



Newton Flotman Neighbourhood Plan

2024-2038

DRAFT Pre-submission version for
consultation, October 2024

Contents

	Page
1. Introduction	4
2. Newton Flotman parish	8
3. How the Plan was prepared	14
4. Vision, objectives and policies	18
5. POLICIES: Development	22
6. POLICIES: Community	46
7. POLICIES: Access	50
8. POLICIES: Natural environment	54
9. Implementation	75
Appendix	78
A. Glossary	
B. Newton Flotman Design Guidance and Codes	

**If you would like this document in large print
or in another format please contact
Newton Flotman Parish Council,
clerk@newtonflotmanpc.co.uk**

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



NEWTON FLOTMAN

1. Introduction

Neighbourhood Plan: a plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004 (National Planning Policy Framework, page 73).¹

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

¹ National Planning Policy Framework, https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf (accessed 28.08.24).

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



Figure 1: Newton Flotman Neighbourhood Plan Steering Group.

- 1.4 The Neighbourhood Plan has also been supported by:
- Maria Hutson – Parish Clerk.
 - Rachel Leggett – Principal independent consultant for the Neighbourhood Plan.
 - Andrea Long – Independent consultant, policy advice.
 - Emma Harrison – Independent consultant, data profile and environmental screenings.

- 1.5 By undertaking a Neighbourhood Plan, the Steering Group aims are as follows:

Neighbourhood Plan aims

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

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

Accompanying supporting documents

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

AECOM³ in coordination with the Neighbourhood Plan Steering Group).

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

Referendum

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

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

NORWICH
MILES

IPSWICH
MILES



2. Newton Flotman parish

Newton Flotman parish

- 2.1 The parish of Newton Flotman lies on the A140 between Norwich and Long Stratton, approximately 11km south of Norwich. The River Tas flows through the parish

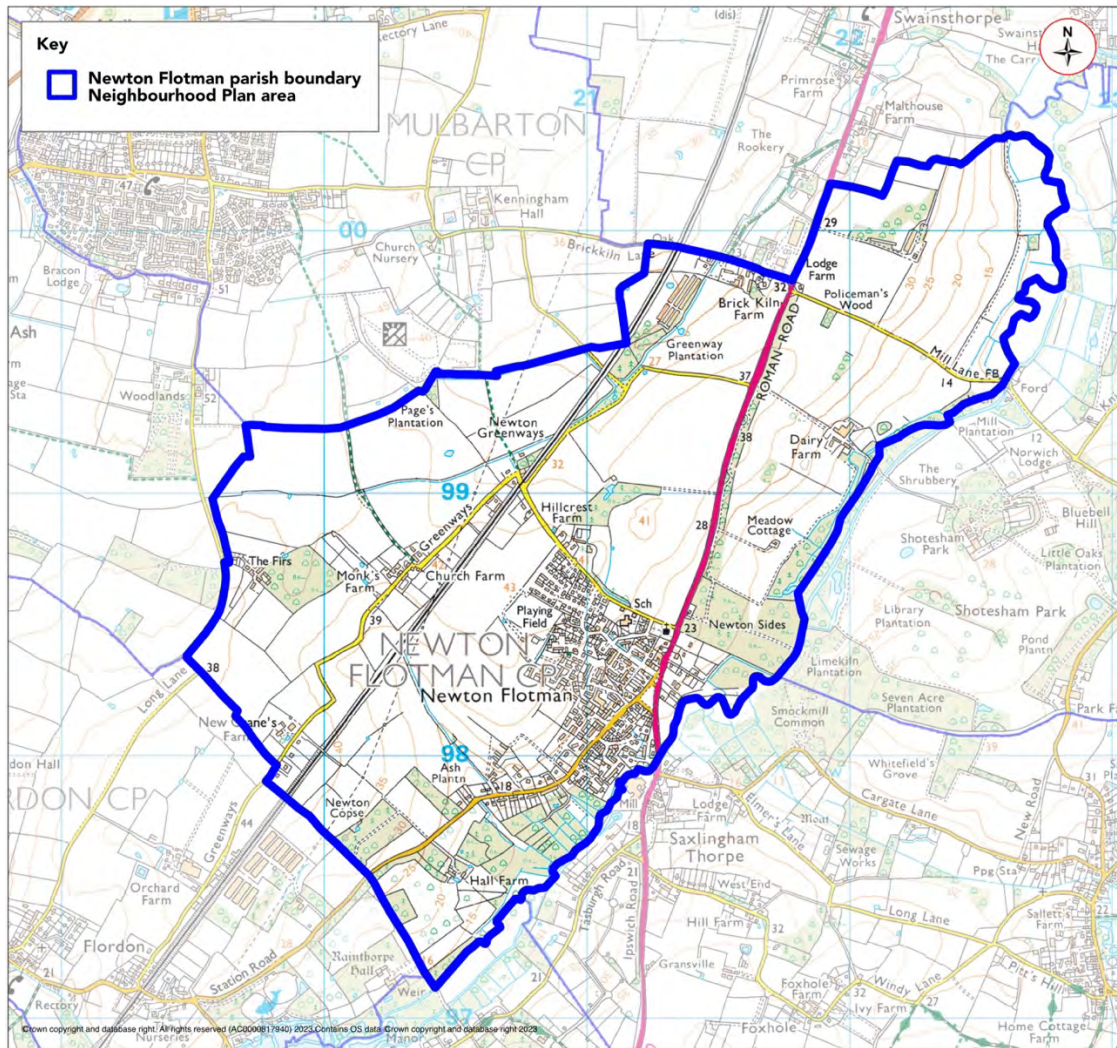


Figure 2: Newton Flotman parish, the Neighbourhood Plan area (source: Parish Online, with own annotations). Blue line denotes parish boundary. Blue line denotes parish boundary.

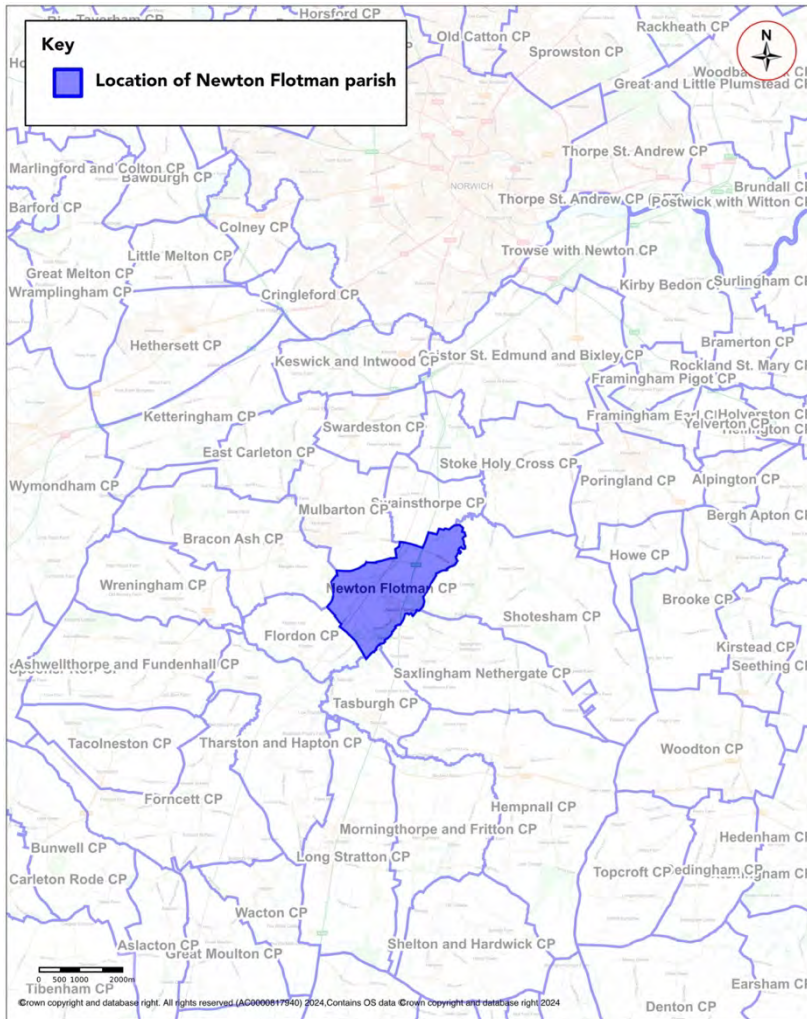


Figure 3: Location of Newton Flotman parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

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

Newton Flotman history

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

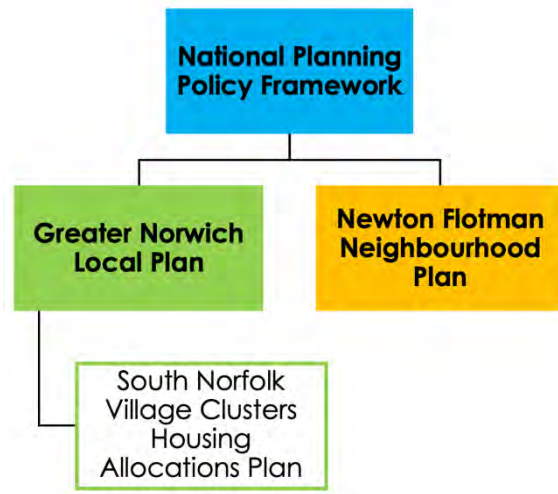
Street has a 16th Century bridge, the former Maid's Head coaching inn, and terraced cottages, which were originally shops and formed the commercial centre of the village.

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

increasing traffic travelling along the A140. The background comprises the 14th Century Church of St Mary the Virgin, a landmark which is clearly visible on approaching the village from Norwich. The sign is cast in iron and mounted on an oak post which is embedded in a mill stone to highlight the village's connection with milling which is still practised today by WL Duffield and Sons across the river at Saxlingham Thorpe.

Spatial and strategic policy context

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



- 2.13 The **National Planning Policy Framework** (NPPF) was published in March 2012. The most up to date version was published in December 2023. The NPPF sets out the Government's planning policies for England and how these should be applied. At the time of writing a new NPPF is expected.
- 2.14 Every local planning authority in England must prepare a Local Plan, which includes all of the local planning policies for that area and identifies how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Newton Flotman to add detail specific to the area through a set of locally specific policies. The **Greater Norwich Local Plan** (GNLP) was adopted by South Norfolk Council in March 2024. The Newton Flotman Neighbourhood Plan has the same end date as the GNLP (2038).
- 2.15 The GNLP sets out the strategy for regeneration and growth in the Greater Norwich area from 2018 to 2038, consisting of strategic policies to guide planning decisions and the site allocations to implement the strategy: www.gnlp.org.uk. Paragraph 29 of the NPPF states, that 'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently'.
- 2.16 Newton Flotman will also be covered by the **South Norfolk Village Clusters Housing Allocations Plan** (VCHAP). The VCHAP is a Local Plan document which, once adopted, will become part of the Development Plan for South

Norfolk. The proposed VCHAP allocates new sites for housing in South Norfolk's villages, which will deliver the bulk of the approximately 1,200 new homes that are to be delivered in this village cluster area by 2038.

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

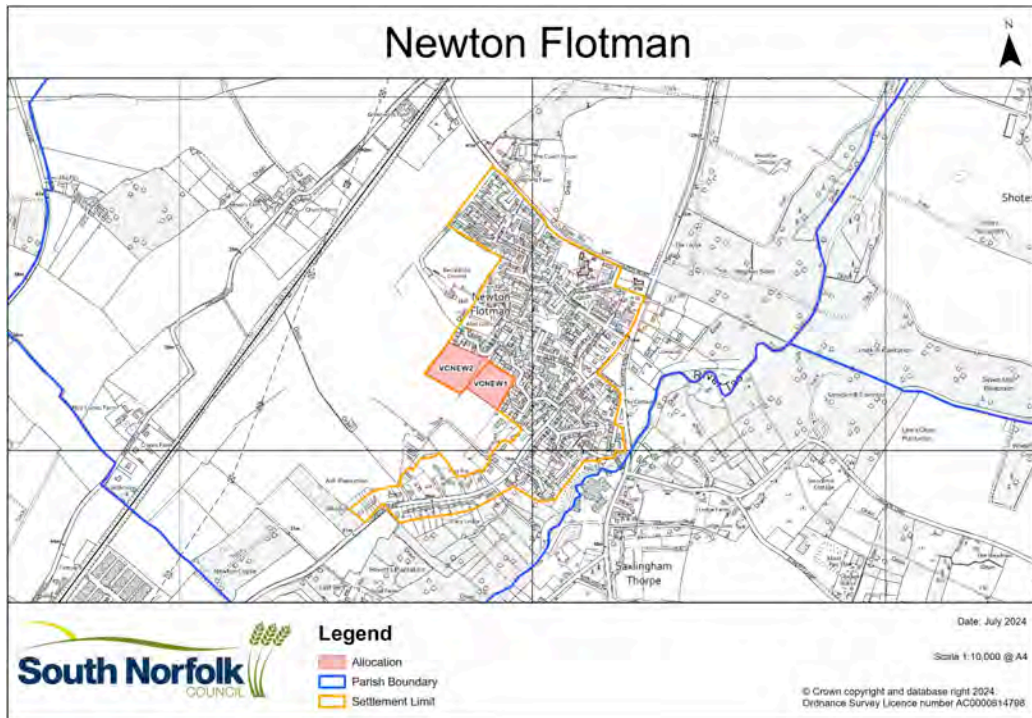


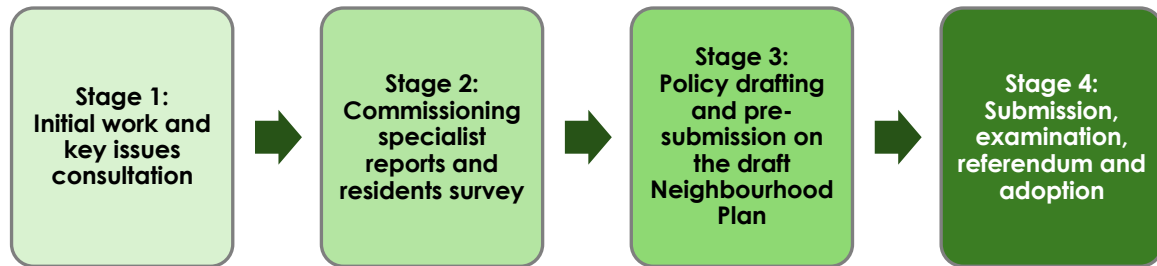
Figure 5: Newton Flotman allocations in the South Norfolk Village Clusters Housing Allocations Plan (source: South Norfolk Council⁴).

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



3. How the Plan was prepared

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



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

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



Figure 6: Initial consultation (August 2023).



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



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

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

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

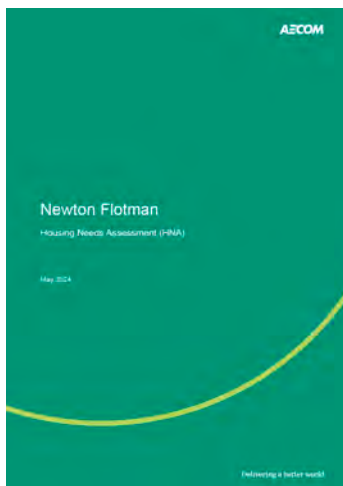


Figure 9: Left, Newton Flotman Housing Needs Assessment (May 2024).



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

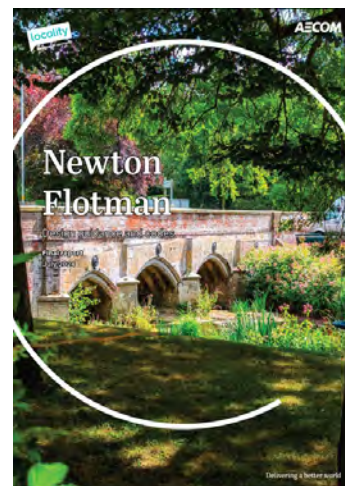


Figure 11: Right, Newton Flotman Design Guidance and Codes (July 2024).

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

- Policy drafting began in April 2024, with the identification of objectives and key policy areas and continued through to July 2024.
- Following approval from the Parish Council on 24th September 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 21st October to 27th November 2024). It was sent to statutory agencies and available for residents to comment on.
- Consultation launched with an exhibition on Monday 21st October 2024, including consultation response forms. Subsequently the documents and response forms were available at the Village Centre, St Mary's Church and on the Parish Council website.

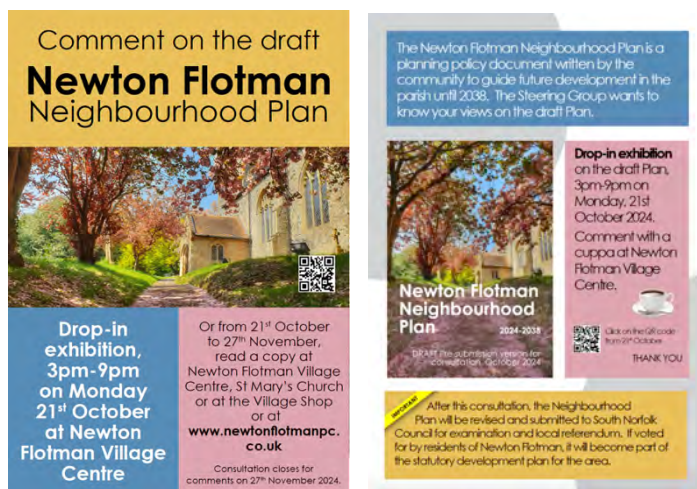


Figure 12: Flyer/poster for pre-submission consultation on the draft Newton Flotman Neighbourhood Plan.

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

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

Communication

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



4. Vision, objectives and policies

Structure of the Neighbourhood Plan

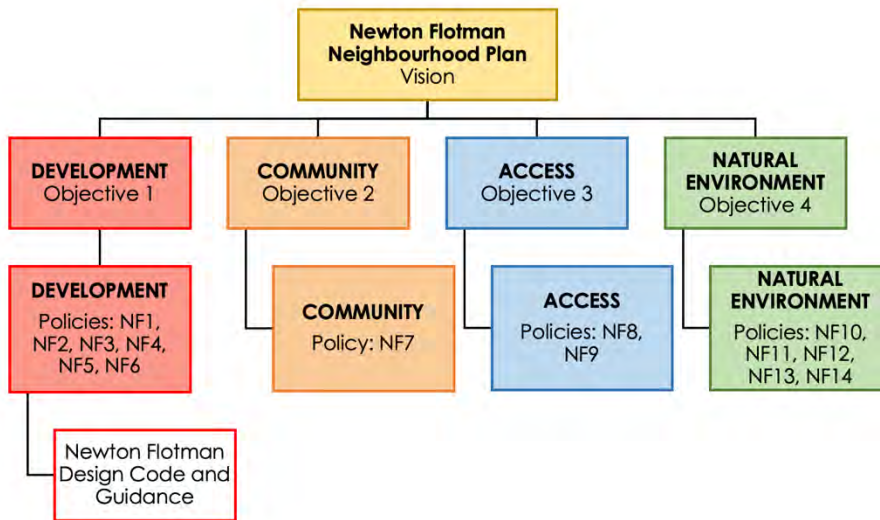


Figure 13: Structure of the Newton Flotman Neighbourhood Plan (source: own).

Vision

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

Neighbourhood Plan vision statement

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

Objectives

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

Neighbourhood Plan objectives	
Development	OBJECTIVE 1: To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.
Community	OBJECTIVE 2: To encourage a cohesive rural community with good infrastructure for all.
Access	OBJECTIVE 3: To encourage safe and convenient pedestrian, cycle and vehicle access within Newton Flotman parish.
Natural environment	OBJECTIVE 5: To protect and enhance the natural environment of Newton Flotman.

Policies

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

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

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

Neighbourhood Plan policies	
Development	POLICY NF1: Design POLICY NF2: Housing mix (size, type and tenure) POLICY NF3: Location and scale of further housing development POLICY NF4: Land off Alan Avenue (NEW1), additional requirements POLICY NF5: Business development POLICY NF6: Heritage assets
Community	POLICY NF7: Existing and new community infrastructure
Access	POLICY NF8: Pedestrian and cycle connectivity POLICY NF9: A140 access, traffic calming and community parking
Natural environment	POLICY NF10: Natural assets and biodiversity POLICY NF11: Local Green Spaces POLICY NF12: Important local views POLICY NF13: Dark skies POLICY NF14: Localised flooding

Newton Flotman Design Guidance and Codes

4.8 The Newton Flotman Design Guidance and Codes report is part of the Newton Flotman Neighbourhood Plan (Appendix B), a key feature of the policies. This piece of work was undertaken by AECOM, commissioned by Locality. The document advises on how to design the physical environment to create distinct and lively places integrated within the parish. The Neighbourhood Plan Steering Group had input into the development of the report.

⁵ Tony Burton, Writing Planning Policies, Locality.

5. POLICIES: Development

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

Design

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

production of design policy, guidance and codes by local planning authorities and developers'.

- 5.6 The Neighbourhood Plan household survey (March/April 2024) asked residents 'What features would you like to see included in any new development?'. Particular support was given for the following, which are reflected in the policy 1:
- Off street parking (80.8 per cent), compared to on street parking (4.6 per cent)
 - Trees, hedges and planting (78.5 per cent)
 - Homes no higher than 2 storeys (60 per cent), compared to homes no higher than 3 storeys (6 per cent)
 - Wildlife areas (67.7 per cent)
 - Gardens (64.6 per cent)
 - Connecting footpaths (57.7 per cent)
 - Solar panels on roofs (53.8 per cent)
 - Low carbon/energy efficient design (53.8 per cent)
 - Variety of housing styles (50 per cent).

Design Guidance and Codes

- 5.7 Through the Ministry of Housing, Communities and Local Government (MHCLG) of Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Newton Flotman Parish Council for the emerging Newton Flotman Neighbourhood Plan. The support included a set of design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly housing, complements the parish. The full **Newton Flotman Design Guidance and Codes** document can be found in Appendix B.
- 5.8 The Newton Flotman Design Guidance and Codes contains:
- Guidance – non-mandatory, good practice statements that are encouraged in the achievement of good design, expressed through terms such as 'should', 'could' and 'may'.
 - Codes – required design standards for Newton Flotman which must be met by all relevant proposals and are expressed by the use of the word 'must'.
- 5.9 The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Newton Flotman Parish Council and South Norfolk District Council when considering planning applications. As well as providing certainty to the local community, the guidance and codes should also give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially streamlining the planning application process.
- 5.10 Proposals for development within the Neighbourhood Area should demonstrate how the design guidance has informed the design and how the

design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification must be provided.

POLICY NF1: Design

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

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

Village character codes and guidance

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

Built form codes and guidance

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

Sustainability

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

New housing and need

5.11 The Greater Norwich Local Plan plans for housing needed in the area. Several factors are driving this increase in the need for more and different types of housing, including rising population levels, an increase in the number of older people, more younger people sharing homes and a limited supply of housing over much of the last decade.⁶

5.12 Government guidance contained in the NPPF advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, 'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies' (paragraph 13) and 'Neighbourhood plans

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

can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies' (paragraph 29).

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

Housing Needs Assessment

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

Tenure, prices and affordability

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

relative affordability of the parish compared to the wider district. This is likely to influence household movements to and from the parish from the rest of the district.

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

- 2,644 Social/Affordable Rented homes, equating to 132 per annum.
- 5,101 affordable home ownership homes, equating to 255 per annum.
- The remaining proposed allocation at NEW1 (for 25 homes) would deliver around 8 Affordable Homes if this was delivered in line with Local Plan policy for 33 per cent Affordable Housing.
- AECOM's suggestion that a split of 50:50 would enable delivery of some social/affordable rented homes which meet priority needs and also provide a small contribution to delivery of affordable home ownership. Given the small numbers of Affordable Homes likely to be delivered (unless further sites come forward as windfall development), the range of different affordable home ownership products that can be provided will be limited.

Housing mix: type and tenure

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

Specialist housing for older people

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

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

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

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

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

All development must be delivered in line with the Greater Norwich Local Plan policy for 33 per cent Affordable Housing on sites over 10 dwellings. Affordable home

ownership products such as First Homes and shared ownership should be at a minimum discount of 40 per cent.

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

Further housing development

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

POLICY NF3: Location and scale of further housing development

The focus of new development will be within the settlement boundary of Newton Flotman parish (figure 5), where it can best integrate with existing development and is located near community facilities (see **policy 7**).

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

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

Current site allocations

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

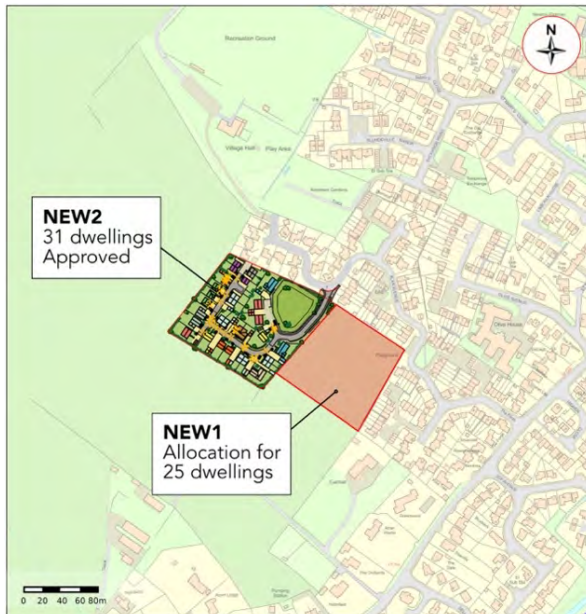


Figure 15: Location of NEW1 and NEW2 (source: Parish Online, with own annotations).

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

Emerging 'South Norfolk Village Cluster Housing Allocation Plan'⁸ (South Norfolk Council policy)

Policy VC NEW1: Land off Alan Avenue

1.05ha of land is allocated for approximately 25 dwellings.

The developer of the site will be required to ensure:

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

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

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

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

5.23 The Newton Flotman Neighbourhood Plan had a meeting with FW Properties to understand the proposed design for NEW2 and potentially NEW1. The group also visited similar sites design by FW Properties in South Norfolk district at Hempnall and Rockland St Mary. The following photos (figures 16 and 17), give an idea of what the sites NEW2 and NEW1 may look like in Newton Flotman. Policy NF4 outlined additional requirements for site NEW1.



Figure 16: Similar site in Hempnall, South Norfolk.



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

POLICY NF4: Land off Alan Avenue (NEW1), additional requirements

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

Housing mix

- a. Mixed type and tenure of housing, including Affordable Housing, as set out in **policy NEW2** of this Plan.
- b. 8 Affordable Homes as a minimum (delivered in line with the Greater Norwich Local Plan policy for 33 per cent Affordable Housing).

Layout and design

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

Access

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

Amenity space and biodiversity net gain

- h. New public open green space will be provided, as a wildlife area with outdoor seating, on or off the site. This is to be separate to any Sustainable Urban Drainage System (SuDS) provision.
- i. Biodiversity net gain of minimum of 10 percent on site (see **policy NEW10**). This is to be achieved through the planting of native trees and climate resilient planting, hedges and a wildlife area.

Business and economic development

- 5.24 The role of Neighbourhood Plans within the planning system is not just about housing growth or environmental protection. A Neighbourhood Plan also has a role to play in delivering the economic objectives related to sustainable development as set out in the NPPF. National planning policy supports a prosperous rural economy and specifically encourages planning policies to enable sustainable growth and expansion of all types of businesses in rural areas both through the conversion of existing buildings but also well-designed new buildings. Policies should also support sustainable rural tourism and leisure developments which respect the character of the countryside and enable the diversification of agriculture.
- 5.25 The NPPF, recognises that new employment or economic development should be sensitive to its surroundings and does not have an unacceptable impact on the character of the area, the amenity of local residents and valued environmental assets.

- 5.26 The Neighbourhood Plan household survey (March/April 2024) asked residents, 'Is there a need for more employment opportunities in the parish?'. Almost two thirds of respondents (60.2 per cent) did not think there is a need for more employment opportunities in the parish. Reasons include working from home, good links to Norwich/elsewhere, number of retired residents, it being a residential and dormitory village. However, ideas for more employment opportunities include a nursery school, pub/café, shop/Post Office, agricultural jobs, retail businesses, small businesses, small units.
- 5.27 A further household survey question showed that the following were encouraged: agricultural small holdings; home working; and a café. Those that responded suggested that industrial units/workshops should be discouraged. There is similar levels of encouragement/discouragement for small business units/offices, tourist accommodation and retail units. In terms of where, respondents generally suggested centrally in the village.

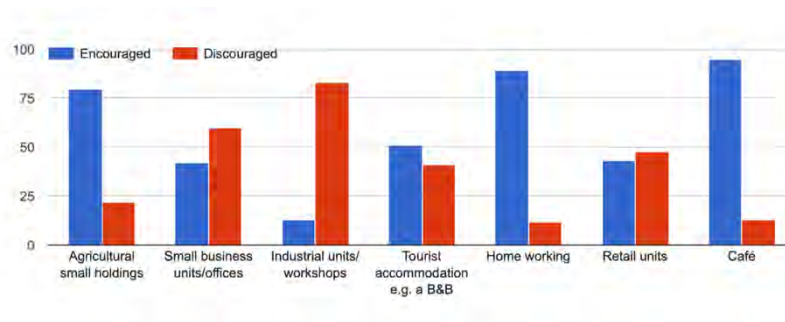


Figure 18: Results of the question 'Should the following be encouraged/discouraged in the parish?'

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

POLICY NF5: Business development

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

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

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

Heritage

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

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

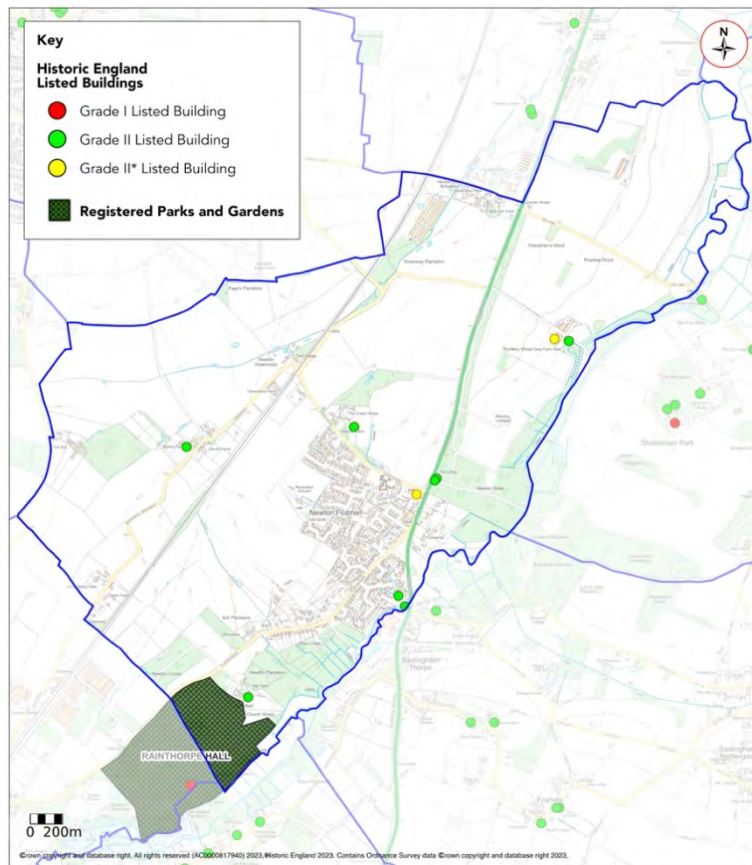


Figure 19: Listed Building and Registered Parks and Gardens (source: Parish Online, with own annotations). Blue line denotes parish boundary.


Non-designated Heritage Assets

5.30 The Government's Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some Non-designated Heritage Assets (NDHA) as 'locally listed'. These can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and are a positive way for the local planning authority to identify Non-designated Heritage Assets (NDHA) against consistent criteria so as to improve the predictability of the potential for sustainable development.


- 5.31 Paragraph 203 of the NPPF indicates that the effects of an application on the significance of a NDHA should be considered when determining applications. The list below shows those that have been identified for Newton Flotman. Justification for their inclusion in the Neighbourhood Plan is also below, each of which have been assessed against criteria in Historic England Advice Note 7. Norfolk County Council Historic Environment Strategy and Advice team can give high level advice on the impact and required archaeological mitigation measures for developments within the parish.
- 5.32 For clarity it should be noted that the identification of a building as a NDHA does not remove existing permitted development rights, nor does it mean that any additional consents are required (e.g. Listed Building consent). Existing rights by the owner remain unchanged. Identification as a NDHA only alters the weight given to the judgement made about the significance of the building when an application is being determined, either for works directly to the building or to an adjacent building that could affect the significance of the building itself or the setting.


Assessment of identified Non-designated Heritage Assets


1. ARTS Dance School	
Age	1865.
Rarity	Rare within Newton Flotman.
Architectural and artistic interest	A fine example of a late Victorian village school made predominantly of red brick with a slate roof and stonework around the windows. The school was built in 1865 (main building) and the extension to the right hand side was added in 1886. The building has been further extended in modern times to now house the ARTS Dance School.
Group value	An individual building.
Historic interest	The 'National School' was built by the Rector and although still visible on the site adjacent to the garage, is now used by ARTS (Anglia Regional Theatre School). White's directory of 1883 quotes 'average attendance of 60 mixed children'. Kelly's P.O directory 1865 (page 306) states 'Here is a village school, supported by the patron and the rector and small weekly payments by the scholars', and 'In the gift of R.K.Long Esq. and held by the Rev. Henry Churchman Long B.A. There is a school supported chiefly by the rector and R.K. Long Esq. with a small weekly payment by the children.
Landmark status	A prominent building and well-known building as you enter Newton Flotman




	from the north. The dimensions, building materials and age all contrast with neighbouring buildings.	
--	--	--


2. Aswad Barn		
Age	Built between 1680 and 1720.	
Rarity	Probably one of the only wooden barns from this period left in Newton Flotman.	
Architectural and artistic interest	The original barn and cattle shed have been converted into a house with holiday accommodation. The beams in the earliest part of the barn were upcycled from wooden sailing ships. The restoration and recent additions to the structure have been carefully crafted to match the building materials and style of the original building.	
Group value	Original farm building.	
Historic interest	Originally part of the (old) Rectory and stands near to the Rectory Coach House.	
Landmark status	A striking building at the summit of Church Road.	

3. Railway cottages (Wood Cottage, Rose Cottage and Ivy Cottage)		
Age	Built around 1780.	
Rarity	Believed to be farm workers cottages.	
Architectural and artistic interest	A row of two-story dwellings consisting of Wood, Rose and Ivy cottages. Tiled roof with the upper floors in the eaves. Ivy cottage is recognisable for the painted crows on the end wall.	
Group value	Original farm owned building.	
Historic interest	Although originally three small houses, these have previously been converted into one dwelling and occupied by a member of the Ogilvy family. It has since been returned to three separate dwellings.	
Landmark status	Well-known housing at the start of a public footpath, across farmland to Mulbarton.	


4. Bus shelter at the junction of St Mary's Close and Flordon Road		
Age	The bus shelter was built in 1952 to commemorate the coronation of Queen Elizabeth II.	
Architectural and artistic interest	The bus shelter contains a mural that was created by a group of young people who painted the internal walls with scenes of motocross cyclists.	
Historic interest	The bus shelter is of historical interest as it was built to commemorate the coronation of Queen Elizabeth II in 1952.	


Landmark status	The bus shelter is a landmark as it is one of the buildings residents and passersby see as they either enter the village or bypass it on the A140.	
------------------------	--	--

5. Chandlers		
Age	Not known but very old, current owners don't know how old it is.	
Rarity	Purported to be a 17/18 century farm house.	
Architectural and artistic interest	Has a distinctive design.	
Group value	None.	
Historic interest	Remains of a large farm estate.	
Landmark status	None.	

6. Cranes Farm, Greenways		
Age	1750 (house and barn).	
Rarity	The farmhouse faces the garden and the back of the house is parallel to the road.	
Architectural and artistic interest	A Norfolk red brick with lime mortar and pointing, building with pan-tiled roof. There are three substantial red brick chimney stacks. The gable wall to the south has buttresses.	
Group value	Monks Farm and Orchard Farm are built of similar brick but built at different times.	
Historic interest	The farm has a relationship with Rainthorpe Hall as it was originally a farm on the Rainthorpe estate (until 1920). There was a bridge across the railway line from the farm to allow farm vehicles to get to farmland. The bridge is no longer there but the wrought iron sign depicting number 341 is still at the farm. This was the 341st bridge from London (Flordon bridge is 340 and Swainsthorpe 342). In 1970 Cranes Farm was certified as a Building of Architectural or Historic Interest.	
Landmark status	The farmhouse occupies a prominent position in the landscape as you travel from Monks Farm towards Flordon. The garden has mature poplar, cedar, willow and horse chestnut trees which can be seen from a distance. There are	

	two ponds in the garden and a small moat with a bridge.	
--	---	--

7. Church Farm, Greenways		
Age	1800 (the farmhouse was extended to the east in 1972).	
Rarity	It is a flint farmhouse with a large barn with two lots of double doors. There is also a pond and stables.	
Architectural and artistic interest	The current stables used to be the dairy (until 1972). It is a brick and flint farmhouse with a pan-tiled roof which used to be thatched.	
Group value	Church Farm is an 18 acre site that abuts other farms and buildings of historical interest.	
Archaeological interest	Roman coins have been found in the paddock.	
Historic interest	Church Farm (and Monks Farm) used to be owned by the Diocese of Norwich.	
Landmark status	The farmhouse enjoys a prominent position on Greenways as there is a long straight road on the approach from Newton Flotman. The road then goes around the barn and stables of Church Farm. There is a pond on the approach which is visible to the public.	

8. Flordon Road cottages		
Age	Dating back to 1930	
Rarity	Referenced to Rainthorpe Hall in the title deeds, suggesting that the Harvey family originally owned the land.	
Architectural and artistic interest	All the cottages originally had doors to the stairs, and original the door frame is still in evidence	
Group value	Grouped.	
Archaeological interest	They have long, narrow back gardens backing onto fields which were once divided up by hedges and used for growing blackcurrants	
Historic interest	The main 'claim to fame' for number 3 was that the communal well was in the front garden, long vanished now.	
Landmark status	3, Flordon Road, unofficially named Birch Tree Cottage due to the silver birch at the front, is one of a row of four terraced cottages on the way out of Newton Flotman towards Flordon.	

9. Holland House	
Age	The original house was built in late 17 th or early 18 th Century with a thatched roof. It fell into disrepair over time and had to be demolished in 1970. The Dutch style curved gable ends are preserved in the present house.
Rarity	Only house in the village with Dutch style curved gable ends.
Architectural and artistic interest	The Dutch style curved gable ends are of architectural and artistic interest as they are the only ones to be found in Newton Flotman
Historic Interest	The original house was the village Rectory. It was converted to be the first village school in 1835.
Landmark Status	Distinctive house and land on Ipswich Road.




10. Lammas Cottage	
Age	The Cottage was built in the 1840s
Rarity	Not rare
Architectural and artistic interest	The cottage was originally two farm workers cottages that were knocked into one. They were farm labourers cottages for Chandlers next door. There is a pantile roof and a white rendered building. There is a well in the front garden.
Historic interest	The house was originally two farm labourers cottages for the workers on the farm associated with the Chandlers property that is situated next door.
Landmark status	Large house on the corner of Dell Close and Flordon Road.




10. Lime Bank houses	
Age	The six semi-detached two storey houses, were previous local authority council houses, built in the 1920s.
Rarity	The houses are the only examples of council houses from this period in the Newton Flotman.
Architectural and artistic Interest	The houses are representative of the architectural style of council housing in the period post WWI.




Group value	The location of the houses on Flordon Road, adjacent to the village green, Short Street, Old Street and St Mary's Close has a group value as these streets were the original parts of the village.	
Historic interest	The houses are of historic interest as they represent the social housing style in the 1920s in the UK.	
Landmark status	Part of the streetscape as people either enter the village or pass through it on the A140 Ipswich Road.	

12. Mile post on the bridge		
Age	Probably installed sometime after 1767 when mileposts were compulsory on all turnpikes. Turnpikes had been established by act of parliament from 1706 to the 1840s.	
Rarity	One of only 14 remaining mile stones on the Norwich to Scole turnpike.	
Architectural and artistic interest	Mile post is made of stone, is white in colour with black text reading Norwich 7 miles, Ipswich 36 miles.	
Historic interest	The mile post is located near the eastern end of the bridge over the river Tas and the border with Saxlingham Thorpe. The road was originally a Roman Road, Pye Road, which ran from Caistor St Edmund (Venta Icenorum) to Colchester (Camulodunum). A new bridge was built in the 1960s which diverted the A140 away from the bridge which means that the milepost is of historical interest only as it is no longer part of the main road.	
Landmark Status	Has strong historical associations.	


13. Old Street houses		
Age	Old Street was the original main road through the village. Houses on the street date back to the 19 th Century and are part of a group of dwellings that included the main pub (grade II listed building).	
Rarity	Earliest part of the village.	
Architectural and Artistic Interest	Varied architectural styles along the street in keeping with historic/character design. Some examples of 19 th century architecture are present in the street.	

Group Value	The houses are grouped together along with the former Maids Head Pub within the vicinity of the old bridge area.	
Archaeological Interest	As noted in the information about Short Street, pieces of clay pipes are regularly found in the gardens of the houses along Old Street.	
Historic Interest	The houses on Old Street were some of the original businesses in the village which included a butchers and bakers. The butchers have been converted into a row of terraced cottages and the old bakery converted into a private dwelling.	
Landmark Status	Quaint street with some very old historical properties, several of which are visible from the A140. The older properties located together with the old bridge provides a distinct feeling of historical value within the area.	


14. Rosemary Cottages		
Age	Late 1800 - Early 1900 pair of cottages	
Rarity	The only remaining cottages in Flordon Road built mainly of Norfolk red brick.	
Architectural and Artistic Interest	A Norfolk red brick (with lime mortar and pointing) building with pan-tiled roof. Over the years modifications have been made to the properties and in particular a significant extension to the rear for one of the cottages.	
Historic Interest	Originally believed to have been purchased and may have been commissioned by the Earl of Clarendon for the occupancy of his Nanny and the cottage were named Rosemary after the Earls sister Lady Hyde who was a lady in waiting to the Queen.	
Landmark Status	The cottages are positioned at the beginning of Flordon road just off Kings Green.	

15. Rush Meadow		
Age	Not known but very old.	
Architectural and Artistic Interest	Mary Newcomb, painter in oil and watercolour, wife of the potter Godfrey Newcomb and mother of the artist Tessa Newcomb, born in Harrow on the Hill,	

	<p>Middlesex. She gained her bachelor's degree in natural sciences at Reading University, 1940–4, also studying pottery at Bath School of Art. She taught for a time, married in 1950 and then farmed and painted. Showed at Beaux Arts Gallery, Wildenstein, with Norwich Twenty Group and Norfolk and Norwich Art Circle both of which she was a member, and elsewhere. From 1970 showed solo with Crane Kalman Gallery in London, also abroad. Her work is in public and private collections. Newcomb's landscape and other pictures had a lyrical, undemonstrative charm and quiriness. Lived at Newton Flotman, Norwich, Norfolk.</p>	
Group Value	Famous person	
Archaeological Interest	Incorporates old converted barn.	
Historic Interest	Sometime home of a relatively famous artist	

16. Short Street		
Age	Short Street (along with Old Street) was one of the original streets in the village. The houses on the street date back to the 18 th century.	
Group Value	Some of the houses in Short Street are the original houses which formed part of the earliest area of the village	
Archaeological Interest	Pieces of clay pipes are regularly found in the gardens of the houses. Beer bottles were often found in the garden of the house that was the pub.	
Historic Interest	The houses on Short Street include the original post office, a hairdresser and a pub.	
Landmark Status	Original part of the village with a prominent view from the A140 and the Kings green of historic properties.	

17. Village sign		
Age	Constructed in 1990.	
Rarity	Only village sign constructed from millstone, oak post and cast iron in the village.	

<p>Architectural and artistic interest</p>	<p>The village sign has artistic value as it depicts the history of the village via the depiction of a Saxon ship; the 16th Century bridge, 14th Century church using cast iron which is mounted on an oak post which is embedded in a millstone..</p>	
<p>Historic interest</p>	<p>The village sign depicts a Saxon ship which would have sailed the river when the River Tas was navigable and also the 16th Century bridge with its Gothic arches. The sign is cast in iron and mounted on an oak post which is embedded in a mill stone to highlight the Village's connection with milling which is still practised today by W L Duffield and Sons across the river at Saxlingham Thorpe. The sign was gifted to the village by Mrs Joy King in memory of her late father, Mr J L Brighton who was chairman of the Parish Council for 41 years and her late husband Mr Alan King who succeeded him and served as chairman for 14 years.</p>	
<p>Landmark Status</p>	<p>Situated on the Kings Green and visible from the A140.</p>	

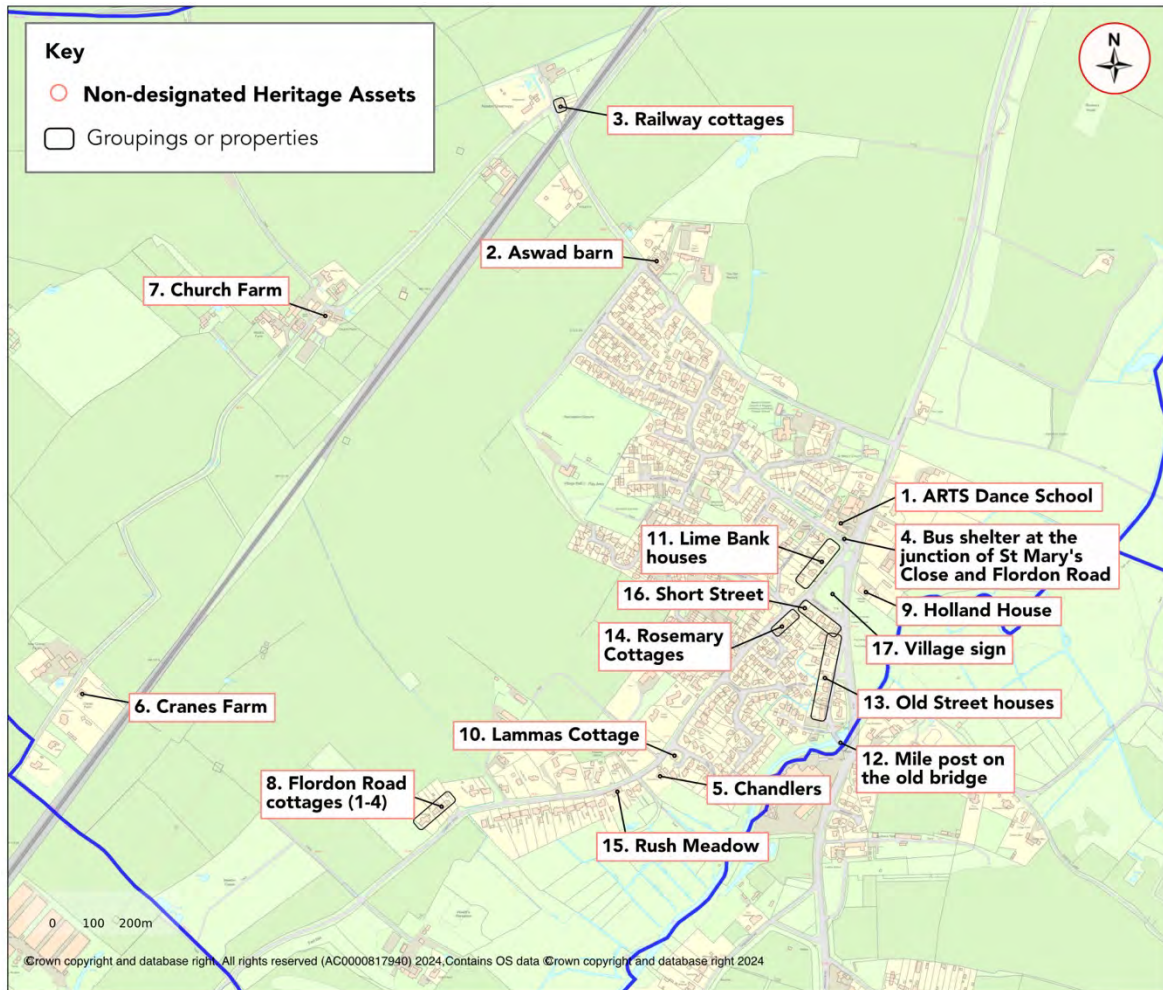


Figure 20: Non-designated Heritage Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF6: Heritage assets

In addition to the Listed Buildings in Newton Flotman (figure 19), the following (figure 20) are heritage assets that are considered to be locally important to Newton Flotman in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

1. ARTS Dance School
2. Aswad barn
3. Railway cottages (Wood Cottage, Rose Cottage and Ivy Cottage)*
4. Bus shelter at the junction of St Mary's Close and Flordon Road
5. Chandlers
6. Cranes Farm
7. Church Farm
8. Flordon Road cottages (1-4)*
9. Holland House
10. Lammas Cottage
11. Lime Bank houses*
12. Mile post on the old bridge

13. Old Street houses*
14. Rosemary Cottages*
15. Rush Meadow
16. Short Street*
17. Village sign

* Groupings of properties.

Development proposals should conserve these heritage assets in a manner appropriate to their significance. Proposals affecting a Non-designated Heritage Asset should give consideration to:

- a. The character, distinctiveness and important features of the heritage asset;
- b. The setting of the heritage asset and its relationship to its immediate surroundings;
- c. The contribution that the heritage asset makes to the character of the area.

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

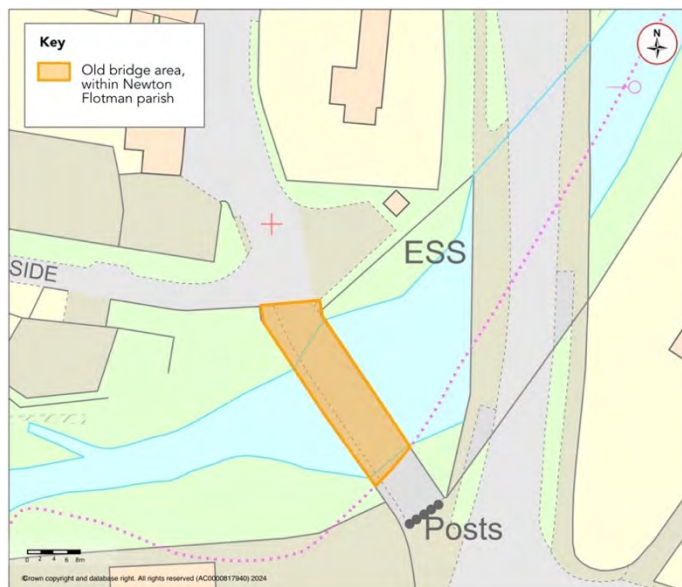


Figure 22: Newton Flotman Old Bridge (source: Parish Online, with own annotations). Purple dotted line denotes parish boundary.

- 6.9 The existing community infrastructure are valued by the community and should be retained for their ongoing service.

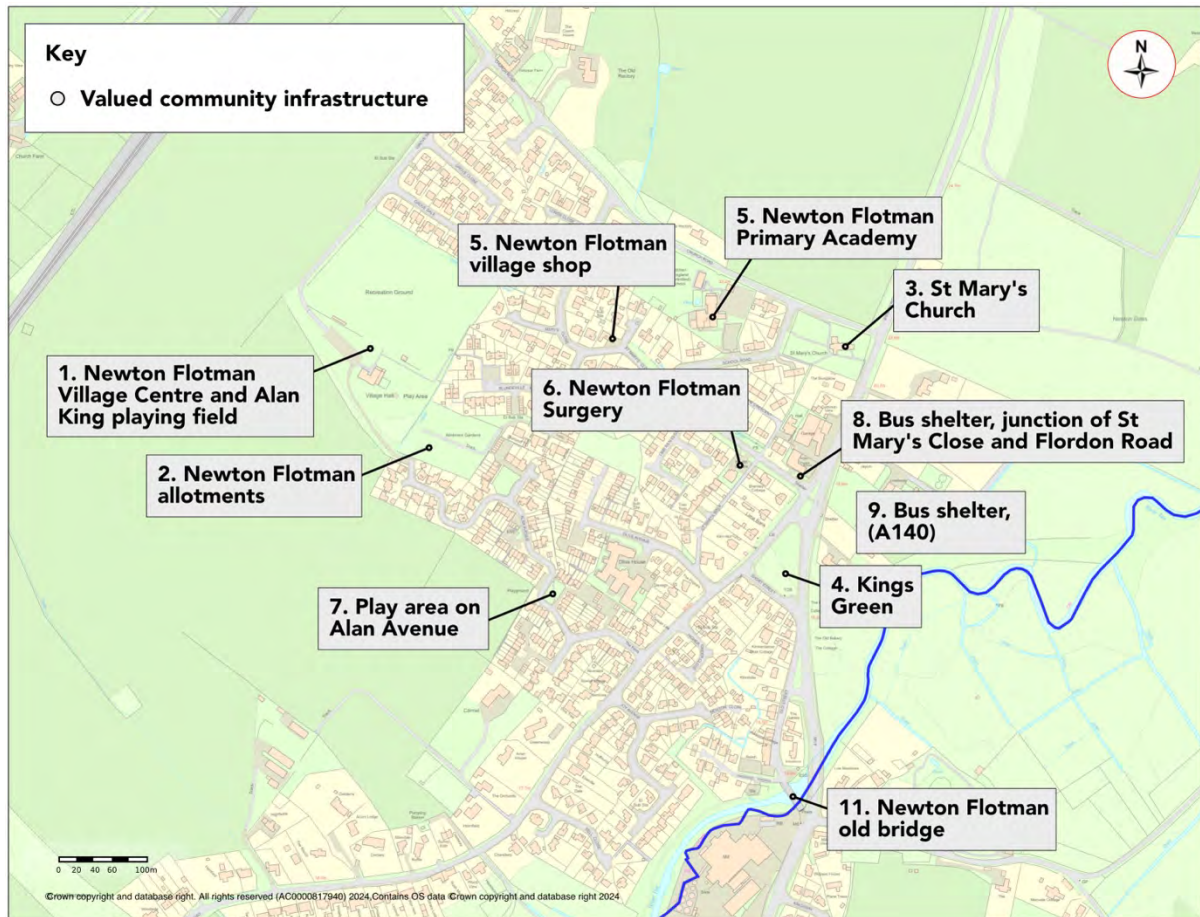


Figure 23: Existing community infrastructure (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF7: Existing and new community infrastructure

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

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

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

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

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

Proposals for the following new community infrastructure will be supported:

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

7. POLICIES: Access

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

Car ownership and public transport

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



Figure 23: A140 road through Newton Flotman parish, main bus route.

20 minute neighbourhoods

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

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

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

Public Rights of Way (PRoW)

7.4 There are a limited number of PRoW in the parish (figure 24) given it's rural nature. There is scope for new development to connect into these PRoW and to create new connections, for within the village, to other villages and to open countryside.

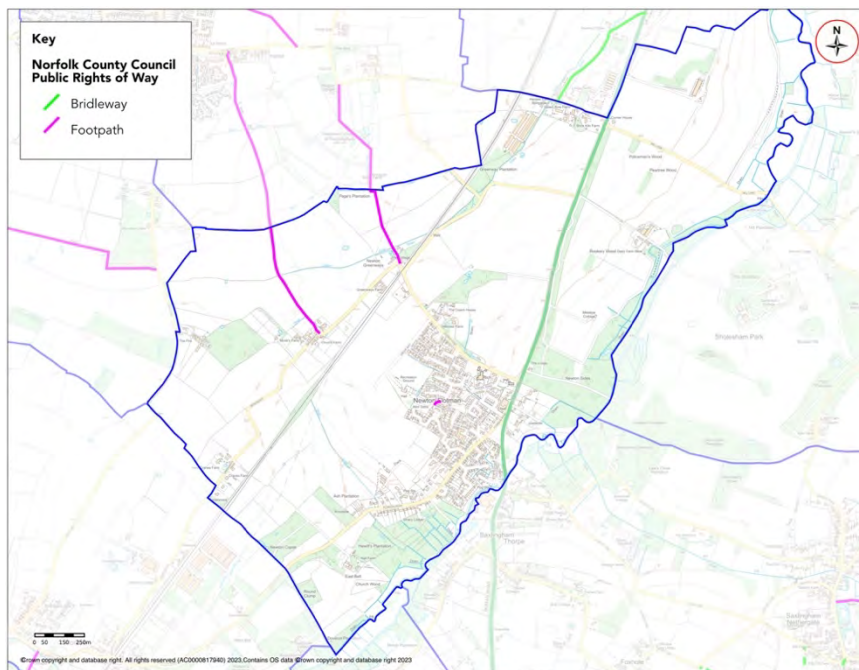


Figure 24: Public Rights of Way (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF8: Pedestrian and cycle connectivity

As appropriate to their scale, nature and location, the design of any new residential developments should include opportunities to enhance and join up networks of footpaths (including Public Rights of Way (figure 24)), pavements and cycleways that are suitable for all users, within their designs and layouts. New provision should encourage alternatives to using private cars, enabling a walkable neighbourhood. Footpaths and cycle ways should be visible and separate from roads where possible.

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

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

- c. Link to existing community infrastructure (as identified in **policy NEW7**).
- d. Enable access to open countryside.

Road infrastructure

- 7.5 Newton Flotman parish is severed by the A140 road, with the majority of housing development and all community infrastructure to the west of the road.
- 7.6 The Neighbourhood Plan household survey (March/April 2024) asked residents 'What would be the one thing you would improve about Newton Flotman parish?'. 'Road' was mentioned the most (figure 25), with particular reference to access onto and across the A140, as well as speeding on Flordon Road.
- 7.7 Newton Flotman Parish Council operates a Speed Awareness Machine. It has been used in various locations in the village to remind drivers of the speed limit. It also collects data on the number and speed of vehicles that pass it. Data can be seen on the parish council website www.newtonflotmanpc.co.uk/speeding-data.



Figure 25: Word cloud showing 'community' mentioned the most (source: Generated by www.freewordcloudgenerator.com)

- 7.8 Figure 26 shows accidents sites in Newton Flotman between the year 2000 and 2022. The vast majority are on the A140. Naturally the noise levels in the parish are highest on and around the A140 (figure 27).

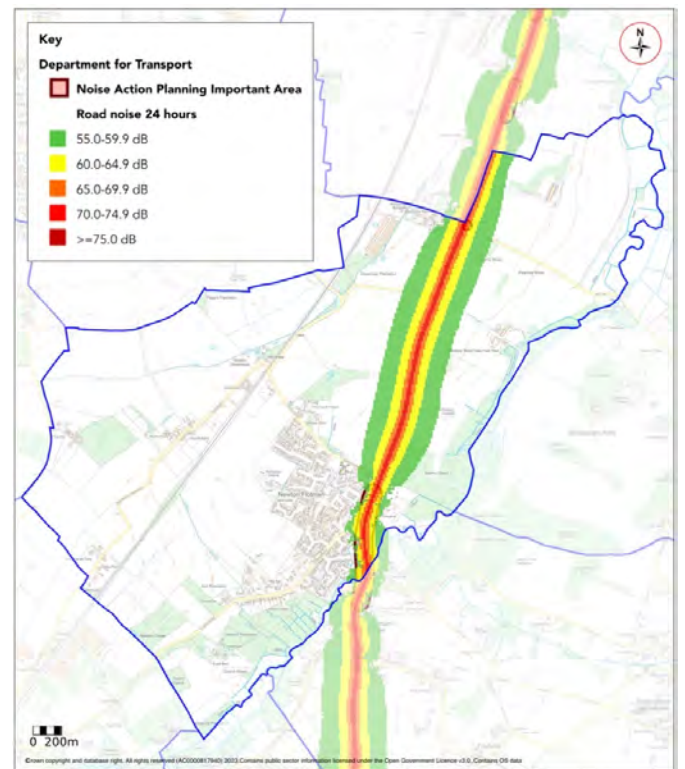
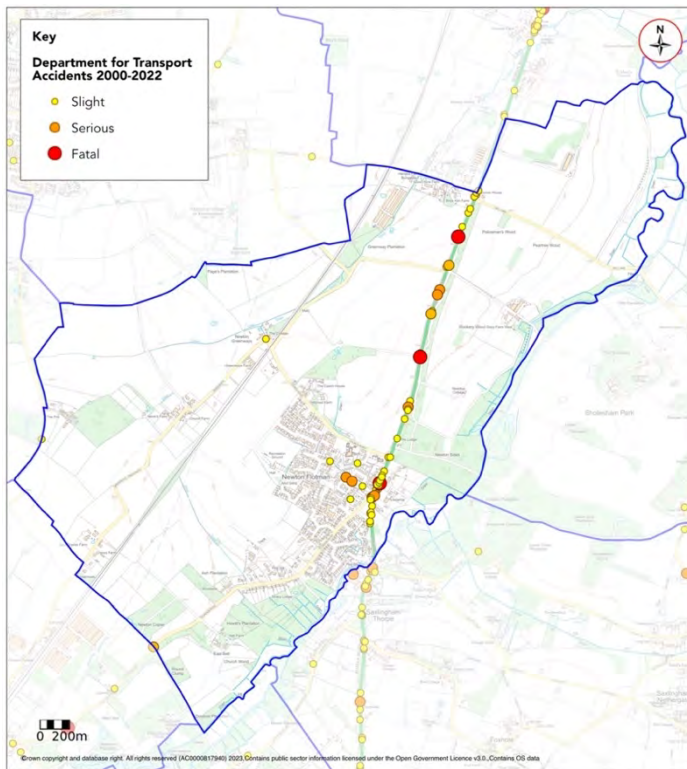


Figure 26 left: Accident sites (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Figure 27 right: Noise levels on A140 (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Community parking

7.9 Unregulated parking is a community concern in Newton Flotman. The planning process and Neighbourhood Plans are limited in their ability to address these issues in policy, only where new development is taking place, ensuring that problems are not exacerbated, or new problems are not caused. There are three areas identified in policy NF9 where parking is an issue in the village (Newton Flotman CoFE Primary Academy (School Road), Flordon Road (near access to A140) and St Mary's Church (School Road and Church Road)), and should therefore be a priority when considering any new development in the vicinity.

POLICY NF9: A140 access, traffic calming and community parking

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

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

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

8. POLICIES: Natural environment

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

8.1 The aerial photograph (figure 28) shows that the majority of the parish remains agricultural in terms of land use. Agricultural land classification is largely grade 3, with some grade 2 and 4 (figure 29).

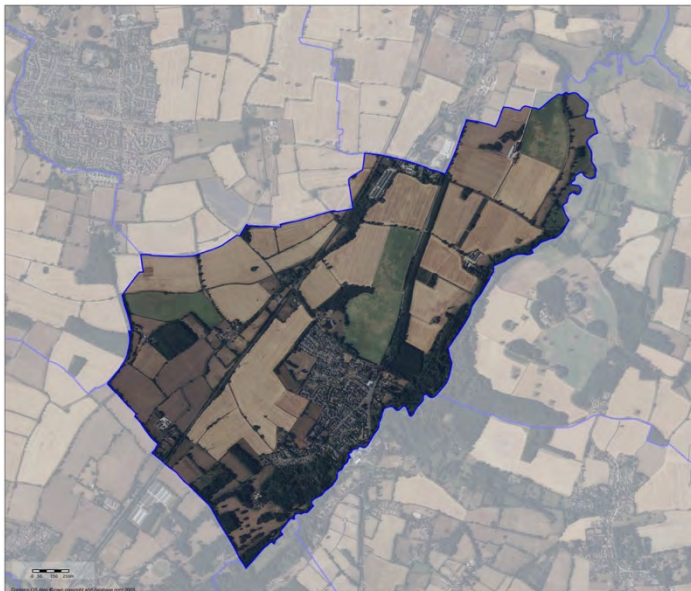


Figure 28: Aerial photograph of Newton Flotman (source: Parish Online, with own annotations). Blue line denotes parish boundary.

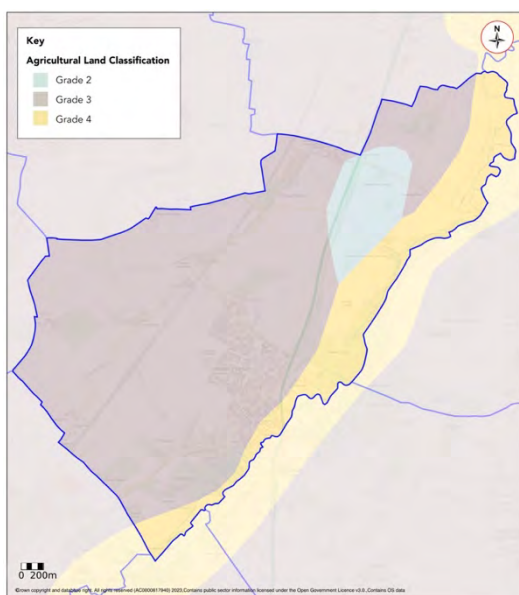


Figure 29: Agricultural Land Classification (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Natural assets of Newton Flotman

8.2 There are a number of locally important natural assets of the parish, recognised for their landscape and/or biodiversity value, which should be conserved and enhanced. These are listed in policy NF10 and have come from the knowledge of Newton Flotman residents and consultation. These are in line with NPPF paragraph 174, 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).'

8.3 Natural assets include those components of the natural environment that can be used by humans, either directly, indirectly or potential, and are therefore of value to Newton Flotman residents and beyond.

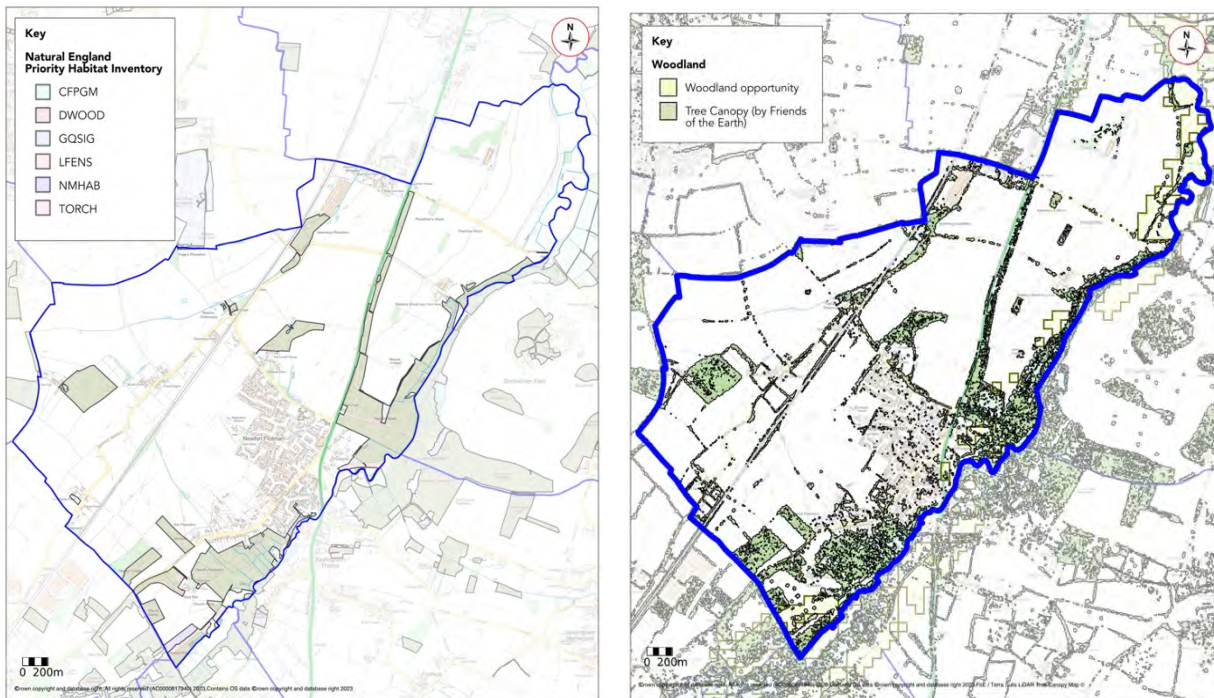


Figure 30 left: Habitats (source: Parish Online, with own annotations). Blue line denotes parish boundary. CFPGM: Coastal and floodplain grazing marsh; DWOOD: Deciduous woodland; GQSIG: Good quality semi-improved grassland; LFENS: Lowland fens; NMHAB: No main habitat; PMGRP: Purple moor grass and rush pastures; RBEDS: Reedbeds; TORCH: Traditional orchards.

Figure 31 right: Woodland (source: Parish Online, with own annotations). Blue line denotes parish boundary.

8.4 The following trees have been noted by local residents:

- Alan King Playing Field
 - Existing trees: Horse Chestnut, Field Maple, Oak, Ash, Cherry, Poplar, Hawthorn, Blackthorn, Copper Beech, Elm.
 - Newly planted: Field maple, Oak, Birch, Whitebeam, Cherry, Aspen, Rowan, Hazel, Hornbeam. And shrubs: Dogwood, Viburnum, Spindle.

- Claburn Close
 - Newly planted: Hazel, Rowan, Crab Apple, Wild Pear, Spindle, Viburnum.
- Kings Green
 - Existing trees: Oak, Beech, Norway Maple.
 - Newly planted: Cherry Field Maple, Lime, Oak, Hornbeam.
- St Mary's Close
 - Existing: Blackthorn, Hawthorn, Hornbeam, Amelanchier, Laburnum, Whitebeam, Wild pear, Cherry, Crab Apple, Field Maple.

8.5 The following wildlife have been noted by local residents: Otters, ducks, swans, herons, kingfishers and other birds, banded damson flies, whiteclawed crayfish, muntjac deer, grass snakes.

POLICY NF10: Natural assets and biodiversity

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

1. Woodlands (figure 31)
2. The River Tas
3. Ponds
4. Field hedgerows
5. Drainage ditches (St Mary's Close, Alan King Playing Field, Church Road, Flordon Road)

Enhancing biodiversity

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

- a. The creation of new natural habitats and improvements to, or connections between fragments of habitats identified above.
- b. The planting of additional native trees and hedgerows, for screening and landscaping purposes.
- c. Green areas between and in new developments.
- d. Soft site boundaries to new developments where adjacent to agricultural land, open spaces or settlement edge, through native hedgerows.
- e. Integrated bird boxes and bat boxes on the site.

Loss of natural asset

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

Local Green Spaces

- 8.6 Paragraph 101 of the NPPF states that ‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period’.
- 8.7 Paragraph 102 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in **policy NF11** meet the criteria, as follows, ‘The Local Green Space designation should only be used where the green space is:
- a. in reasonably close proximity to the community it serves;
 - b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c. local in character and is not an extensive tract of land’.
- 8.8 Paragraph 103 states, ‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts’ and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each are valuable to the community’.

Assessment of Local Green Spaces

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



2. Alan Avenue play area

Description: formal fenced off play area space at Alan Avenue containing play equipment and bench.

In reasonably close proximity to the community it serves Located in the main built-up areas, surrounded by the Alan Avenue development.

Demonstrably special Recreational, communal and amenity value due to the use as a children's play area.

Local in character and is not an extensive tract of land Not an extensive tract of land.



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

Description: community allotments.

In reasonably close proximity to the community it serves Enclosed on three sides by housing and next to the playing fields on the fourth boundary.

Demonstrably special Community asset for growing vegetables and flowers. A safe area for wildlife and birds. A quiet place where like-minded growers socialize and work on the land.

	The allotments benefit peoples physical and mental well-being.
Local in character and is not an extensive tract of land	Not an extensive tract of land.



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

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

In reasonably close proximity to the community it serves	Opposite the housing located in Grove Way.
---	--

Demonstrably special	This avenue between a field edge; bordered by younger trees, and a line of older established trees beside Grove Way, is widely used by the community. Many people with dogs use this as an alternative to walking along the pavement in Grove Way. The avenue ends at the entrance to the playing field, which is accessible from this track. It is both tranquil and a haven for birds and other wildlife with open vistas across the farmland.
-----------------------------	--

Local in character and is not an extensive tract of land	A long, narrow strip of land.
---	-------------------------------



5. Grass area at the entrance to Clabburn Close

Description: grass area at the entrance to Clabburn Close.

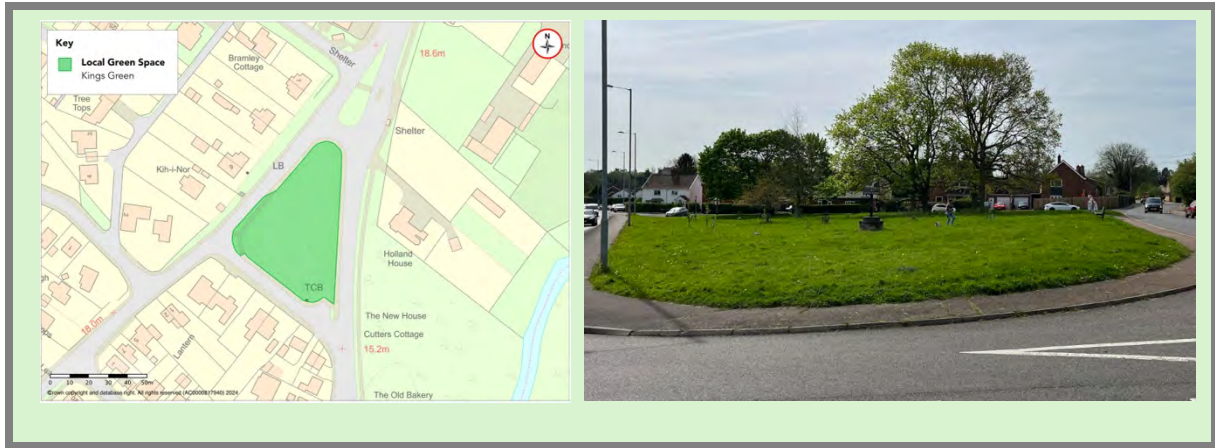
In reasonably close proximity to the community it serves	At the side of housing in Clabburn Close, next to a former electricity transformer and above a main power cable for Church Road.
Demonstrably special	Communal value as a grassed area that has had saplings planted on one side in the last couple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



6. Kings Green

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

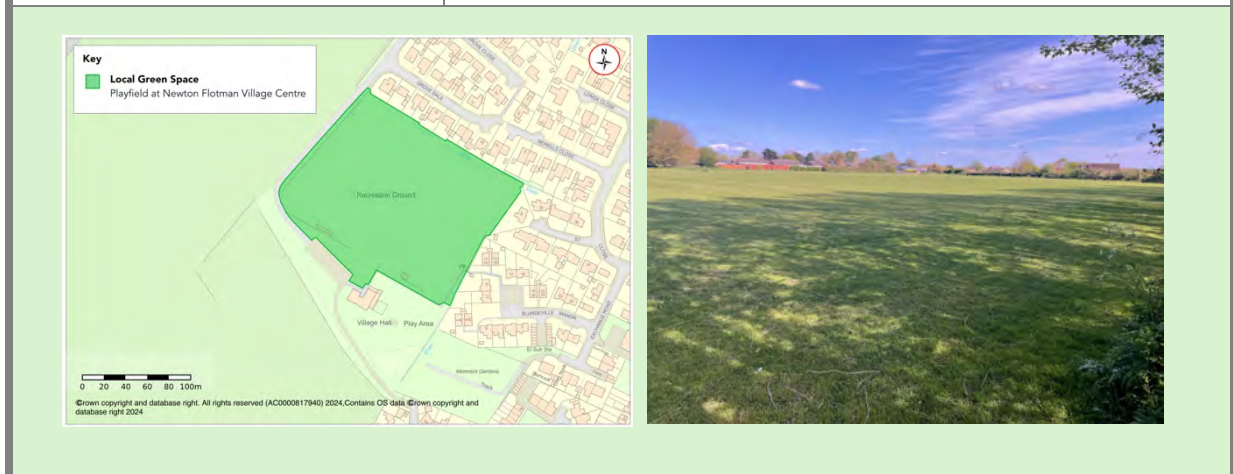
In reasonably close proximity to the community it serves	The green is surrounded by housing on two sides (Short Street and Flordon Road) and the main trunk road between Norwich and Ipswich (A140) on the third side. It is close to the community as most residents pass the green when they are traveling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



7. Alan King Playing Field

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

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



8. Pond to the left of Church Farm on Greenways

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

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



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

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

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



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

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

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



11. Vehicle and pedestrian access to the allotments

Description: Vehicle and pedestrian access to the allotments.

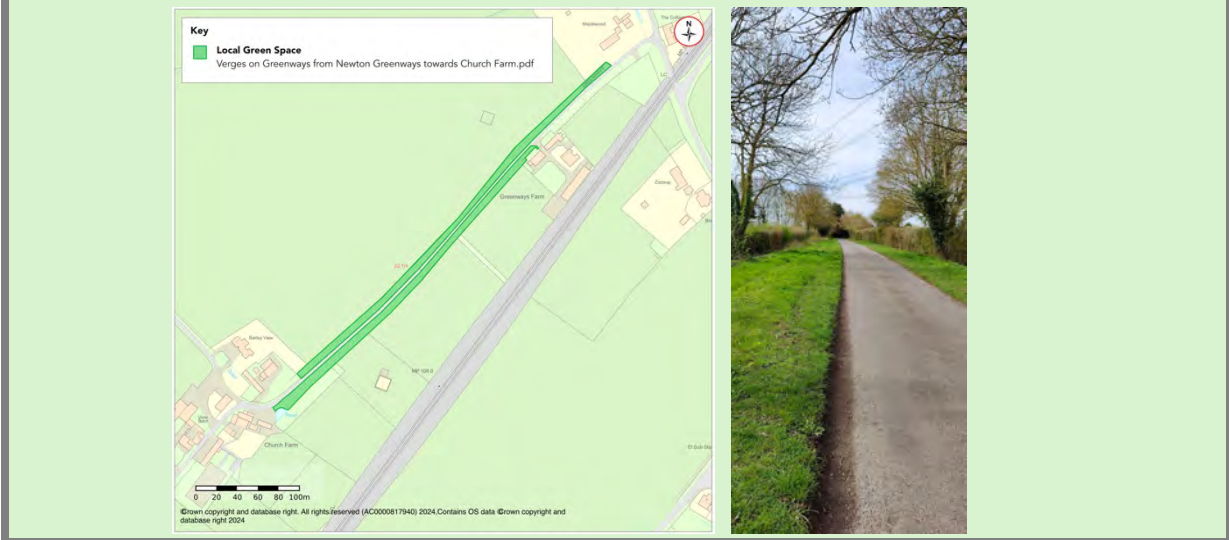
In reasonably close proximity to the community it serves	Area, on the extension of Exchange Road, that also leads to a footpath through to Olive Avenue.
Demonstrably special	The established trees in this area create a break between the rear gardens of bungalows in Blundville Manor and the end of Exchange Road that leads to the allotments. You feel as though you are entering the countryside whilst being in the centre of the parish. A pleasant lead in to the open feel of the allotments.
Local in character and is not an extensive tract of land	This is a triangular piece of land. It is not large.



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

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

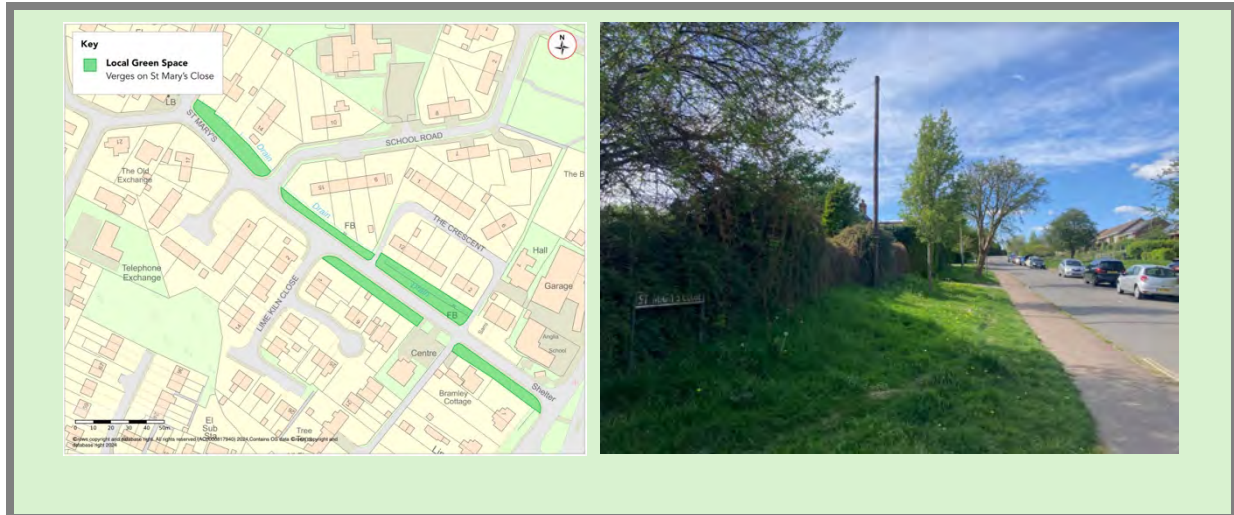
In reasonably close proximity to the community it serves	The verges are on the road from the level crossing towards Church Farm on Greenways and are within the Parish boundary.
Demonstrably special	The road is narrow but the verges are relatively wide and provide a good vista to the straight part of Greenways as you travel towards Church Farm. There are mature trees and hedges at the side of the verges which change with the seasons.
Local in character and is not an extensive tract of land	Not an extensive tract of land.



13. Verges on St Mary's Close

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

In reasonably close proximity to the community it serves	St Mary's Close is a main road in the village which joins the Flordon Road to Brightons Road and Church Road. Residents use St Mary's Close to get to the western end of the village and the Village Hall/playing field
Demonstrably special	The verges on St Mary's Close provide a richness in trees and wildlife with many birds obtaining food from the seeds they find on the trees. The species of trees found on the verges on St Mary's Close are – blackthorn, hawthorn, hornbeam, Amelanchier, laburnum, whitebeam, wild pear, cherry, crab apple and field maple. The verges and trees make the walk along St Mary's Close very pleasant especially when walking up the hill!
Local in character and is not an extensive tract of land	The verges on St Mary's Close are local in character and not an extensive tract of land.



14. Churchyard surrounding St Mary's Church

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

In reasonably close proximity to the community it serves

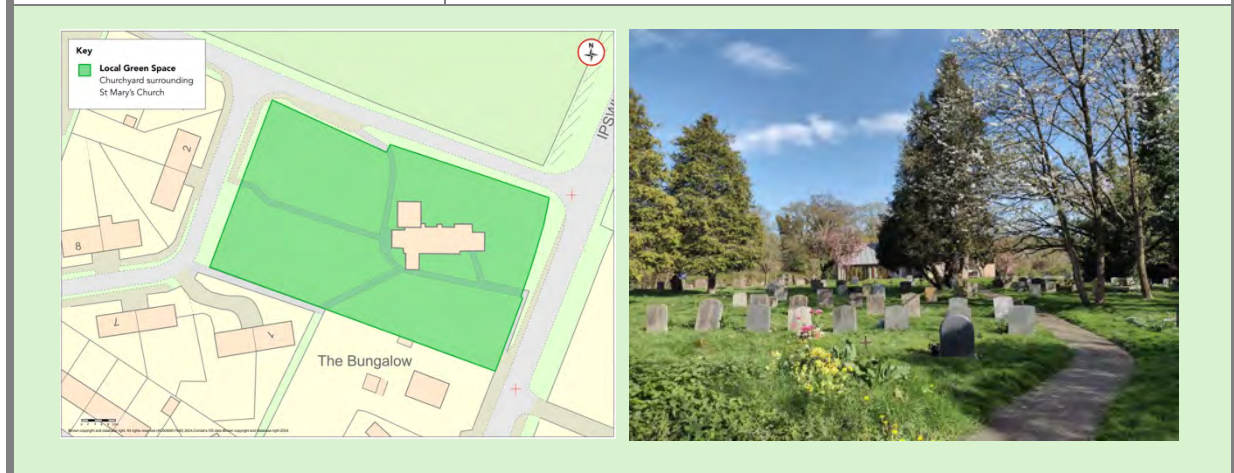
Located in the main area of the village and surrounded on three sides by housing.

Demonstrably special

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

Local in character and is not an extensive tract of land

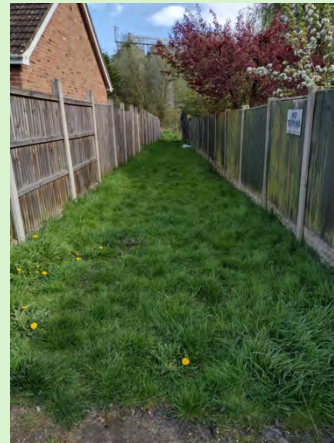
Not an extensive tract of land.



15. Pathway down to the River Tas from Joy Avenue

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

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



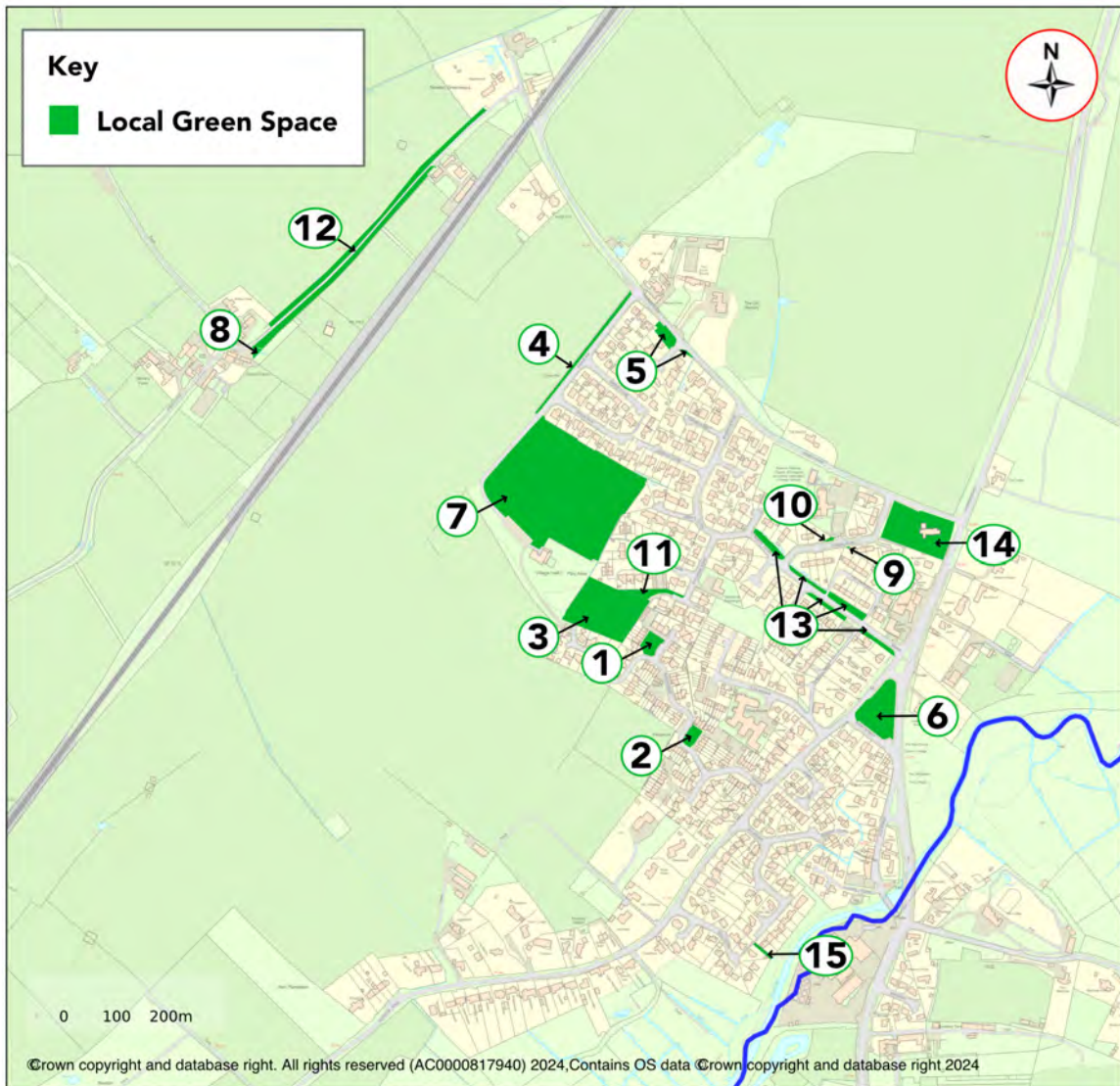


Figure 32: Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF11: Local Green Spaces

The following areas are designated as Local Green Spaces for special protection (figure 32):

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

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

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

Landscape and important local views

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

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

- summer or winter and has no visible buildings in sight. The Greenways Road to the left and railway line to the right are both lined with mature trees so are not obvious. A very quiet and tranquil area of the parish.
2. **From track near Barley View looking towards Upper Stoke:** An open vista, looking across arable land, to Poringland. The landscape drops to a line of trees, beyond which, the land rises to give an uninterrupted view of telecommunications masts situated on the outskirts of Poringland. The main trunk road (A140) is hidden from view, so no passing traffic is a distraction.
 3. **From Ipswich Road looking south towards St. Mary's Church:** as travellers on the A140 Ipswich Road traveling south from the Norwich area approach the village, they come across the sight of the St. Mary the Virgin Church which they can see across the fields on their right as the road dips down into the valley of the River Tas and into Newton Flotman. At night when the church is lit up it provides a lovely contrast to the darkness of the fields which the traveller experiences when they pass the village of Swainsthorpe. From Newton Flotman Village Centre site looking southwest.
 4. **From Newton Flotman Village Centre site looking southwest:** The view is across meadow and arable land between Alan Avenue and the railway line. Mature trees border the railway to the right but there is little hedging between the fields allowing a long open view. The sun sets in the West are spectacular as it drops below the tree line and, after dark, there are clear views of the moon and stars.



Figure 33: Photographs of each important local view.

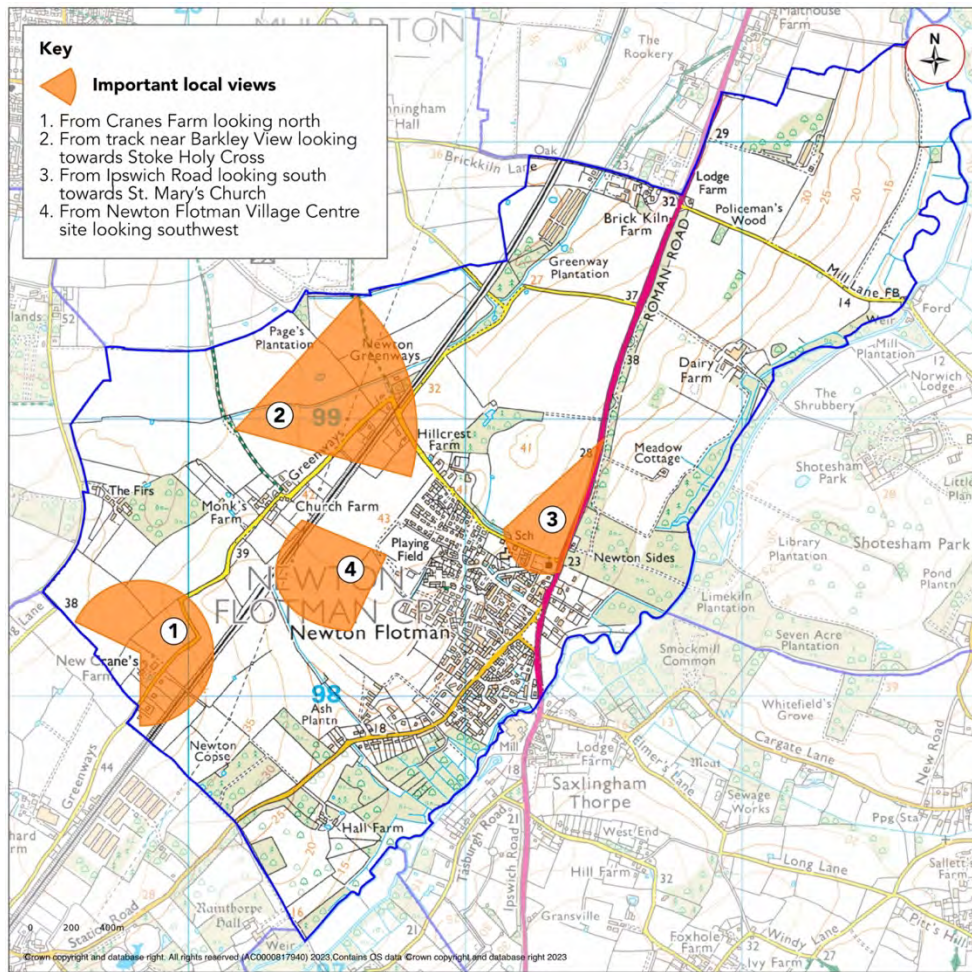


Figure 34: Views of community importance (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF12: Important local views

Development proposals should respect their landscape setting including any identified important local views within which they are located, or which they affect. The following views are identified as important in Newton Flotman parish (figure 33 and 34):

1. From Cranes Farm looking north
2. From track near Barley View looking towards Upper Stoke
3. From Ipswich Road looking south towards St. Mary's Church
4. From Newton Flotman Village Centre site looking southwest

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

Dark skies and light pollution

- 8.14 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark

landscapes, and nature conservation. The issue of dark skies is not addressed in detail in the Greater Norwich Local Plan and therefore leaves scope for a locally distinctive Neighbourhood Plan policy.

- 8.15 According to the CPRE light pollution maps, part of the parish falls into 2-4 nano watts/cm²/sr, where the A140 runs through the village. Away from the trunk road, there are parts of the village which fall within the second to lowest light pollution levels, 0.25-0.5 nano watts/cm²/sr. High levels of lighting can affect the health, wellbeing and amenity of adjacent residents but also have impacts for natural habitats and species.

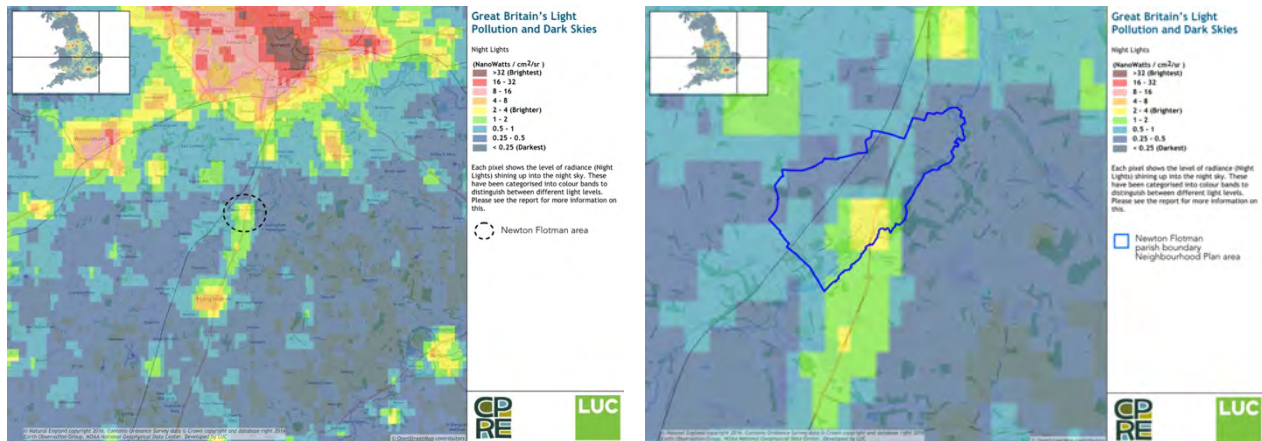


Figure 35: Light pollution in Newton Flotman and the wider area (source: Commission for the Protection of Rural England).

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

POLICY NF13: Dark skies

Development proposals must take account of the existing dark skies in Newton Flotman parish (figure 35) and limit the impact of light pollution from artificial light. Street lighting will not be permitted on any new development, unless it is necessary for security or safety. Any necessary lighting must be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting,

movement sensitive lighting and restricting hours of lighting. Lighting likely to cause disturbance or risk to wildlife will not be supported.

Flooding and localised flooding

8.18 The period of the Newton Flotman Neighbourhood Plan looks ahead to 2038 and should therefore consider Climate Change and the likely increase in localised flooding. The majority of Newton Flotman sits within a low flood risk area. However, the area around the Tas River is in Flood Zone 2 and 3. Flood Zone 2 is a medium probability (land having between a 1 per cent and 0.1 per cent annual probability of river flooding and shown in light blue on figure 36). Zone 3 is high probability (land having a 1 per cent or greater annual probability of river flooding) and the functional floodplain (land having a 3.3 per cent or greater annual probability of flooding).¹²

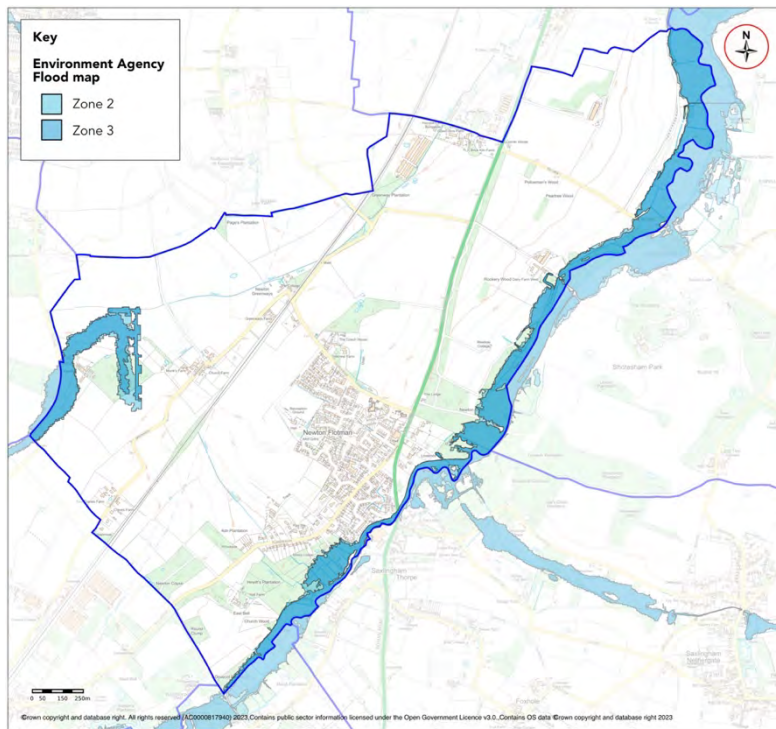


Figure 36: Flood map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

8.19 The Neighbourhood Plan household survey (March/April 2024) asked residents 'Please name any areas you know of that are prone to localised flooding and should be identified within the Neighbourhood Plan'. The answers were used to form a list of localised flooding, as outlined in **policy NF14**.

¹² <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table1>

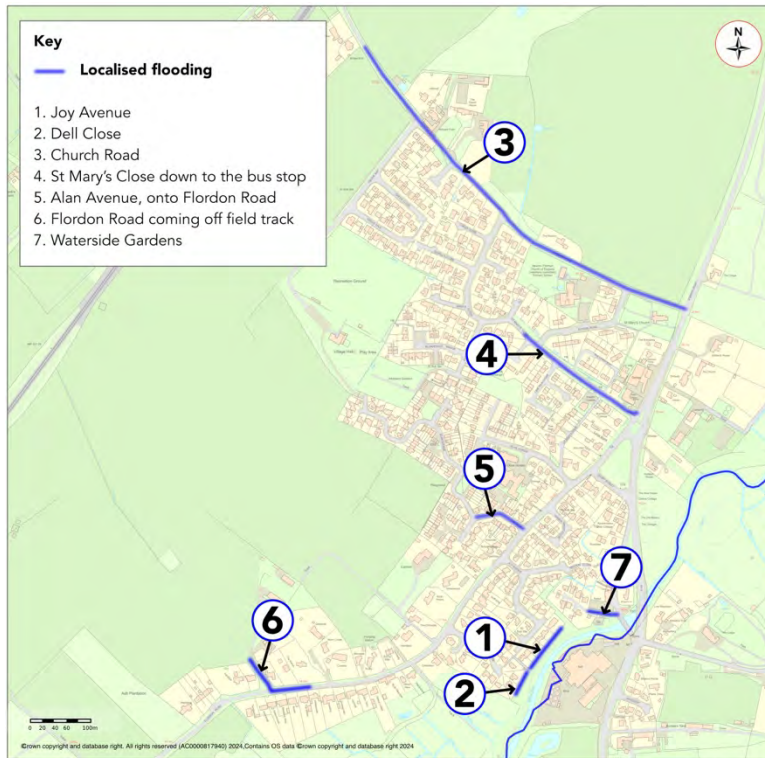


Figure 37: Localised flooding (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY NF14: Localised flooding

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

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 37) are identified:

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

All new development including minor development, is required to use an appropriate Sustainable urban Drainage System (SuDS) which will mitigate and protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits commensurate with the size of the development (see Newton Flotman Design Guidance and Codes).

POST OFFICE

ER


Last Collection Time
9.00 am
Monday to Friday
7.00 am
Saturday

Services

Find us on the app store.
For locating other services near you - scan the QR code.

www.royalmail.com

Royal Mail uses controlled security coverings to protect its mail.

Postbox number NR15 151BD 24/04/2023 CP70

A 4.00pm or later collection is made from the Postbox at Birchfield Lane Post Office.
The latest collection in the area is made at 7.30pm from Norwich Mail Centre, 53 - 57 Thorne Road

9. Implementation

Community Infrastructure Levy

- 9.1 Community Infrastructure Levy (CIL) is a non-negotiable levy introduced by the government. It allows local planning authorities to raise funds from developers and individuals who are undertaking building projects in their area. This is a way of making sure that all relevant development contributes towards new infrastructure such as schools, transport and leisure facilities that are needed to support population growth.
- 9.2 The majority of CIL collected from Broadland, South Norfolk and Norwich City Councils is pooled into the Greater Norwich Infrastructure Investment Fund (IIF). This fund is used to support a list of infrastructure projects, known as the Growth Programme, which have been approved annually by the Greater Norwich Growth Board.¹³
- 9.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. With an adopted Neighbourhood Plan in place, Newton Flotman Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Newton Flotman. Where appropriate and possible, Newton Flotman Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

Monitoring the use of the Neighbourhood Plan

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

Updates to the Neighbourhood Plan

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

¹³ What is Community Infrastructure Levy (CIL): <https://www.southnorfolkandbroadland.gov.uk/community-infrastructure-levy/community-infrastructure-levy-cil-1> (accessed 29.11.22).

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





Appendix

Appendix A: Glossary

Glossary of terms used and/or relevant to the Newton Flotman Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2023, except where stated.

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

- a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20 per cent below local market rents, including service charges where applicable; (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme, in which case the landlord need not be a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision, and, in this context, is known as Affordable Private Rent.
- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of Plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20 per cent below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

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

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

Biodiversity: the variety of living species on Earth, including plants, animals, bacteria, and fungi.

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

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

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

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

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

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered

deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

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

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

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

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

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

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

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

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floor space of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

Net Zero: An aspiration for a major reduction of carbon emissions from buildings, inline with UK and global commitments. Under Climate Change Act <https://www.legislation.gov.uk/ukxi/2019/1056/contents/made> UK Government committed to a 100 per cent reduction of greenhouse gas emissions by 2050 compared with 1990 levels.

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

Non-designated Heritage Asset: Local planning authorities may identify non-designated Heritage Assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as locally listed. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. (Definition from <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>)

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

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

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

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

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

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset may affect the ability to appreciate that significance or may be neutral.

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

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

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

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

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.

Appendix B: Newton Flotman Design Guidance and Code