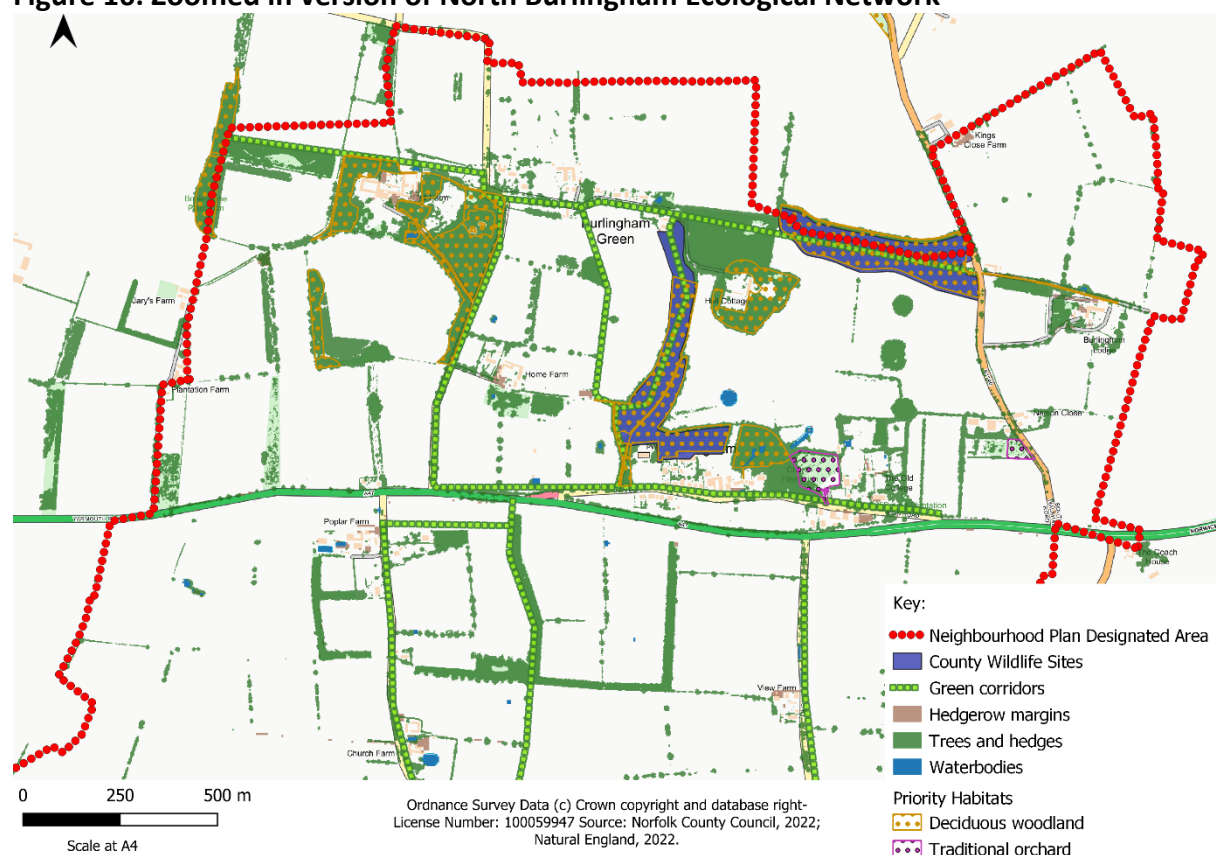
The Norfolk Biodiversity Information Service (Norfolk County Council) shared data of the waterbodies, trees, hedgerows, and hedgerow margins which are currently present within the parish. The maps below present this data. The evidence shows that the parish is particularly green to the North.



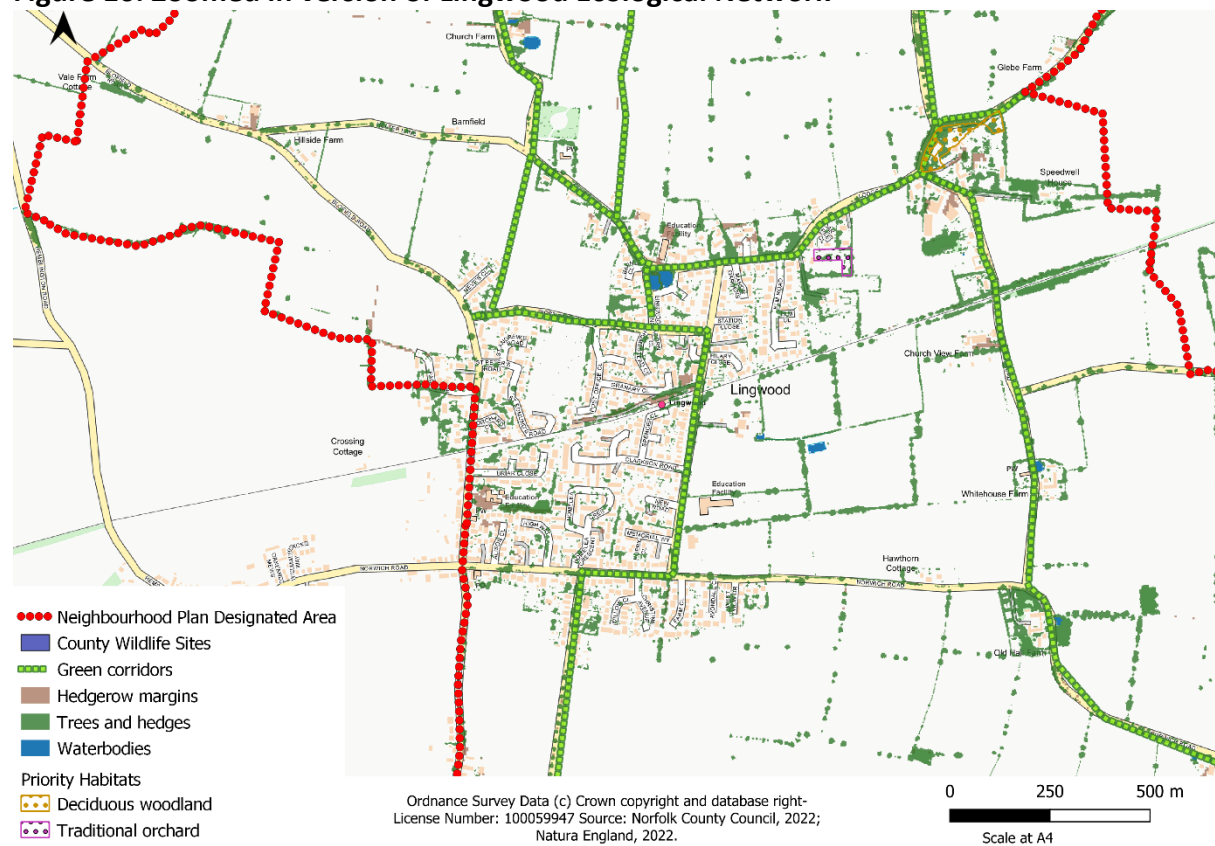
**Figure 15: Ecological Network in the plan area**



**Figure 16: Zoomed in version of North Burlingham Ecological Network**



**Figure 16: Zoomed in version of Lingwood Ecological Network**



**Figure 16: Zoomed in version of Lingwood/South Burlingham's Ecological Network**



## Issues

- Although there are no designated wildlife sites within the plan area, The Broads network, which has multiple designations, is nearby. It is possible that wildlife from The Broads is present within the neighbourhood area, and it could be important to protect habitat networks that link to this.
- Additional housing growth in Lingwood could lead to increased pressure on The Broads, including recreational pressure.
- There are three county wildlife sites within or adjacent the plan area, which have been identified for their wildlife value. These will be considered in the planning process, but will not receive the same level of protection as national or internationally designated sites.
- There are areas of priority habitat and opportunity to improve habitat connectivity / networks within the plan area.

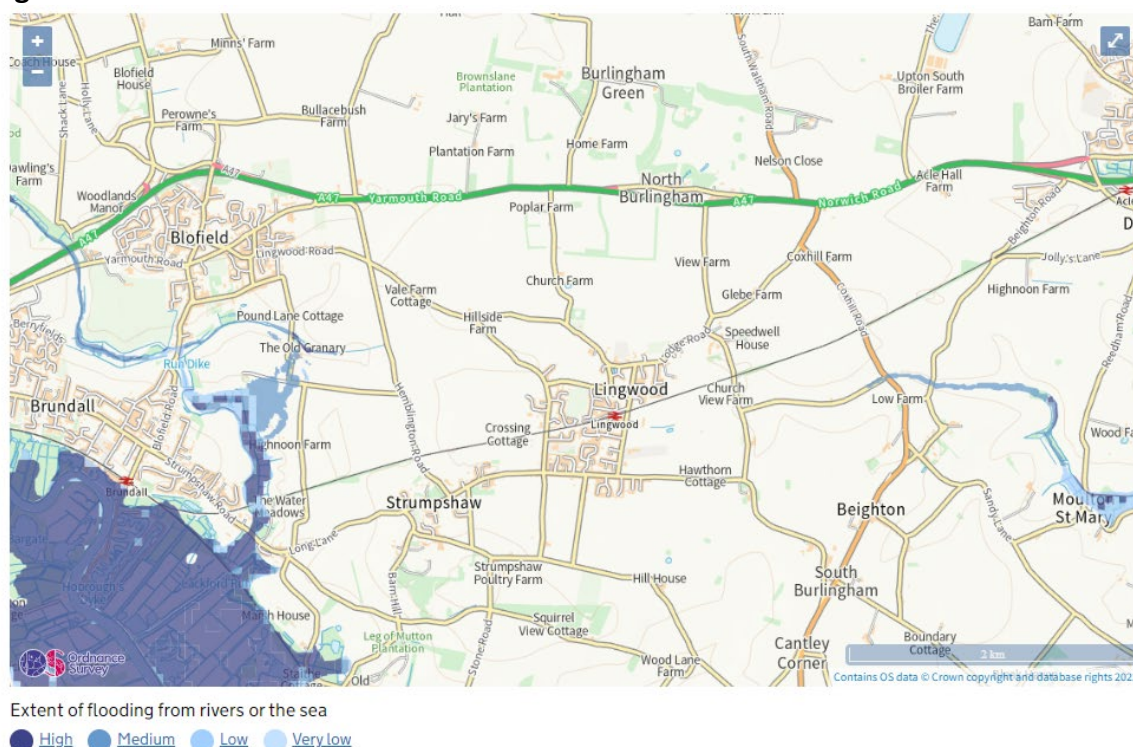


## Flood and Water Management

According to Environment Agency and the Greater Norwich Area Strategic Flood Risk the parish of Lingwood and Burlingham falls within Flood Zone 1, which means there is a low risk of flooding from rivers or the sea. National policy is to locate development in areas least likely to flood. Based on current mapping, this 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 15**).

Environment Agency future flood risk modelling shows that there is medium and high risk of surface water flooding (ponding) in parts of the parish, including the main settlement of Lingwood, see **Figures 16 and 17**. The mapping indicates this mainly affects highway, but it extends into property/gardens along Post Office Road and Memorial Way. The Lead Local Flood Authority datasets (extending from 2011 to present day) shows there are 5 no. records of internal flooding and 5 no. records of external/anecdotal flooding in the Parish of Lingwood and Burlingham<sup>11</sup>. No data or representation from relevant statutory bodies suggests there are any Anglian Water DG5 records within the Parish of Lingwood and Burlingham.

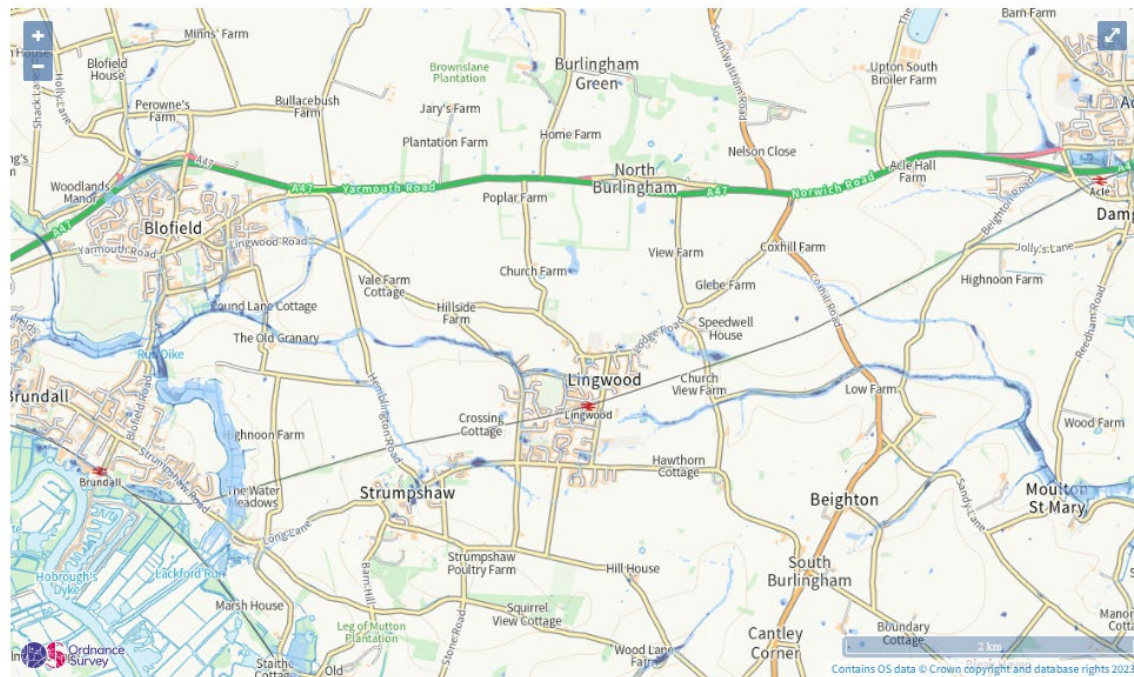
**Figure 15: Extent of flood risk from rivers and sea**



Source: Environment Agency Flood Warning Map, June 2023

<sup>11</sup> [Investigation report into the flooding in the Broadland District Area: 2017 to 2018 \(norfolk.gov.uk\)](https://www.norfolk.gov.uk/investigation-report-into-the-flooding-in-the-broadland-district-area-2017-to-2018)

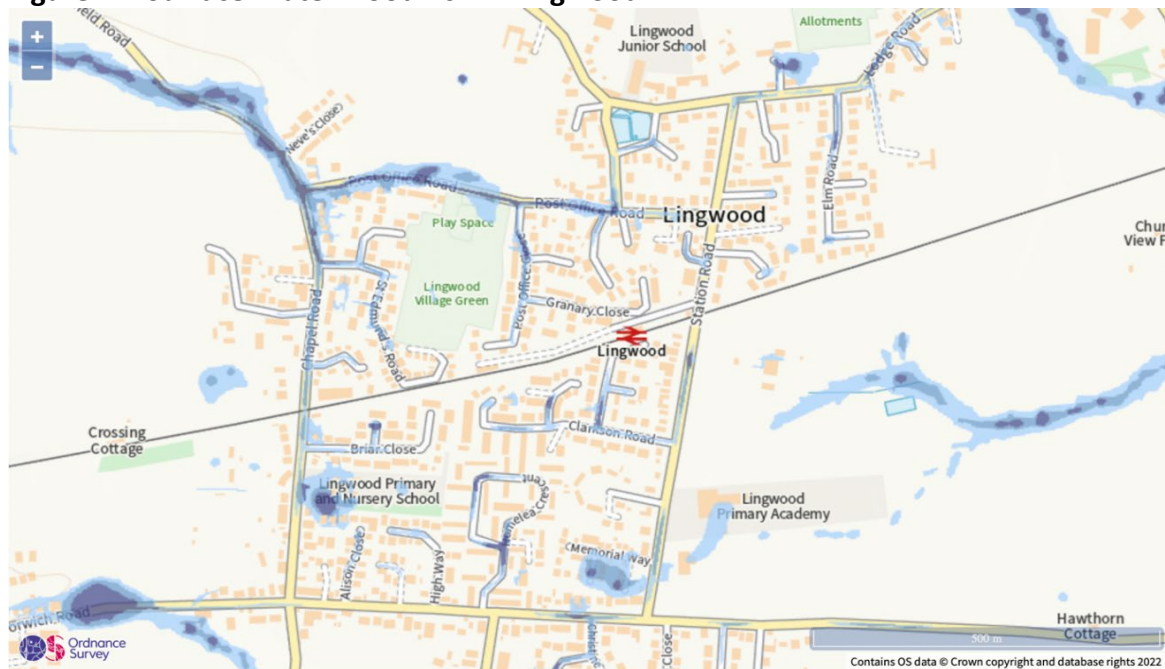
**Figure 16: Surface Water Flood risk in the parish**



Extent of flooding from surface water  
 ● High ● Medium ● Low ○ Very low

Source: Environment Agency Flood Warning Map, June 2023

**Figure 17: Surface Water Flood risk in Lingwood**



Extent of flooding from surface water  
 ● High ● Medium ● Low ○ Very low

Source: Environment Agency Flood Warning Map, June 2023

**Issues:**

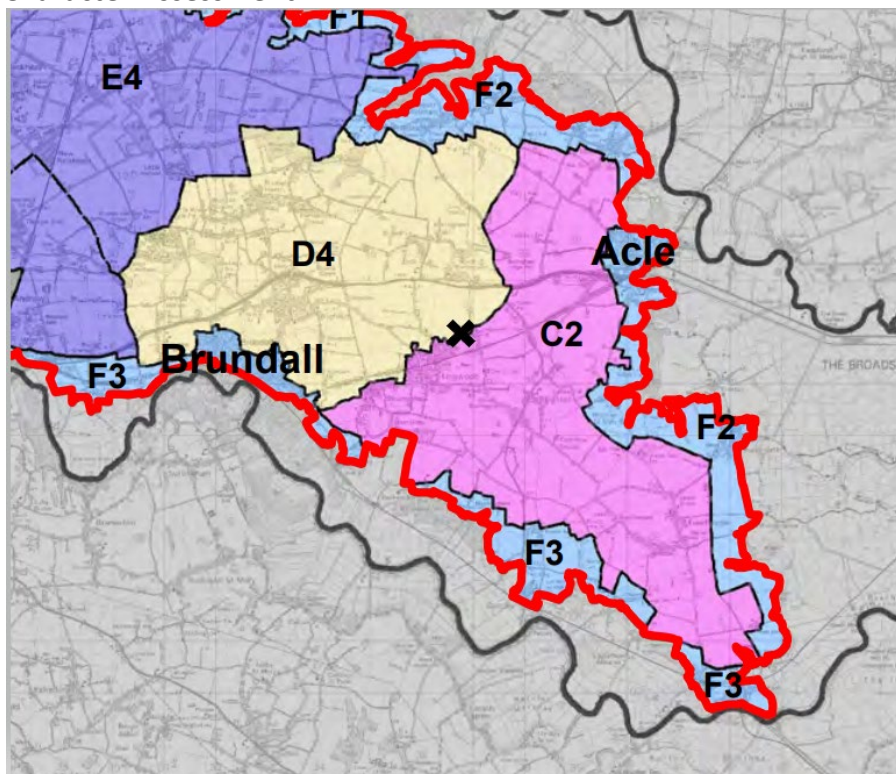
- **Surface water flooding is an issue in parts of the parish, including the settlement area of Lingwood. It will be important to ensure this is not worsened through new development.**



## Local Landscape

The Broadland Landscape Character Assessment identifies the area to fall within two-character areas – the settlement of Lingwood and South Burlingham falls within **Plateau Farmland (Freethorpe)**, whilst everything north of Lingwood is within the **Tributary Farmland (Blofield)** character area (**Figure 18- The X marks part of the area of the NPA**)<sup>12</sup>.

**Figure 18- Lingwood and Burlingham's location within the character areas of Broadlands Landscape Character Assessment**



The **Tributary Farmland (D4- Blofield Tributary Farmland)** area extends between the Yare and Bure River Valleys and is dominated by arable farmland with varying field sizes. There has been limited removal of hedgerows. Isolated churches, historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature, especially around Burlingham. Church towers and woodland create memorable features in views. Most settlements have been engulfed by the rapid expansion in modern suburban housing. These developments have for the most part remained contained as individual linear or nucleated developments, such as Blofield. There is often an abrupt transition between the housing development and surrounding agricultural land. The A47 is a major transport route, which effectively sub-divides the area.

The **Plateau Farmland (C2- Freethorpe Plateau Farmland)** area is low lying, but surrounded by land that falls below sea level, it sits as an elevated plateau above the Broad. Massive intensification of farming in the area has changed the landscape dramatically. The hedgerow structure within the area has been fragmented substantially, leaving vast fields that sweep

<sup>12</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1->

across the landscape. There are expansive views across the landscape and local churches form distinct features. Views of the Broads are obscured for the most part by woodland along the slopes. Other than Lingwood there are few settlements. Lingwood has evolved from several crossroads and the Norwich to Great Yarmouth railway.

Any development in the area must respect the area by:

- Conserving the simple, predominantly rural character.
- Conserving the landscape setting of historic halls and churches.
- Conserving the landscape setting of Lingwood.
- Promoting the use of local materials within villages
- Conserving the sense of tranquillity.
- Conserving open views across the landscape.
- Ensure that new development doesn't reduce the vertical significance of important historical architectural features within the landscape, such as church towers.
- Conserving and protecting the tributary valleys for their biodiversity, particularly the River Yare SSSI.
- Ensuring that development includes a landscape and design strategy which is consistent with the local landscape character and screens potential harsh settlement edges.

#### **Issues**

- **Development on the edge of Lingwood could create an intrusion into the open countryside if not sensitively designed.**
- **Open views across the landscape are a key feature of the area and should be preserved.**
- **Further development could impact upon the peaceful, rural character of the area.**
- **Development that does not incorporate local materials may not blend well with the character of the area.**

## Historic Environment

According to the parish profile on Norfolk Heritage Explorer<sup>13</sup>, there is little evidence of early occupation, however there are remains of a possible Iron Age and Roman Settlement near to South Burlingham, in the area around St Edmund's Church. This suggests that focus of the initial settlement was in the south of the parish, but has shifted focus, probably during the medieval period. Saxon metalwork has been found which suggests the settlement continued to develop at this time. South Burlingham was already considered as a separate entity by 1086 but was a much smaller landholding than North Burlingham.

North Burlingham was a fairly substantial settlement in the Domesday Book and is listed as having a church. The medieval village of North Burlingham had two churches dating back to the 14<sup>th</sup> and 15<sup>th</sup> century – St Andrew's and St Peter's, which is now in ruins. Both of these are grade I listed. St Edmund's Church in South Burlingham is also grade I listed. This has some 12<sup>th</sup> century work, as well as 14<sup>th</sup> century wall painting depicting the murder of St Thomas Becket. Old Hall Farm (grade II\* listed) in South Burlingham contains a remarkable series of late 16<sup>th</sup> century wall paintings depicting various hunting scenes, which are of national importance. The parish has 17 listed buildings in total, which are shown on **Figure 19**.



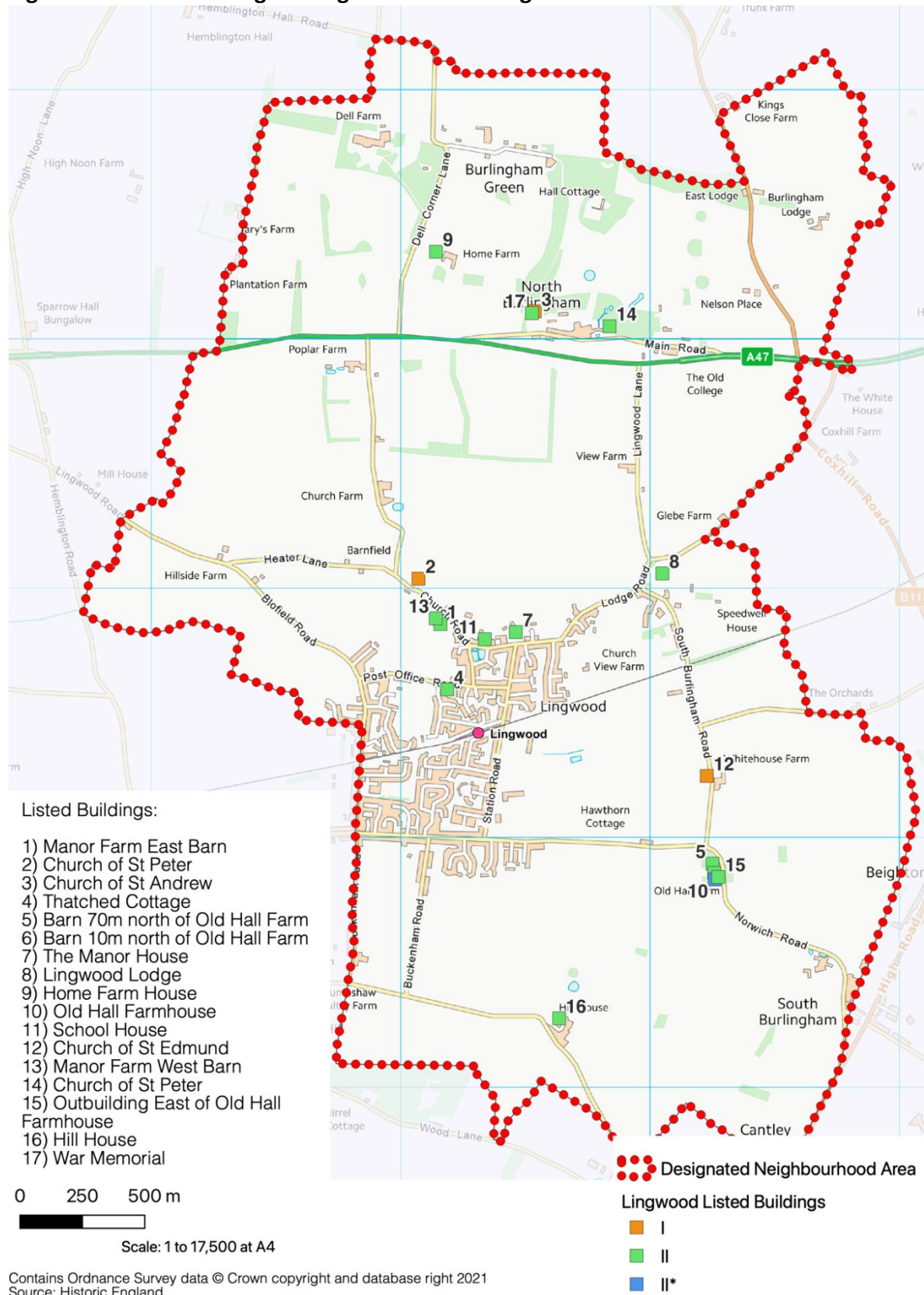
*St Peter's Church, Source: Norfolk Heritage Explorer*

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<sup>13</sup> [https://www.heritage.norfolk.gov.uk/record-details?TNF186-Parish-Summary-Lingwood-and-Burlingham-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF186-Parish-Summary-Lingwood-and-Burlingham-(Parish-Summary))



**Figure 19: Listed buildings in Lingwood and Burlingham**



### **Issues**

- **Lingwood and Burlingham has a rich history, with 17 listed buildings fairly dispersed throughout the area. These will be protected through existing legislation, though there may be other assets of heritage value that could usefully be identified and protected as part of the neighbourhood plan.**



## Appendix A: Lingwood and Burlingham Housing Data 2012-2022 (Broadland District Council, September 2022)

PP Ref	Address	Description	Dev Types	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Applicati on Type	Current Status
<b>1488</b>	Barn 1 Adj Home Farm, Buckenham Lane, Burlingham, Norwich, Norfolk, NR13 4NJ	Conversion of Barn to Dwelling	Change of use of non-res building to dwelling(s)	04/04/2001	04/04/2006	04/04/2001	29/08/2012	1	0	1	Full	COMPLETED
<b>20091000</b>	Land Adj, Saint Edmunds Road,, Lingwood	Reserved Matters Application for 20 Dwellings Pursuant to Outline Planning Permission Ref: 20050843	New residential building	27/11/2009	27/11/2012	04/10/2011	22/03/2016	20	0	20	Reserved Matters	COMPLETED
<b>20111066</b>	Dairy Farm,, Station Road,, Lingwood,, NR13 4AZ	Demolition of Existing Farmhouse & Erection of Replacement Farmhouse	New residential building	23/09/2011	23/09/2014	16/10/2013	01/10/2014	1	1	0	Full	COMPLETED
<b>20111736</b>	Two Acres,, Lodge Road,, Lingwood,, NR13 4TF	Replace 2 No. Bungalows with Single Dwelling	New residential building	03/02/2012	03/02/2015	28/03/2012	01/08/2014	1	2	-1	Full	COMPLETED

<b>201208 58</b>	The Bungalow,, Lingwood Lane,, Lingwood,, NR13 4TB	Demolition of Existing Dwelling & Erection of One & a Half Storey Cottage with Attached Garage	New residential building	16/08/2012	16/08/2015	16/08/2013	31/03/2015	1	1	0	Full	COMPLETED
<b>201209 65</b>	Church Farm,, Church Road,, South Burlingham,, NR13 4EU	Use as a Dwelling Without Complying with Condition 2 of Planning Permission 20051774	Change of use of non- res building to dwelling(s)	28/08/2012	28/08/2015	13/05/2015	30/09/2015	1	0	1	Full	COMPLETED
<b>201300 37</b>	Land at Lingwood Gardens, Lingwood, Norwich, NR13 4TL	Erection of 3 No. residential apartments and ancillary works including car park extension and footpath to front of The Old Vicarage.	New residential building	15/04/2013	15/04/2016	01/07/2015	23/10/2015	3	0	3	Full	COMPLETED
<b>201315 58</b>	Land Adj. 59, Norwich Road, Lingwood, Norwich, NR13 4AZ	Reserved Matters Application for Erection of One Dwelling Pursuant to Outline Planning Permission 20120739 (Revised Design)	New residential building	10/12/2013	10/12/2016	28/10/2013	31/03/2015	1	0	1	Reserved Matters	COMPLETED

<b>201402 41</b>	Land at Norwich Road, Station Road, Lingwood, Norwich	Reserved Matters for Hybrid Planning Application 20121604 - Outline Planning Permission for Redevelopment of Village Hall Site for Residential Development (39 Dwellings) and Replacement Village Hall	New residential building	08/05/2014	08/05/2017	24/07/2014	22/03/2016	39	0	39	Reserved Matters	COMPLETED
<b>201500 52</b>	17, Station Road, Lingwood, Norwich, NR13 4AU	Erection of Bungalow	New residential building	10/03/2015	10/03/2018	08/05/2017	29/03/2019	1	0	1	Full	COMPLETED
<b>201910 61</b>	Poplar Farm, Lingwood Road, North Burlingham, Norwich, NR13 4ST	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)	22/08/2019	22/08/2022	07/08/2020		1	0	1	Full	STARTED

<b>201914 04</b>	Land at Lodge Road, Lingwood, Norwich	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	29/11/2019	29/11/2022			7	0	7	Full	GRANTED
<b>202016 58</b>	The Old Booking Office, The Station House, 26 Station Road, Lingwood, Norwich, NR13 4AZ	Subdivision of Existing Residential Dwelling (Part Retrospective)	Conversion of existing dwelling(s)	30/11/2020	30/11/2023	30/11/2020		1	0	1	Full	STARTED
<b>202016 22</b>	The Old Lamp Store, The Station House, 26 Station Road, Lingwood, Norwich, NR13 4AZ	Subdivision of Existing Residential Dwelling (Retrospective)	Conversion of existing dwelling(s)	30/11/2020	30/11/2023	30/11/2020		1	0	1	Full	STARTED
<b>202109 02</b>	Hillcrest Nurseries, South Burlingham Road, Lingwood, Norwich, NR13 4ET	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)	24/06/2021	24/06/2024			1	0	1	Full	GRANTED

<b>202016 11</b>	Former Lingwood First School, Chapel Road, Lingwood, Norwich, NR13 4PB	Reserved matters application with full details of appearance, landscaping, layout and scale of development for 22 residential units together with associated highway works from outline application 20190278	New residential building	04/02/2022	04/02/2025			22	0	22	Reserved Matters	GRANTED
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