

Belton with Browston, Burgh Castle, and Fritton with St Olaves Neighbourhood Plan 2022-2038



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1 INTRODUCTION

1. Belton with Browston Parish Council, Burgh Castle Parish Council, and Fritton with St Olaves Parish Council are preparing a joint Neighbourhood Plan for the three neighbouring villages known as BBBCFSONP throughout this document. The planning period will be 2022-2038 and the designated area (See Figure 1) is located within the Great Yarmouth Borough Council and the Broads Authority Executive Area. [Collective Community Planning](#) has been appointed by the parish councils to consider whether there is a need for a Strategic Environmental Assessment (SEA) to be undertaken on BBBCFSONP. This is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations¹.
2. SEA may be required for a Neighbourhood Plan if it is likely to have significant environmental effects. A Sustainability Appraisal (SA) is like an SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG) clarifies that there is no

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by the Environmental Assessment and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

legal requirement for a Neighbourhood Plan to be subject to a SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.

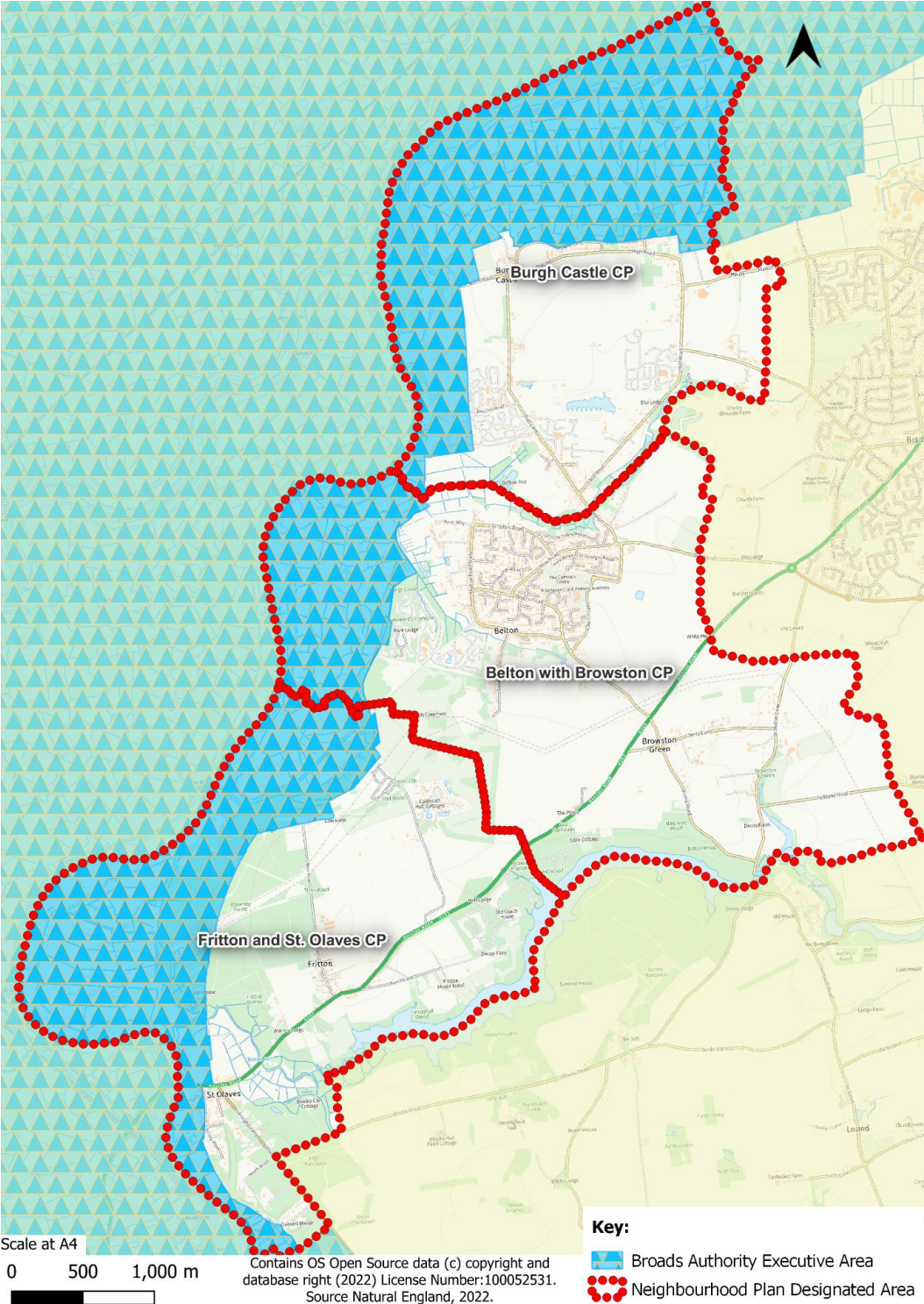


Figure 1: Designated Neighbourhood Area

2.1 SCOPE OF THE BELTON WITH BROWSTON, BURGH CASTLE AND FRITTON WITH ST OLAVES NEIGHBOURHOOD PLAN

3. A draft (Regulation 14) version of BBBCFSONP is currently being prepared. It is intended that this is subject to public consultation in late 2023. BBBCFSONP includes a vision for the long-term future of Belton with Browston, Burgh Castle and Fritton with St Olaves, along with aims to support delivery of this vision. The current draft vision is:

The five communities of Belton, Browston, Burgh Castle, Fritton and St Olaves have retained their rural character, natural beauty, and individual identity. Modest housing growth will provide for local housing needs, supporting the sustainability of the area and enabling younger people and families to remain local. Development has been designed to a high-quality standard that reflects the rural character of the area and delivered sensitively in a way that protects the natural environment and people's enjoyment of it. This growth has helped to sustain local services and facilities. There is a strong rural economy, both from tourism/visitors but also through rural enterprise.

4. The draft plan currently includes ten specific aims to deliver this vision:
 - A. Protect and preserve the special qualities and features that are valued by the community, such as the rural character, surrounding green landscape and the Broads.
 - B. Support for small-scale housing development that meets local need, especially that which will enable younger people/families to remain in the community.
 - C. Protect the individual identity of each of the five separate communities.
 - D. Protect and enhance the area's heritage.
 - E. Support the expansion of rural enterprise within the parishes to encourage more employment opportunities.
 - F. Safeguard the green spaces, views, and rural feel of the area.
 - G. Protect and celebrate the rich wildlife and landscape.
 - H. Ensure the design of future development is designed to a high standard following the design codes, supporting a shift to low carbon, and ensuring development has a positive impact on local character.
 - I. Establish an improved walking and cycling network that enhances access to local facilities and the countryside.
 - J. Support continued delivery of key services including the local primary school. Ensure infrastructure is delivered alongside new development to meet local community need.
5. BBBCFSONP will have a range of non-strategic planning policies to realise and deliver the above vision and aims. This includes policies:

- To ensure the housing mix and type, including affordable housing, on new development sites meets local need;
- To achieve high quality design with the input of Belton with Browston, Burgh Castle and Fritton with St Olaves design guidance and codes, that reinforces and complements local distinctiveness;
- Support the delivery of new and enhanced community facilities;
- Focus on dark skies, strengthening biodiversity and green infrastructure enhancements in new developments;
- To protect strategic gaps, important local views and local green spaces and within the plan area for future enjoyment;
- To promote improvements to active travel routes and connectivity including new and existing walking routes that can be a focus for investment;
- To protect Belton with Browston, Burgh Castle, and Fritton with St Olaves Non-Designated Heritage Assets, historic buildings, and heritage value of the different NPA character areas.

6. The plan does not allocate land for development.

3 BASELINE INFORMATION

7. This section summarises baseline information for the BBBCFSONP area, drawing on the Evidence Base which will accompany the Neighbourhood Plan.

3.1 CONTEXT

8. The Neighbourhood Plan Area (NPA) comprises of three parishes (5 settlements): Belton with Browston, Burgh Castle and Fritton and St Olaves. Geographically, the NPA is mostly bordered to the East, and interconnected by, the A143 (Browston and some parts of Fritton/St Olaves do extend beyond it), to the North by Breydon Water, to the West by the River Waveney and to the South by Fritton Lake, mostly natural boundaries that encompass these three parishes. The settlements of Burgh Castle, Belton, Browston, Fritton and St Olaves are all predominantly rural also share many similarities Including but not limited to:

- 30 Listed buildings, 3 scheduled monuments, 341 Historic Environment Records (HERs);
- surrounded on three sides by the wildlife rich and natural habitat of the biodiverse Broads National Park;
- a preponderance of farmland, marshland, woodland, heathland, waterlogged wooded carr and reed beds;
- the risk of flood from the rivers and surface water;
- the use of natural capital via dyke and pond to alleviate flooding; areas of caravans and holiday lodges on the numerous holiday parks;

- residential caravan/mobile home sites; no medical/health services to residents within the designated area, with the closest inaccessible by public transport;
- being a part of the same Ward and historical District of Lothingland.

3.2 BIODIVERSITY, FLORA, AND FAUNA

9. The NPA is rich in wildlife and in recognition there are a number of International and National Natural England statutory designated sites in the neighbourhood area or in close proximity as shown in Figure 2. Many of these sites as shown on the map overlap and sit to the north and west of the NPA.

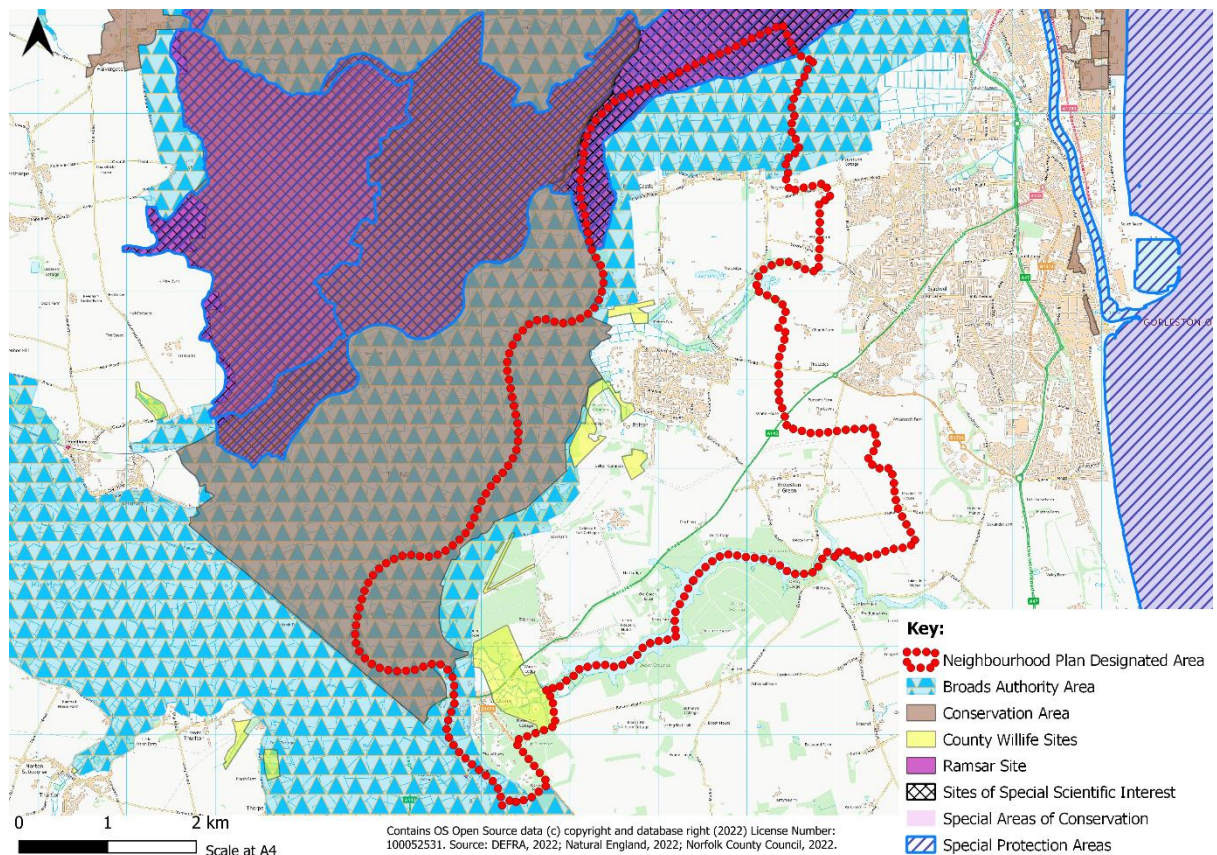


Figure 2- Wildlife Designations (Source: Natural England, 2022; Norfolk County Council, 2022)

10. The designations within the NPA are:

- Breydon Water- Special Protection Area (SPA); Ramsar Site; Site of Special Scientific Interest (SSSI)
- Halvergate Marshes- Site of Special Scientific Interest (SSSI); Conservation Area
- The Broads Authority Area (however the SAC does not fall into the NPA boundary)

11. The designations within close proximity:

- Broadland- Ramsar Site; Special Protection Area (SPA)
- The Broads - Special Area of Conservation (SAC)

12. Breydon Water (SAC/SPA/Ramsar/SSSI) is a designated European marine site and was classified as an SPA and Ramsar Site on 29/03/1996 and an extended area was classified on 02/02/2000². As stated in the Ramsar overview, *"it is an inland tidal estuary with extensive areas of mudflats exposed at low tide. The site is internationally important for wintering waterbirds, notably Bewick's Swan, *Cygnus columbianus bewickii*, and it supports important numbers of passage birds. Human activities include recreation, hunting, and agriculture"*³. The waters sit within and along the southern boundary of the parish and opens to the sea through Great Yarmouth Port connecting with River Yare, Bure and Waveney⁴. The Breydon Water SPA and SSSI is well within the northern and part of the western parish boundary of Burgh Castle and Belton. Looking at the impact risk zones on SSSIs this covers the NPA.
13. Halvergate Marshes SSSI; Conservation Area- This site overlaps partly with the designations listed above including The Broads, Breydon Water and Broadland. However, extends further than the other designations to the west of Belton and Fritton. The site was designated for biological interest on 20/12/1995 and falls within part of the Great Yarmouth District⁵. The main priority habitat which is present within this SSSI is coastal and floodplain grazing marsh.
14. As stated in part of the site citation, *"The area forms the largest expanse of traditionally managed grazing/grass marshes with their intersecting system of drainage ditches, in Broadland. The soils are peaty along the upland margin and grade into clay alluvial soils nearer the Breydon estuary. A well-developed band of woodland occurs along the upland marsh margin and small areas of unimproved pasture, wet fen meadow, reedbed and alder carr add to the diversity of the habitat. The ditches are of outstanding importance for nature conservation and show a transition from fresh to brackish conditions.*
15. *The ditch systems are of outstanding invertebrate interest. The range of habitat from acidic to base rich and fresh to brackish adds extra diversity to the species and communities present. In addition to the many notable species present, many are rare in a national context. The nationally rare species include the Norfolk hawker dragonfly *Aeshna isosceles* now found widely distributed throughout the ditch system, the great silver water-beetle *Hydrophilus piceus* and a large hoverfly of brackish dykes, *Lejops vittata*. Halvergate Marshes support internationally important numbers of wintering Bewick's swan and nationally important populations of breeding and wintering ruff, gadwall and shoveler and wintering bean goose, European white-fronted goose and wigeon. Other species breeding on the Halvergate Marshes include pochard,*

² [Breydon Water SPA - UK9009181A \(naturalengland.org.uk\)](https://naturalengland.org.uk/breidon-water-spa-uk9009181a)

³ [Breydon Water | Ramsar Sites Information Service](https://naturalengland.org.uk/breidon-water-ramsar-sites-information-service)

⁴ [Breydon Water \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/breidon-water)

⁵ Halvergate Marshes. Source: [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk/sssi-detail)

*redshank, snipe, oystercatcher, yellow wagtail, ringed plover, mute swan, shelduck, bearded tit and grey partridge. Wintering species include golden plover, lapwing, teal, pochard, short-eared owl, snipe, dunlin, brent goose, mute swan, pintail, shelduck and barn owl*⁶.

16. The Broads contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes, and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK.
17. The Broads (SAC, Ramsar) falls outside of the NPA to the north-west and are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK. The differing types of management of the vegetation for reed, sedge, and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.
18. Broadland SPA is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. Broadland SPA falls outside of the NPA to the west. The Broads are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK. The differing types of management of the vegetation for reed, sedge and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.
19. The EU designated sites could be vulnerable to increase recreational pressure as a result of housing growth within the parish, and impacts would need to be fully considered and mitigated as part of a Habitats Regulations Assessment if proposals come forward.
20. There are six County Wildlife Sites within the NPA (Figure 3). including:

- Fritton Warren South

⁶ [1002542 \(naturalengland.org.uk\)](https://naturalengland.org.uk/1002542)

- Waveney Forest
- Belton Common South / Belton Sand Pit
- Howards Common, Belton Common North and Wild Duck Caravan Park
- Brema Pony Stud
- Burgh Castle, field north of fort

21. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

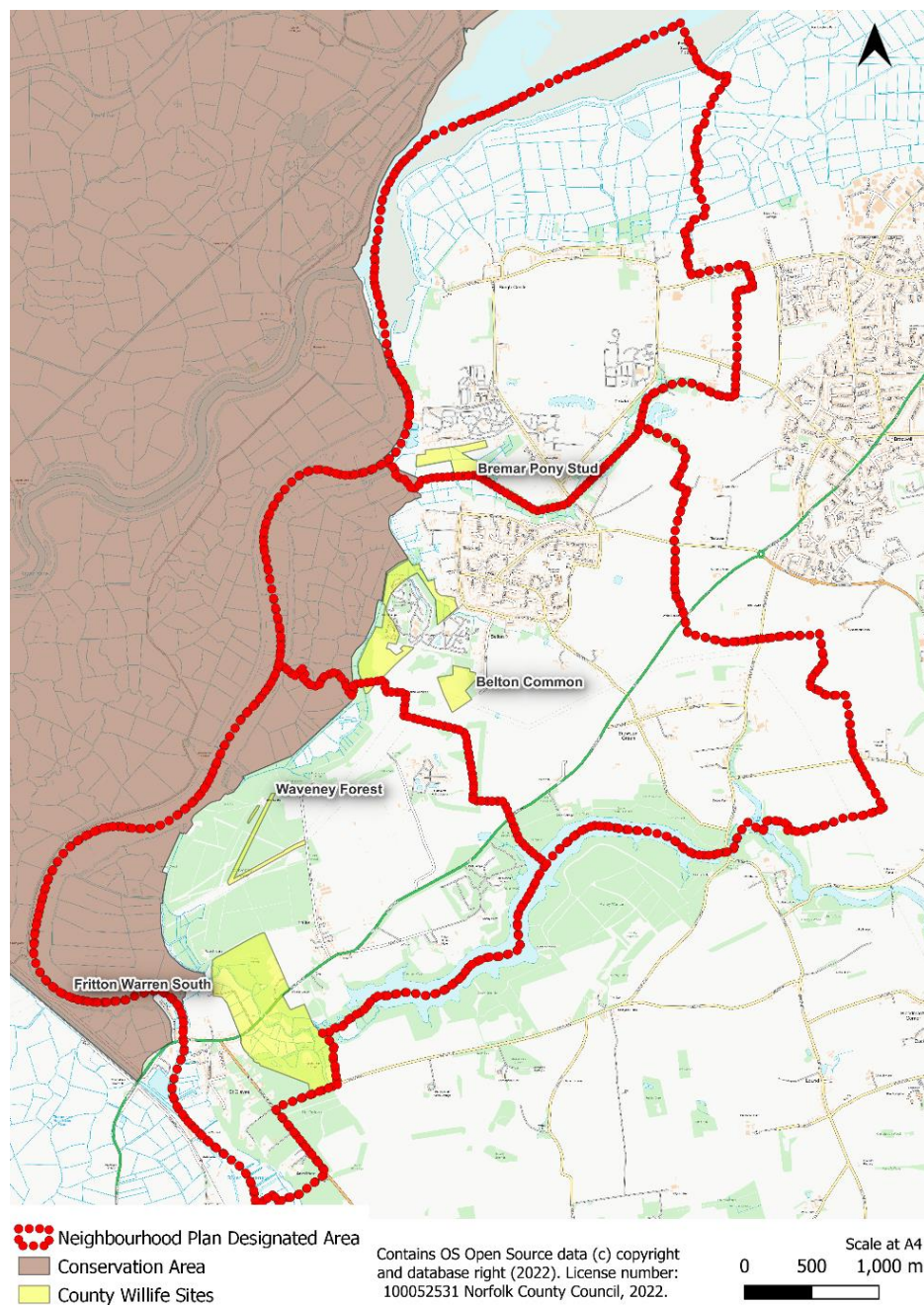


Figure 3- County Wildlife Sites (Source Norfolk County Council, 2022)

22. A significant area of the parish contains priority habitat – those which have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP). The Priority Habitat Inventory (England) is a spatial dataset that describes the geographic extent and location of habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act (2006).
23. There are 8 main types of priority habitat (see Figure 4), coastal and floodplain grazing marsh; deciduous woodland; good quality semi-improved grassland; mudflats; no main habitat but additional habitats present; purple moor grass and rush pastures; reedbeds and traditional orchard. The most apparent main habitats to cover the NPA is the coastal and flood plain grazing marsh to the west. Deciduous woodland also covers a number of spaces within the NPA. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

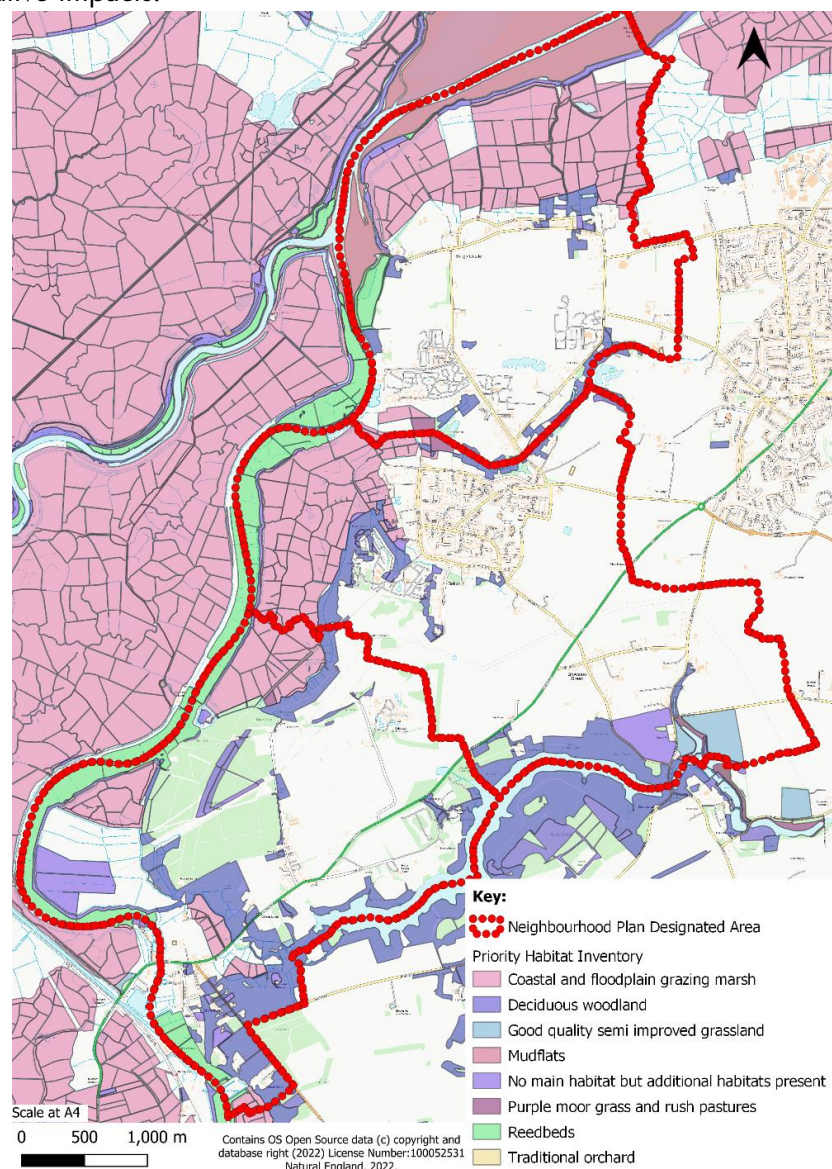


Figure 4- Priority Habitats (Source: Natural England, 2022)

24. As well as priority habitats there are extensive areas of woodland within the NPA amongst all three parishes which are categorised as 'Woodland Priority Habitat Network'. Maps of Habitat Networks show that for Lowland Heathland this covers a large part of the NPA (Figure 5). The UK has a special obligation to conserve this habitat, (lowland heath) given that it supports about 20% of the lowland heath in Europe. It also has high intrinsic appeal and provides a special sense of wilderness. Lowland heathland is classed as a priority habitat under the UK Biodiversity Action Plan Lowland Heath is a remnant of the once larger Belton Common which is an extremely scarce habitat in Europe⁷.

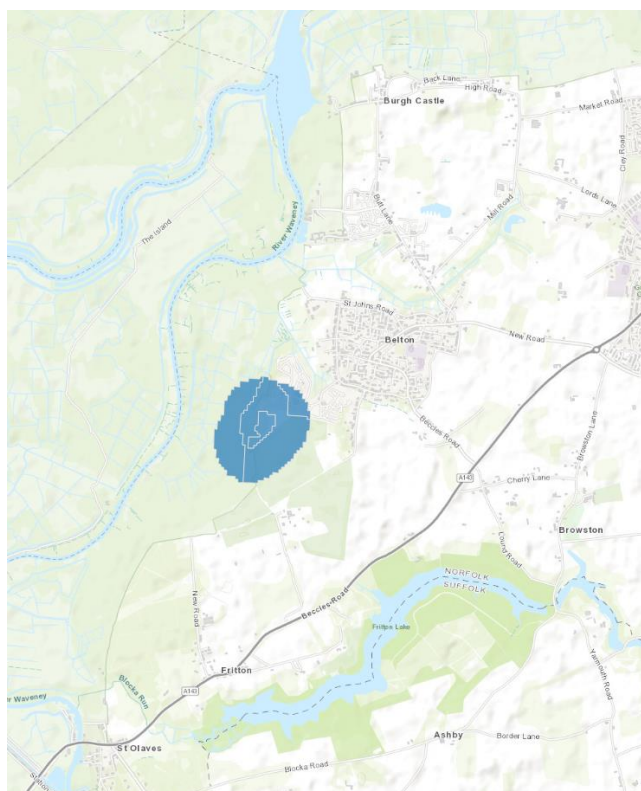


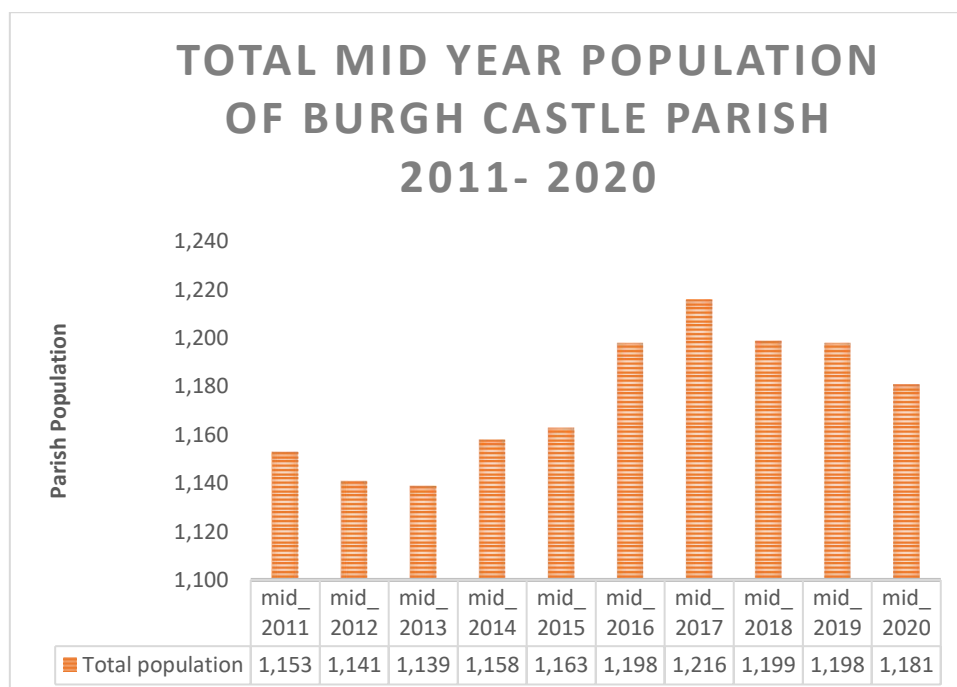
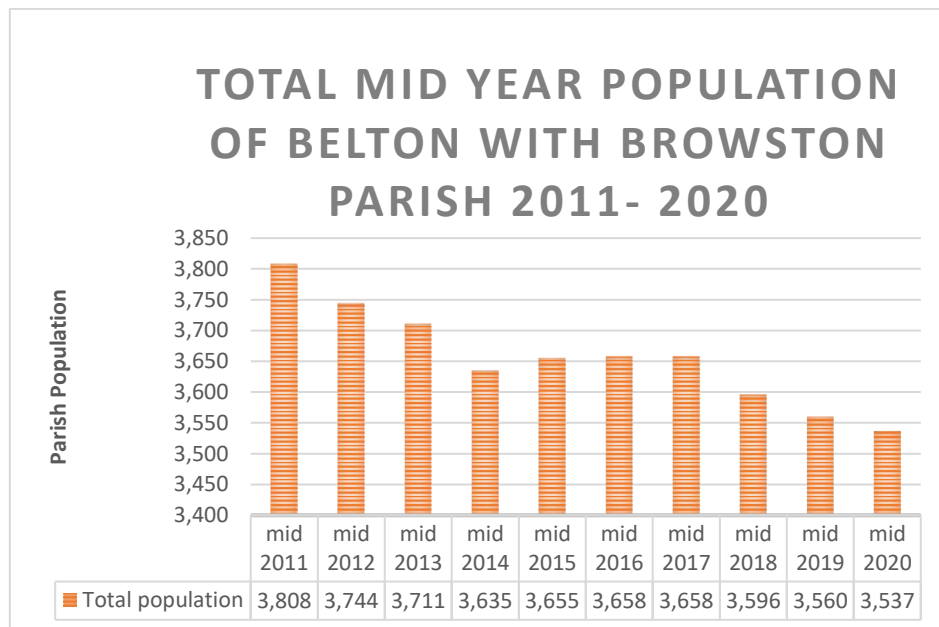
Figure 5-Habitat Networks (England) - Lowland Heathland (Source: Natural England, 2022)

3.3 POPULATION

25. According to 2021 Census the total population in the NDP area was 5,583 with a +1.9% change from 5,479 in 2011. The mid-year population estimates from the Office of National Statistics (ONS) for 2020 showed the population of the NPA was 5,222 which was made up of 3,537 people (Belton with Browston), 1,181 people (Burgh Castle) and 504 people (Fritton and St. Olaves) (Figure 6).

⁷ <https://data.jncc.gov.uk/data/b0b5e833-7300-4234-8ae5-bdbf326e854c/habitat-types-lowland-heath.pdf>

26. There has been a fluctuation in population within the NPA since 2001⁸. According to the Census 2001 the NPA had a population of 5,596, this then dropped to 5,479 in 2011 but has now rose to 5583 in 2021. Figure 6 show there has been a decrease in population amongst all the parishes since 2011 (Census, 2011) and the most significant fall in Belton with Browston. Amongst the 2011 population there was an even mix of males and females being 49.8% for male and 50.2% for female.



⁸ https://citypopulation.de/en/uk/eastofengland/wards/great_yarmouth/E05005793_lothingland/
<https://www.norfolkinsight.org.uk/population/reports/>

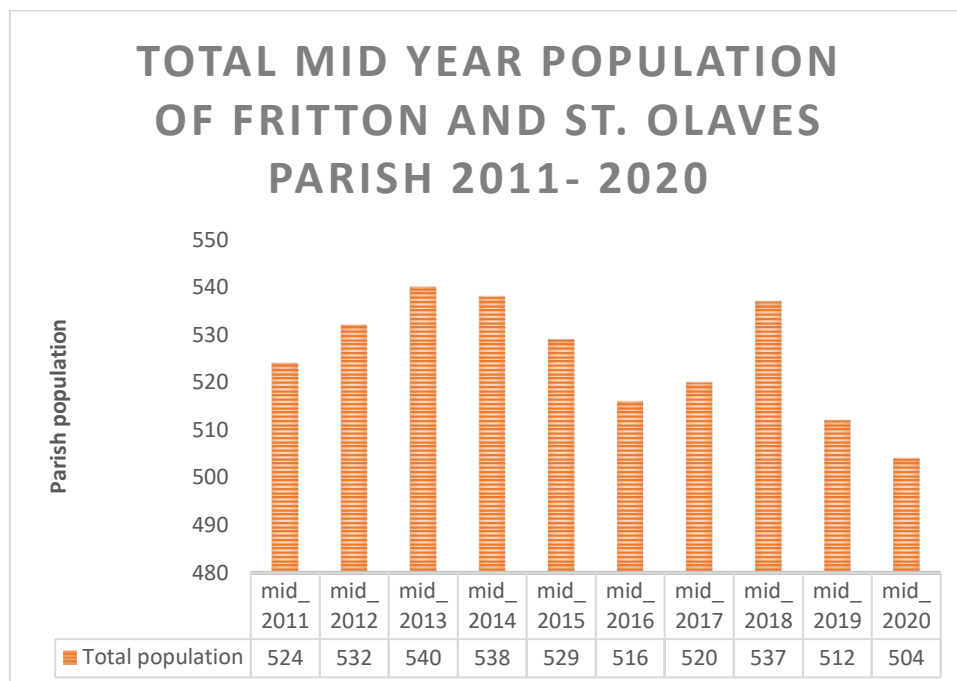


Figure 6 Population mid-year estimates 2011-2020 (ONS,2021)

27. Comparing the statistics from 2011 and 2020 (Figure 7) the population has dropped in all age categories. The highest age group in 2020 was 45-64yrs (30%) followed by 65-80yrs. This has changed slightly since 2011 where 25-44yrs were the second highest age group in the total NPA. The percentage of 65-80yrs and 80yrs + have increased by approximately 5% showing there is an ageing population. There has been a decline in younger age groups by approximately 2-5%. The Census 2021 data also confirms that 45-64yrs is the highest age category still (30.1%) followed by 65yrs+ (28.9%). The lowest age group is still 16-24yrs at 8.8%.

Age Structure in 2011	BwB	BC	FwSO	NPA	%
0-15years	637	119	76	832	15.19%
16-24yrs	380	109	35	524	9.56%
25- 44yrs	825	189	95	1109	20.24%
45-64yrs	1275	451	197	1923	35.10%
65-80yrs	622	250	115	987	18.01%
80yrs +	66	32	6	104	1.90%
Age Structure in 2020	BwB	BC	FwSO	NPA	%
0-15years	601	120	38	759	14.60%
16-24yrs	280	66	29	375	7.21%
25- 44yrs	667	159	76	902	17.35%
45-64yrs	1002	397	175	1574	30.27%
65-80yrs	726	340	143	1209	23.25%
80yrs +	239	99	43	381	7.33%

Figure 7-Age structure comparison between 2011 and 2020 (Census 2011; ONS, 2020)

3.4 HUMAN HEALTH

28. Provision of age-related services is likely to become an increasing consideration for the neighbourhood plan area as the proportion of over 65s according to the Census 2021 makes up 28.9% of the NPA⁹⁹.

⁹⁹ Census 2021. Age Profile. Source: [Build a custom area profile - Census 2021, ONS](#)

Age	NPA %
0-14yrs	12.8
15-24yrs	8.8
25-44yrs	19.3
45-64yrs	30.1
65yrs+	28.9

Figure 8-Age Profile of the NPA (Census, 2021)

3.5 SOIL

29. The parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale, see Figure 9. Grades 1 and 2 makes up part of the land to the eastern boundary around Browston Green along Hobland Road, Browston Lane and Cherry Lane. A large proportion of the NPA is made up of Grade 3 land particularly within Burgh Castle and the built-up settlement of Belton. Non-agricultural land falls predominantly along the boundary of the west and to the south of the NPA.

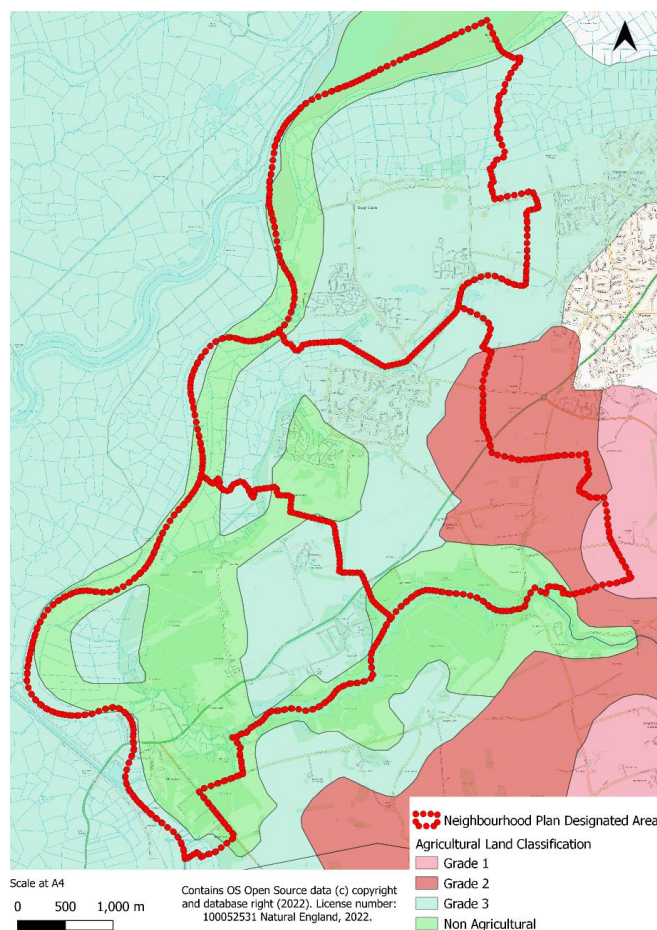


Figure 9-Agricultural Land Classification (Source: Natural England, 2022)

3.6 WATER

30. The NPA is constrained in a number of areas by flood risk particularly to the north, west and parts of the south by flood risk, with land falling into Flood Zones 2 and 3 (Figure 10). Areas which fall into Flood Zone 3 means there's a 1 in 100 or greater annual probability of river flooding and areas that fall into Flood Zone 2 means there is a probability of 1 in 1000. Within Burgh Castle and Belton there is an area where Flood Zone 2 extends beyond Flood Zone 3 around St Johns Road, Station Road North, Stepshort and near Howards Common; the zone looks to fall mainly in residential gardens or open space (Figure 10).
31. Furthermore, the GYBC Council's Strategic Flood Risk Assessment has identified that broadly the existing built-up area of Belton is not constrained by flood risk, however land which is very much on the northern, western, and southern periphery of the village is within fluvial flood risk zones 2&3 (medium and high risk). Land eastwards of the settlement is, however, not constrained by fluvial flood risk. The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017¹⁰) explains how the watercourse to Belton the River Waveney and the Flood Warning Name is the tidal River Waveney from Ellingham Marshes to Belton.¹¹

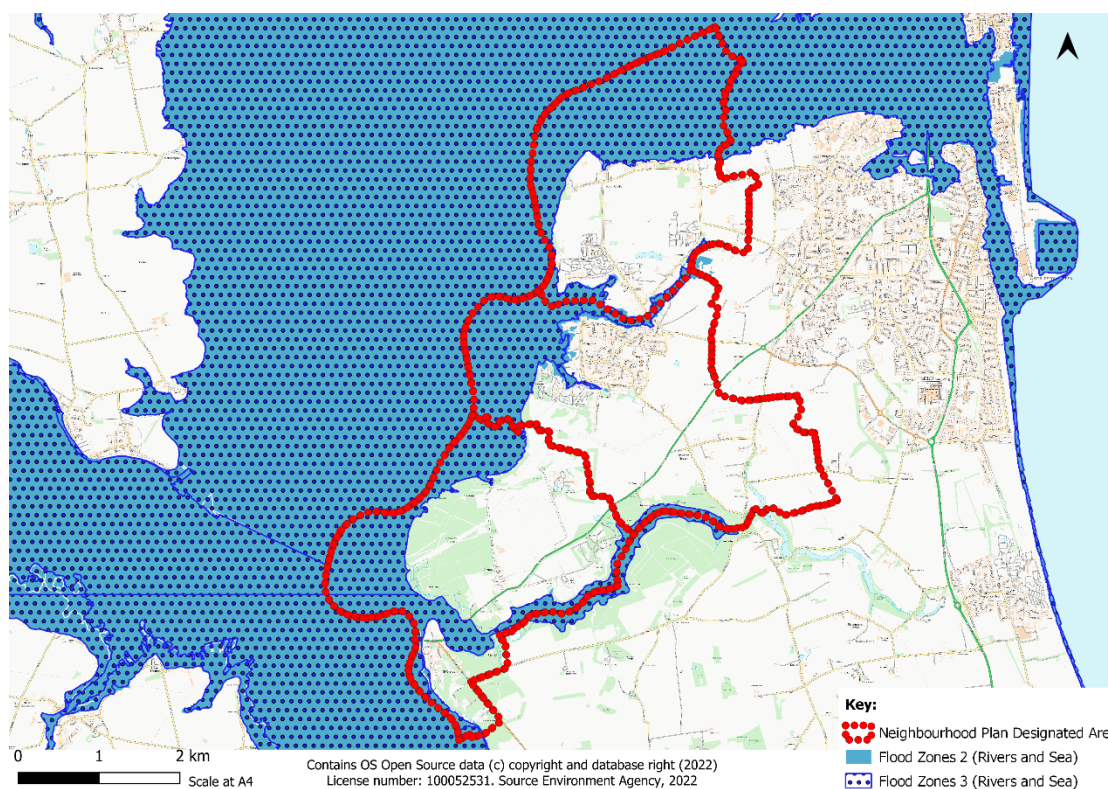


Figure 10- Flood risk from rivers and sea Source: Environment Agency 2022

32. These zones have been defined following a national modelling project and are regularly updated using recorded flood extents and local modelling. As of September 2023, the flood

¹⁰ The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017) Source: [JBA Consulting Report Template 2015 \(oc2.uk\)](#)

¹¹ [Great Yarmouth Borough Council Strategic Flood Risk Assessment Report Level One \(great-yarmouth.gov.uk\)](#)

risk maps show to be similar to Figure 10. The flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to. The modelling does not account for blocked drains or very heavy rainfall, so sites in a low-risk flood zone may still experience flooding.

33. Surface water flooding is an issue in the NPA and particularly to the north, west and central parts of Belton due to the access to surface water features (Figure 11). Nevertheless, much of the flood risk shown in Figure 11 falls into the low category.

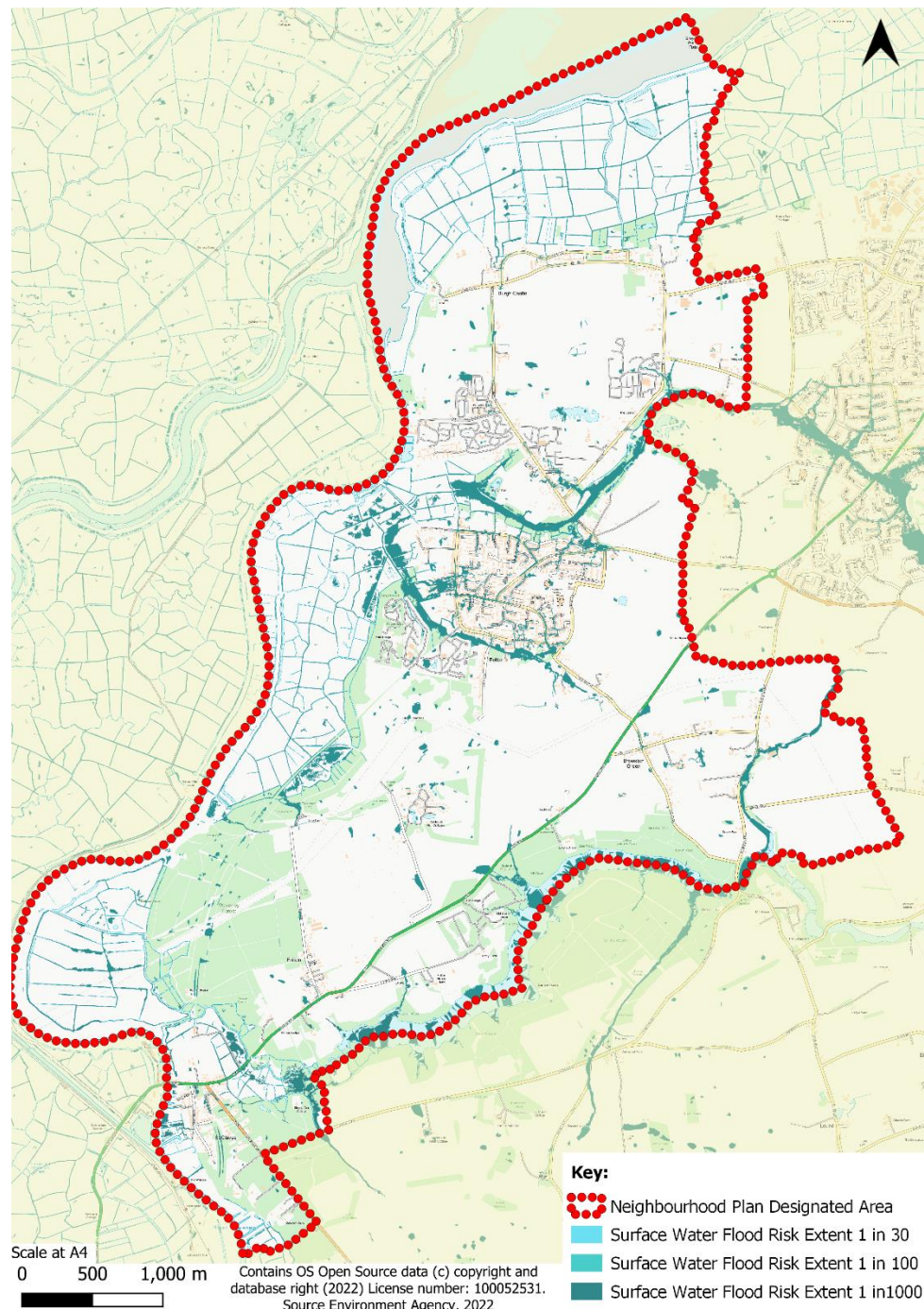


Figure 11- Flood risk from surface water Source: Environment Agency, 2022

34. In Figures 12 to 16 these maps show within each of the parishes more built up areas the areas where flood risk is at its highest (1 in 30 or 1 in 100). Properties at high risk of flooding include:

- Burgh Castle= Back Lane, Butt Lane, Oaklands Drive
- Belton and Browston Green = St Johns Road, Orwell Crescent, Station Road North, Bramble Gardens, Farinan Close, Browston Lane
- Fritton and St Olaves= Priory Close and Priory Gardens

35. Properties at a medium risk of flooding are more apparent in Belton and Browston Green compared to the other parishes within the NPA. A number of roads, lanes and cul de sacs near properties have medium flood risk such as Bracon Road, Beccles Road, Station Road South, Waveney Drive, The Loke and mainly east of Browston Lane in Browston Green.

36. The Norfolk County Council Local Flood Risk Management Strategy (2015¹²) estimated that 70 properties may be at risk of surface water flooding in Belton and that tidal and fluvial flood risk is the dominant threat due to the low-lying land. Further on the strategy stated that over the next hundred years, a much larger area may be at risk of flooding and in line with climate change projections it is predicted that there will be a significant increase in the number of properties at risk.

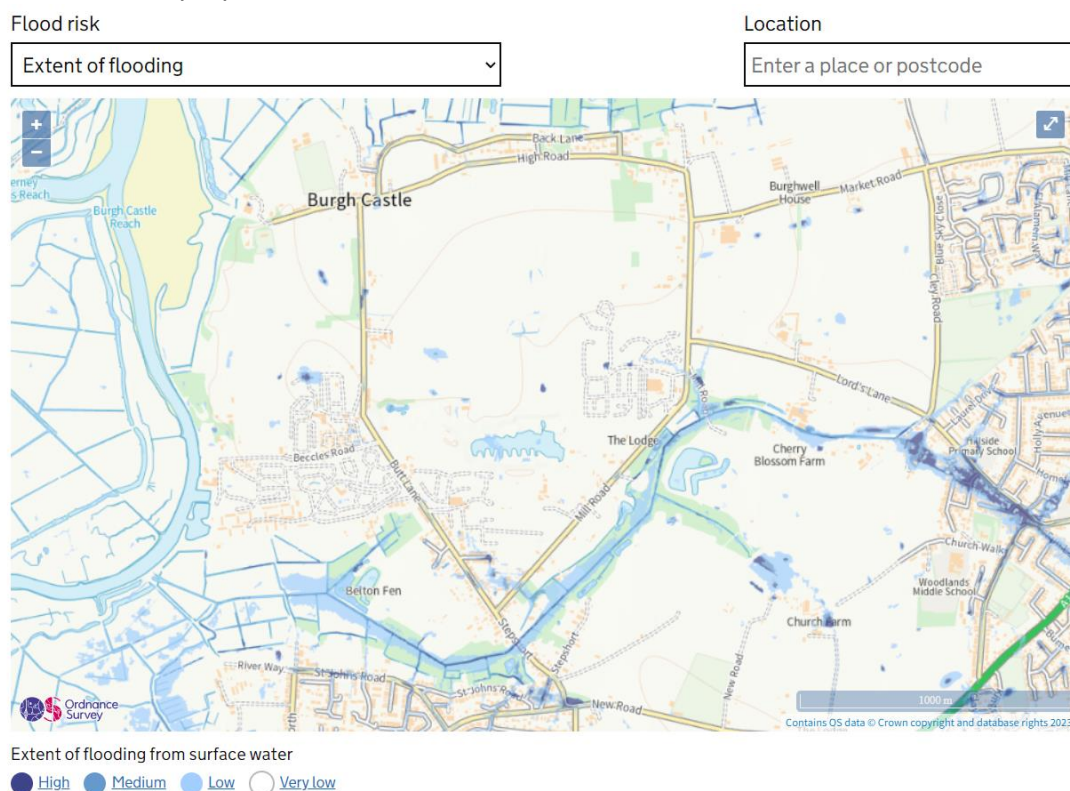


Figure 12-Flood risk from surface water. Source: Environment Agency September 2023¹³

¹² [Local Flood Risk Management Strategy - Norfolk County Council](#)

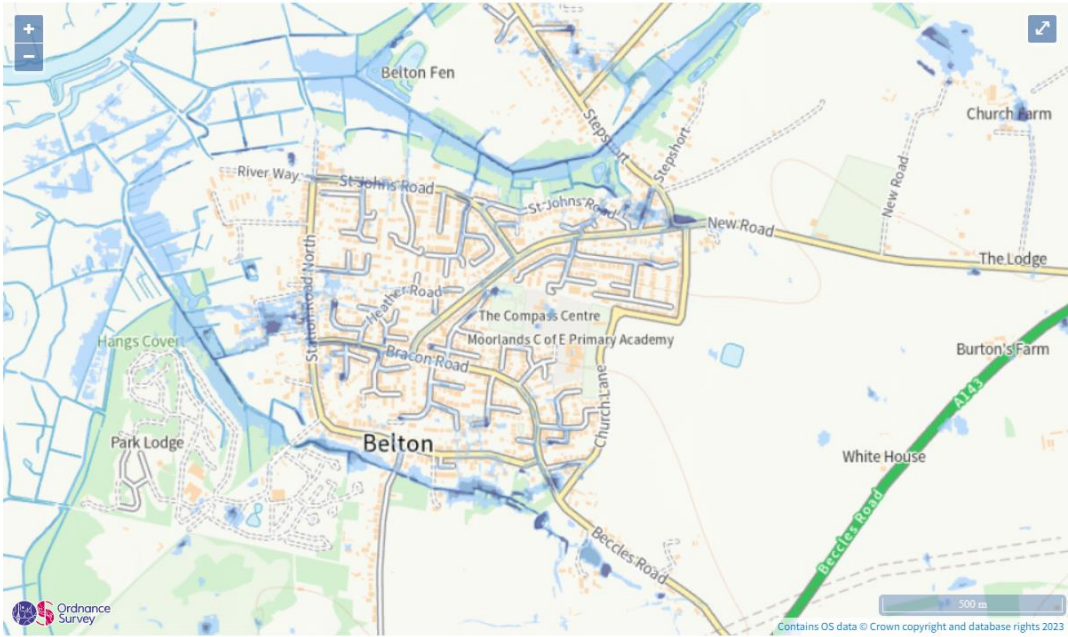
¹³ [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)

Flood risk

Extent of flooding

Location

Enter a place or postcode



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

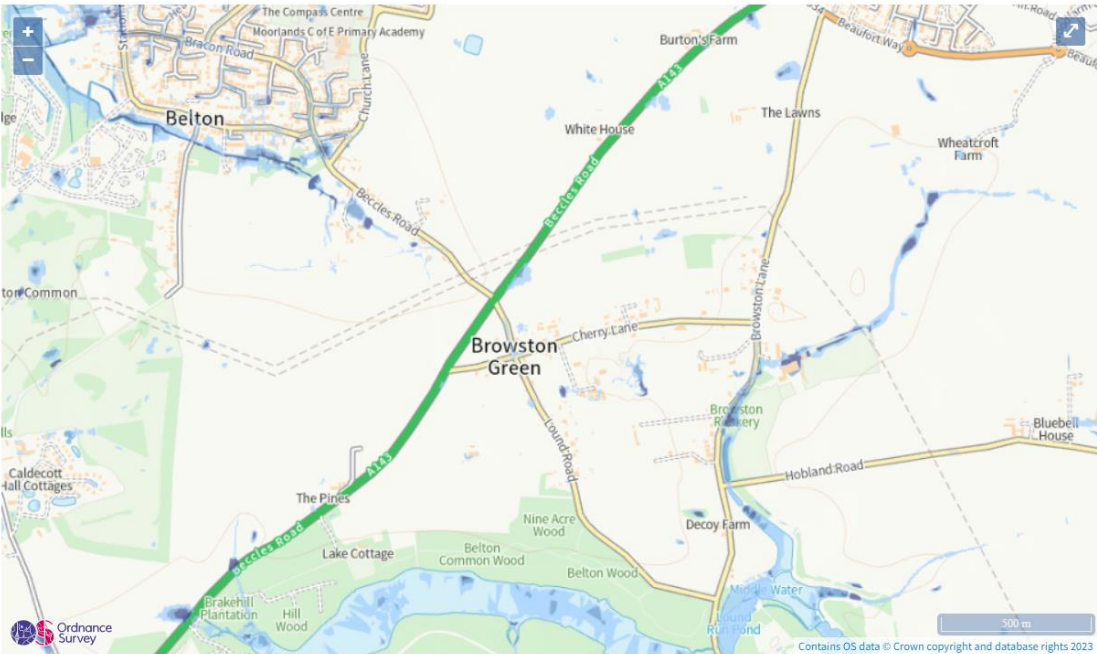
Figure 13-Flood risk from surface water. Source: Environment Agency September 2023

Flood risk

Extent of flooding

Location

Enter a place or postcode



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

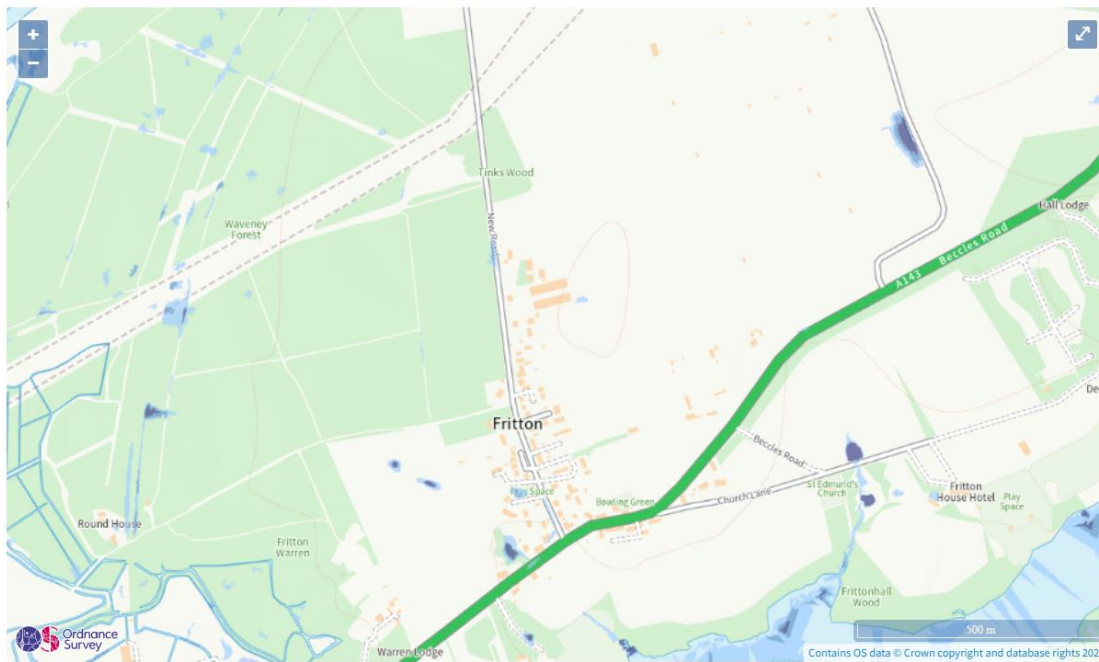
Figure 14-Flood risk from surface water. Source: Environment Agency September 2023

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

High Medium Low Very low

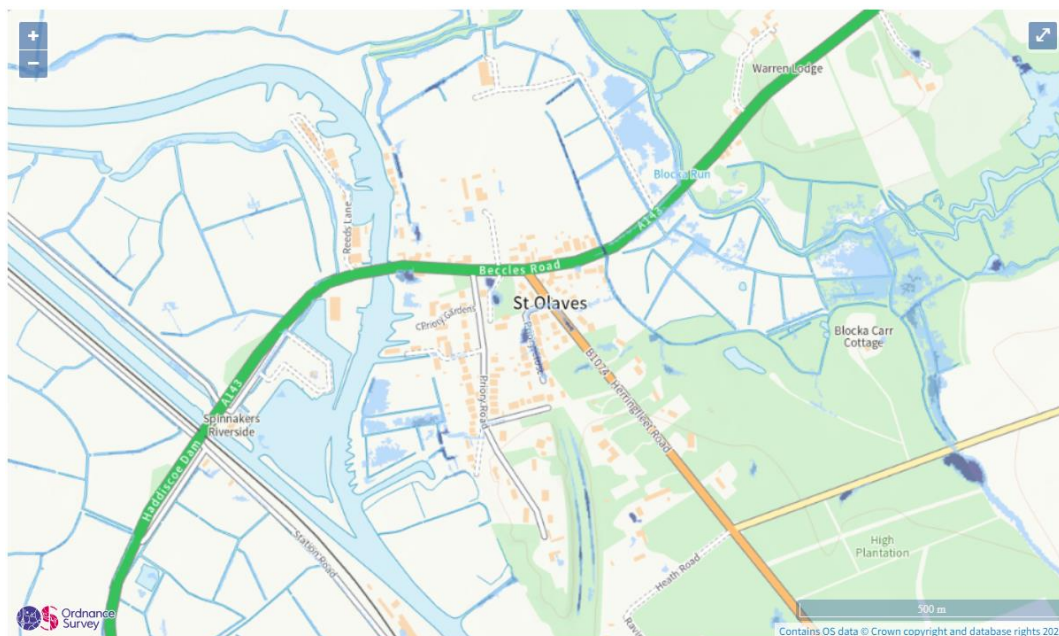
Figure 15-Flood risk from surface water. Source: Environment Agency September 2023

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

High Medium Low Very low

Figure 16-Flood risk from surface water. Source: Environment Agency September 2023

3.7 AIR AND CLIMATIC FACTORS

37. As part of the National Air Quality Strategy all local authorities are obliged to establish air quality levels in their area that meet national air quality objectives. If an area does not meet these objectives Air Quality Management Areas (AQMA) are declared. The latest Great Yarmouth Borough Council Air Quality Annual Status Report (2021) confirms that there are no Air Quality Management Areas in the borough or nearby to the BBBCFSONP area¹⁴. This would suggest that air quality is generally not of a concern, and indeed the report confirms that air quality within Great Yarmouth is good.

3.8 MATERIAL ASSETS

38. There is reasonable access to a range of services and facilities as measured by distance, many within walking distance in the NPA. The availability of local services is more prominent in Belton, including a primary school, pharmacy, shops/pubs/restaurants, post office, that meet everyday needs, and a peak time public transport service to/from Great Yarmouth provides good accessibility for people and provides the opportunity for many residents, and visitors, to walk or cycle.

39. The NPA is a mix of one Primary settlement, three Secondary settlements and one Tertiary settlement within the Great Yarmouth Local Plan. The Primary settlement alone has a handful of local services. Some services such as the closest doctors falls outside of the NPA and is not accessible via Public Transport. The services marked in X in Figure 17 are unavailable in the NPA nor within walking distance of the NPA and not accessible via Public Transport.

	Primary	Secondary			Tertiary
	Belton	Burgh Castle	Fritton	St Olaves	Browston
Doctors Surgery	X	X	X	X	X
Dentist	X	X	X	X	X
Pharmacy	1	X	X	X	X
Grocer	1	X	X	X	X
Butcher	X	X	X	X	X
Baker	X	X	X	X	X
Greengrocer	X	X	X	X	X
Florist	X	X	X	X	X
Cafe	1	X	X	X	X
Takeaway/ Restaurant	3	2	X	1	X
Secondary School	X	X	X	X	X
Primary School	1	X	X	X	X
Pre School	1	X	X	X	X
Church	1	1	1	X	X
Village Hall	1	1	1	1	X

¹⁴ Great Yarmouth Borough Council. 2021. Air Quality Annual Status Report (ASR) . Source: [Great Yarmouth ASR 2021.pdf \(great-yarmouth.gov.uk\)](https://www.great-yarmouth.gov.uk/great-yarmouth-asr-2021.pdf)

	Primary	Secondary			Tertiary
	Belton	Burgh Castle	Fritton	St Olaves	Browston
Post Office	1	X	X	X	X
Cash Point	1	X	X	X	X
Playing Field	1	1	X	X	X
Hairdressers	1	X	X	X	X
Play Area	1	X	1	X	X
Community Hall	1	X	X	X	X
Library	X	X	X	X	X
Public house	2	1	X	1	X
Leisure Centre	1	X	X	X	X
Golf Club	X	X	1	X	X
Footpaths	✓	✓	X	X	X

Figure 17- Community Facilities within the NPA

40. Within the settlements the roads are subject to 30mph speeds limits within the built-up areas, which should make cycling reasonably safe, and there are numerous footways too which are present on either one or both sides of the street for pedestrians such as along parts of the A143 through Fritton and St Olaves. The connecting roads are subject to a 40mph limit, which the more confident cyclists would be happy to use, although given the openness of the roads and their alignment, it is likely that many vehicles exceed the speed limit.

41. At times using the A143 would not be suitable for pedestrians when travelling to the different settlements such as Browston Green and Fritton because there are no footpaths on this busy A road and not always grass verges to allow traffic to pass. However, people may still walk here since there are a few public footpaths that can be accessed east of Beccles Road (A143) in the NPA including towards Church Lane (Fritton), Lound Road and Browston Lane (Browston Green) (Figure 19). Due to the areas are predominantly rural at times it is not uncommon for public footpaths to pass through agricultural land leading from a 60mph B Road with no paths. These scenic routes may be ones that are material assets to the community.



Figure 18-Public footpath from Lound Rd towards Beccles Rd (A143)

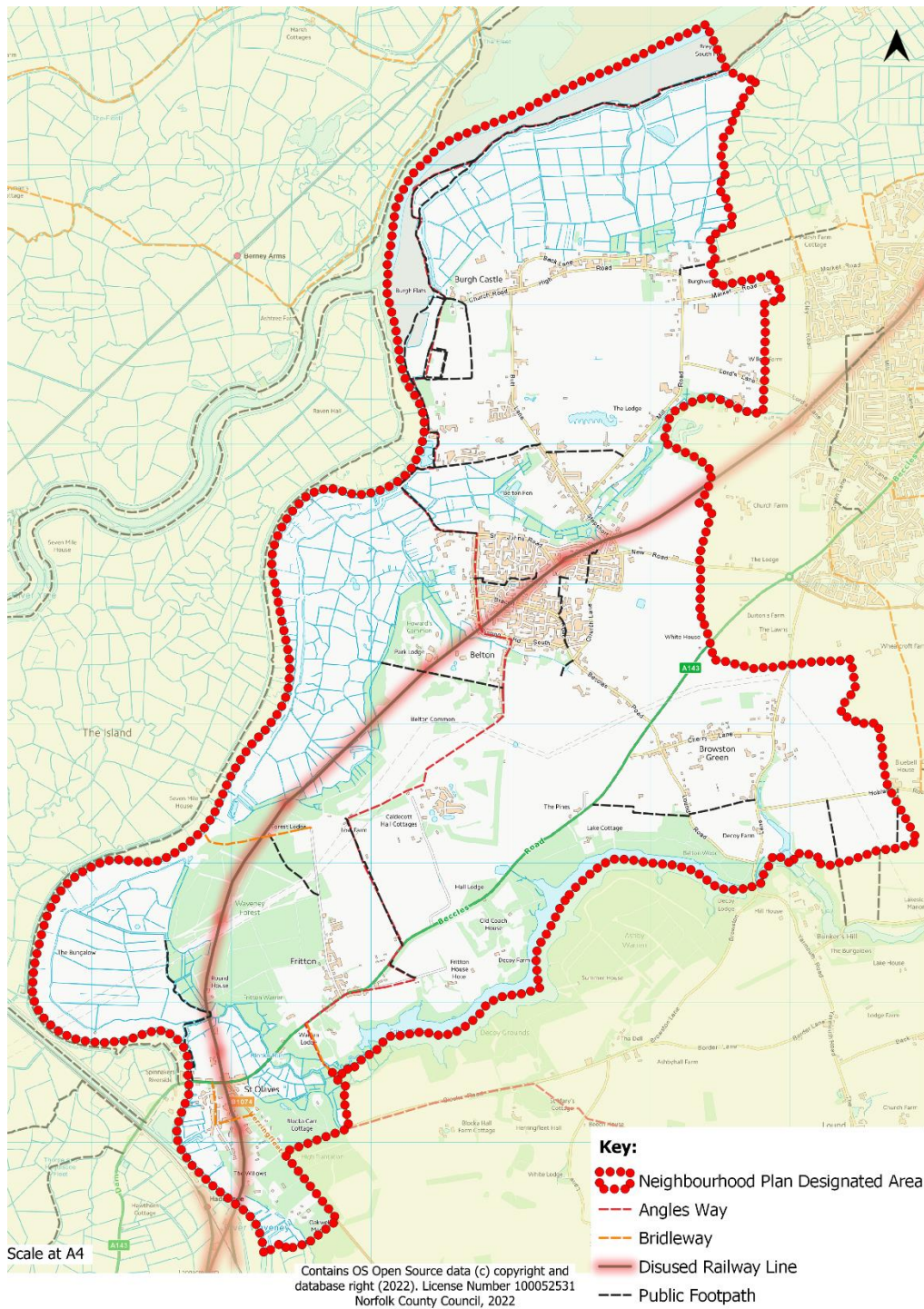


Figure 19- Public Rights of Way

42. There are a number of B roads, lanes, and quieter streets throughout the NPA where paths do not exist, paths are narrow or on one side of the street. Nevertheless, as shown in Figure 19 there are multiple public footpaths, bridleways and long-distance trails connecting the parishes in the NPA as well as settlements outside of the development area. Angles

Way¹⁵ (Great Yarmouth to Thetford¹⁶) is a popular 93-mile-long distance walking trail which falls within the NPA following on from Great Yarmouth to the north-east through Burgh Castle, Belton, Fritton and towards Somerleyton outside of the NP area. Parts of Angles Way follows public footpaths to the north and connects other lanes/bridleways through the settlements within Belton and Fritton.

43. Part of Angles Way falls within the Broads Authority Executive Area and along public footpaths within wildlife designations including Breydon Water (SPA; Ramsar; SSSI) to the north and Halvergate Marshes (Conservation Area) to the west. Part of the footpath also is adjacent to Burgh Castle Roman Fort (Scheduled Monument) meaning recreational pressure from residents and tourists could put strain on these areas. Any further development within the NPA would need to consider recreational pressures to nature designations.
44. Although Belton and to a lesser extent Burgh Castle, Fritton and St Olaves provide some local services for everyday needs, however for higher order services such as secondary schools or a hospital, people will need to travel to Gorleston on Sea. Gorleston on Sea is very close (approximately 3 miles) and would be a 9-minute car journey or 15-minute cycle from Belton for example. However, if children of a secondary school age needed to get to school via public transport, they would need to get the X1 or X11 coastlink bus which can take around 20-35 minutes depending on traffic. To get to the hospital via public transport from Browston Green the 580-bus service only takes 7 minutes from Lound Road which could be suitable for residents in the Browston area who may not drive.
45. A number of roads within the settlements are of a reasonably standard, but generally outside of the settlements the road network in the parish is defined by rather narrow rural roads, which in places retain something of the more intimate historic character where boundary hedgerows, trees and woodland remain. Some of the rural roads are open and offer quite expansive views.
46. The NPA is served by a few bus services. For Belton the X11 runs through this area towards larger settlements including Gorleston, Great Yarmouth, Acle and Norwich. There are numerous stops individuals can get on from Belton including Amhurst Gardens, Selwyn Drive, Sandy Lane, Station Road North, Dashwood Close, River Way, Berry Close, Bure Close, Kings Head and Belton playing field. The service runs between 8am -6pm with an hourly service¹⁷ which may be suitable for one way travel or leisure. However, not ideal for workers/children needing to get to school before 9am. The community can also get the number 6B bus service to Bradwell and Gorleston which runs at 7.30am, 9pm and 11pm¹⁸. The service is useful for someone needing an early or late bus but limited to get back home outside of the three times listed above.

¹⁵ [Angles Way - LDWA Long Distance Paths](#)

¹⁶ [Angles Way - Norfolk County Council](#)

¹⁷ [X11 - Great Yarmouth - Gorleston - Belton | Timetable \(bustimes-timetable.com\)](#)

¹⁸ [GY Town Services - Bus Times from 16-05-21.pdf \(firstbus.co.uk\)](#)

47. For Burgh Castle (Queens Head) and Belton (one stop at Bure Close), the First Eastern Counties 5 bus service runs through here to Bradwell and Great Yarmouth. This service is limited running between 9am-4pm on an hourly basis¹⁹. For Fritton and St Olaves, Borderbus 580 bus service from Bungay to Great Yarmouth passes through this parish at Fritton opposite Decoy Tavern and adjacent Herringfleet Road in St Olaves. The service passes by at 9.55am and stops around 5.40pm²⁰. The service similar to others go on an hourly basis and may support the needs of leisure users or people using the service to get home from school or work. However, it wouldn't suit people needing to rely on a service early in the morning.
48. Some of the bus stops within the NPA are just a bus stop flag on a pole with no seating facilities or shelters. On a rainy day, this is far from ideal. Some bus shelters such as on St Johns Rd in Belton does have shelter/seating. Most if not, all appear to have raised kerbs close by to help those with mobility difficulties or pushchairs to get on and off the bus.

3.9 CULTURAL HERITAGE

49. The NPA has a number of buildings of heritage value, including 30 listed buildings within the NPA, 6 in Burgh Castle, 9 in Belton and Browston Green and 15 in Fritton and St.Olaves. There are 3 scheduled monuments (St. Olaves Priory, Burgh Castle Roman font, and Mill Hill Bowl Barrow in Belton) which are historic designations with special national interest. There is the Conservation Area for Halvergate Marshes, and the Heritage at Risk Register shows this to fall predominantly within The Broads area. These historic assets are fairly spread out across the parish (Figure 20).

¹⁹ [5 - Great Yarmouth - Bradwell - Burgh Castle – First Eastern Counties – bustimes.org](https://www.bustimes.org/route/5-great-yarmouth-bradwell-burgh-castle-first-eastern-counties)

²⁰ [580 - Bungay - Gt Yarmouth – Borderbus – bustimes.org](https://www.bustimes.org/route/580-bungay-gt-yarmouth-borderbus)

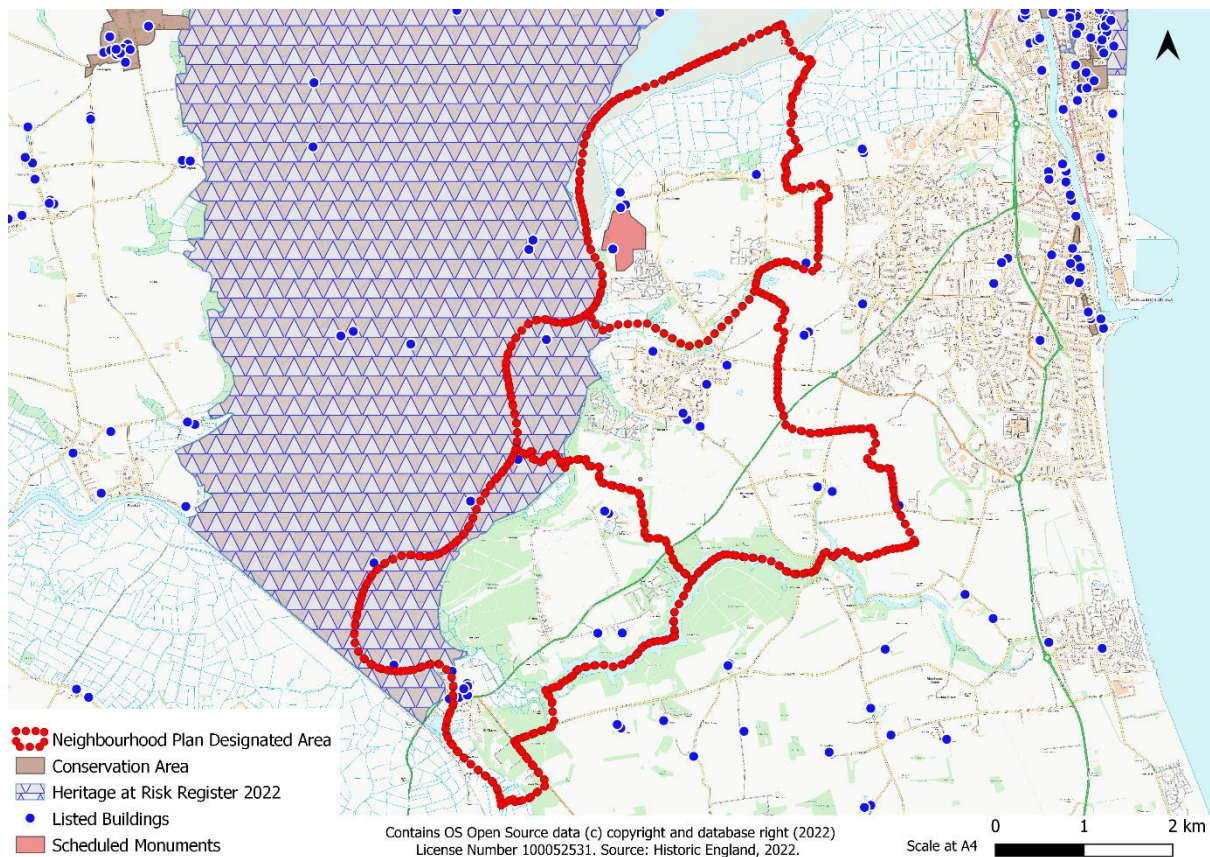


Figure 20- Heritage Assets

50. The NPA has records dating back to the Palaeolithic period with subsequent settlements, Iron Age tumuli at Belton and Fritton on what was Common Land, the Roman Period, specifically the wonderfully preserved Roman Fort of Gariannonum at Burgh Castle, and permanent mediaeval settlements in all three parishes. Norfolk Heritage Explorer identifies there to be 354 sites or finds of heritage importance within the NPA including:

- Belton and Browston Green= 122 sites
- Burgh Castle = 162 sites
- Fritton and St Olaves = 70 sites

51. This is a real mix of buildings of local importance, monuments, artifact finds, sites and trackways in all the parishes within the NPA.\

52. The Conservation Area for Halvergate Marshes which was designated in 1995 for its local distinctiveness and historic interest to the area. The Marshes extend beyond the parish boundary into neighbouring parishes. Halvergate Marshes contain the largest area of grazing marshes in the east of England and epitomise the marshland landscape of the Broads area – vast panoramic grazing marshes, winding waterways, wide open skies, openness, and a high level of visibility within a wide valley floodplain. The area is unique, sparsely populated, a vast panoramic expanse of grazing marshes dotted with mills and often teeming with birdlife. The Halvergate Marshes Conservation Area is one of the distinctive Broads landscape. The panoramic grazing marshes give a sense of openness and

remoteness. Big skies, simple skylines, meandering rivers, and important nature conservation interest all contribute to the special and unique character of the area. The Conservation Area is identified on Historic England's *At Risk* register, considered to be in very bad condition, its vulnerability is low, but the trend is but improving²¹.

53. Figures 21 to 26 shows where the historic designations and listings are located within each of the parishes in the NPA.

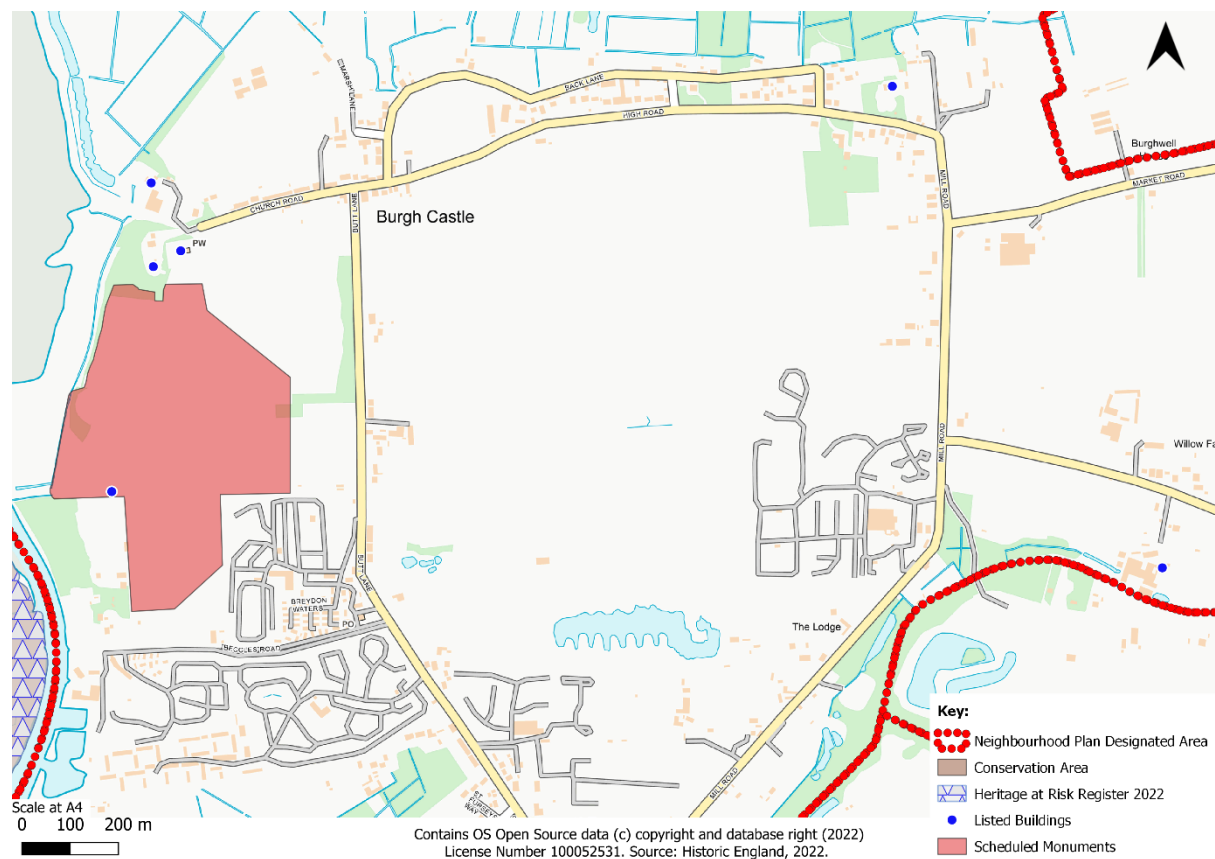


Figure 21- Heritage Assets within Burgh Castle

²¹ Historic England. Heritage at Risk List Register- Halvergate Marshes. Source: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/3390> (Accessed 24/08/2022)

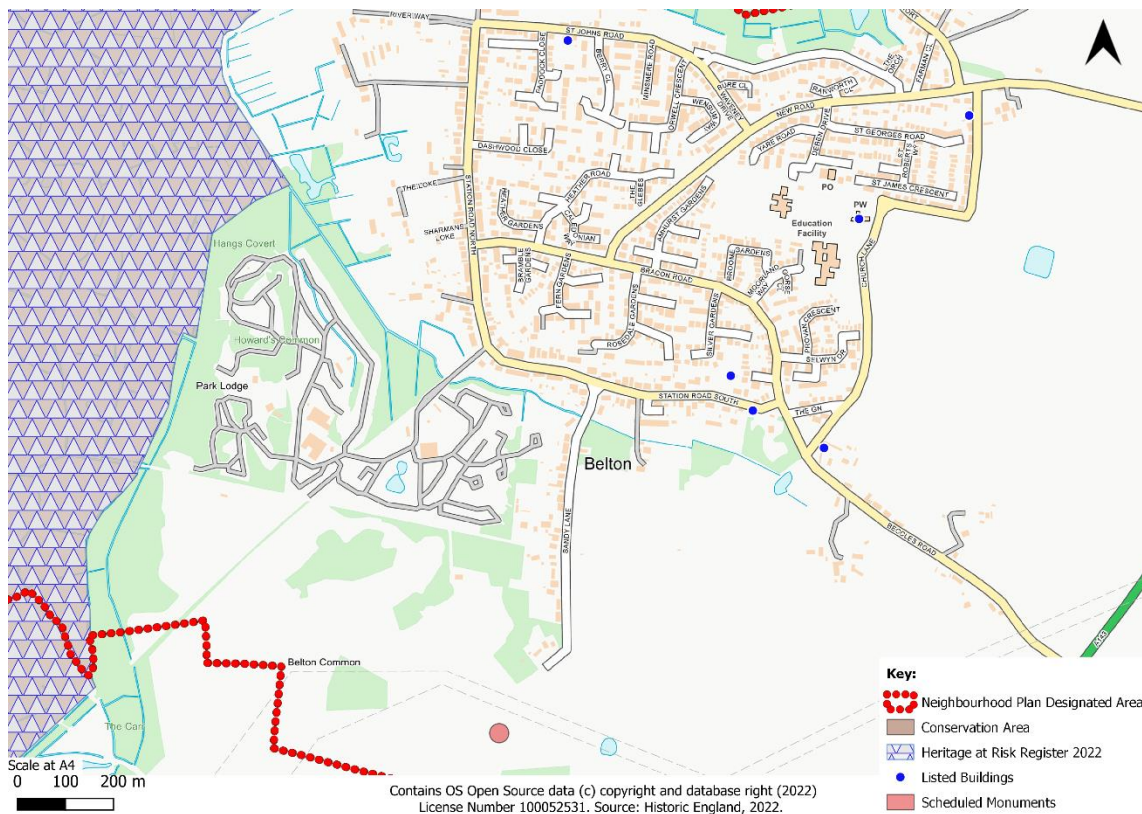


Figure 22- Heritage Assets within Belton



Figure 23- Heritage Assets within Browston Green

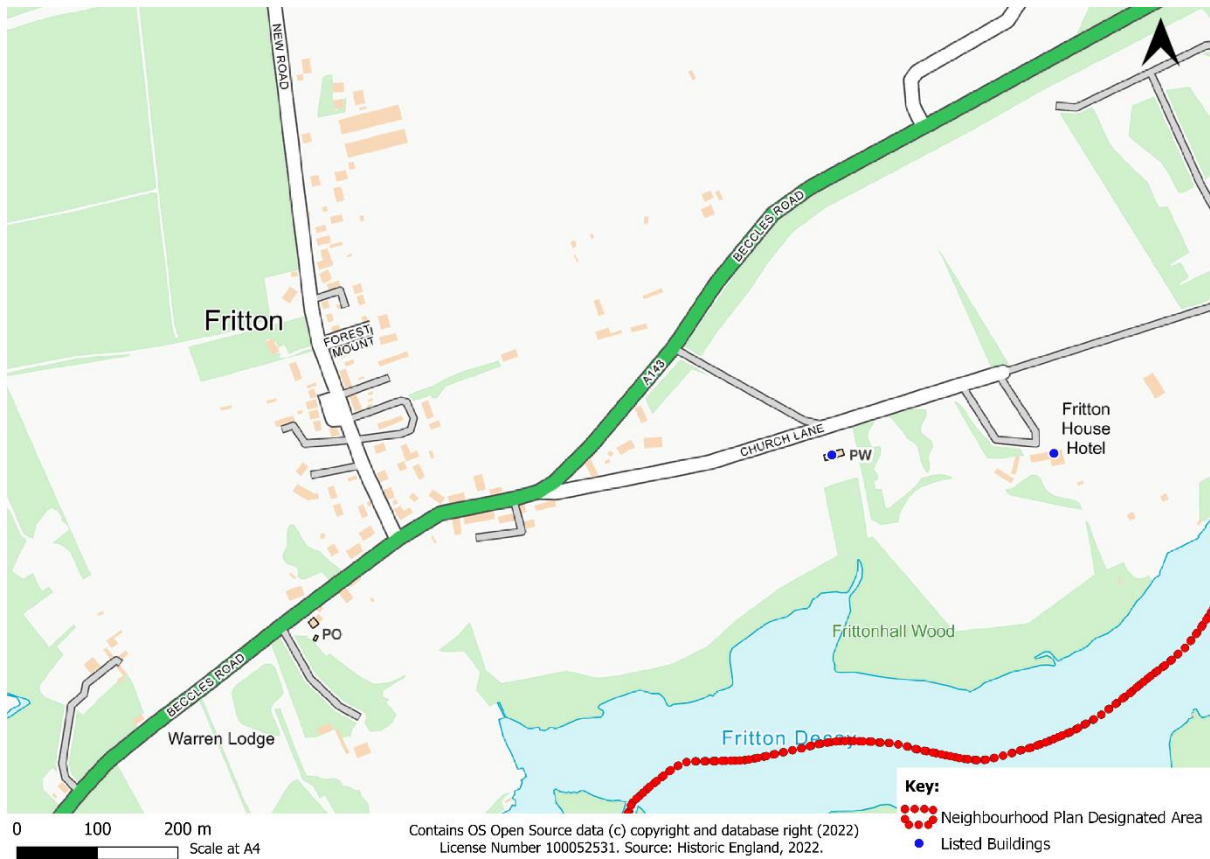


Figure 24- Heritage Assets within Fritton

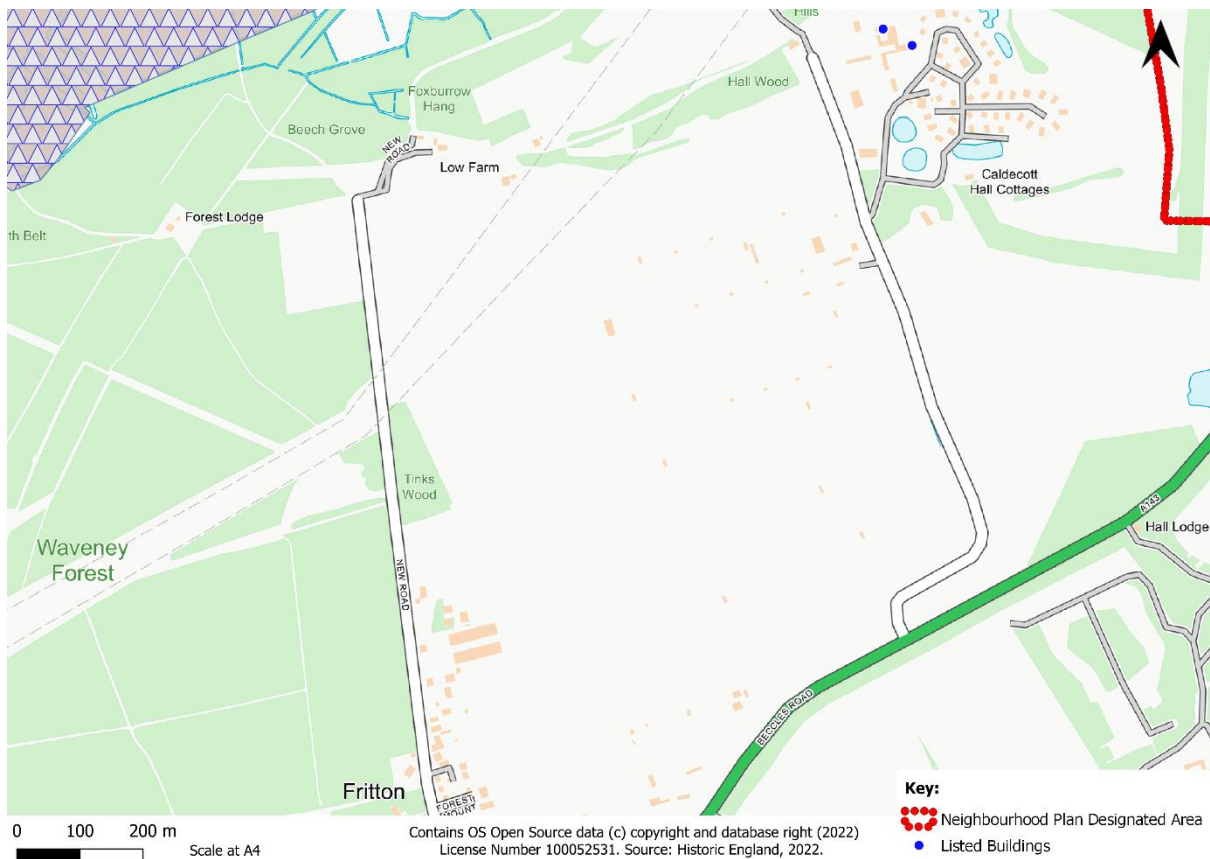


Figure 25- Heritage Assets within Fritton

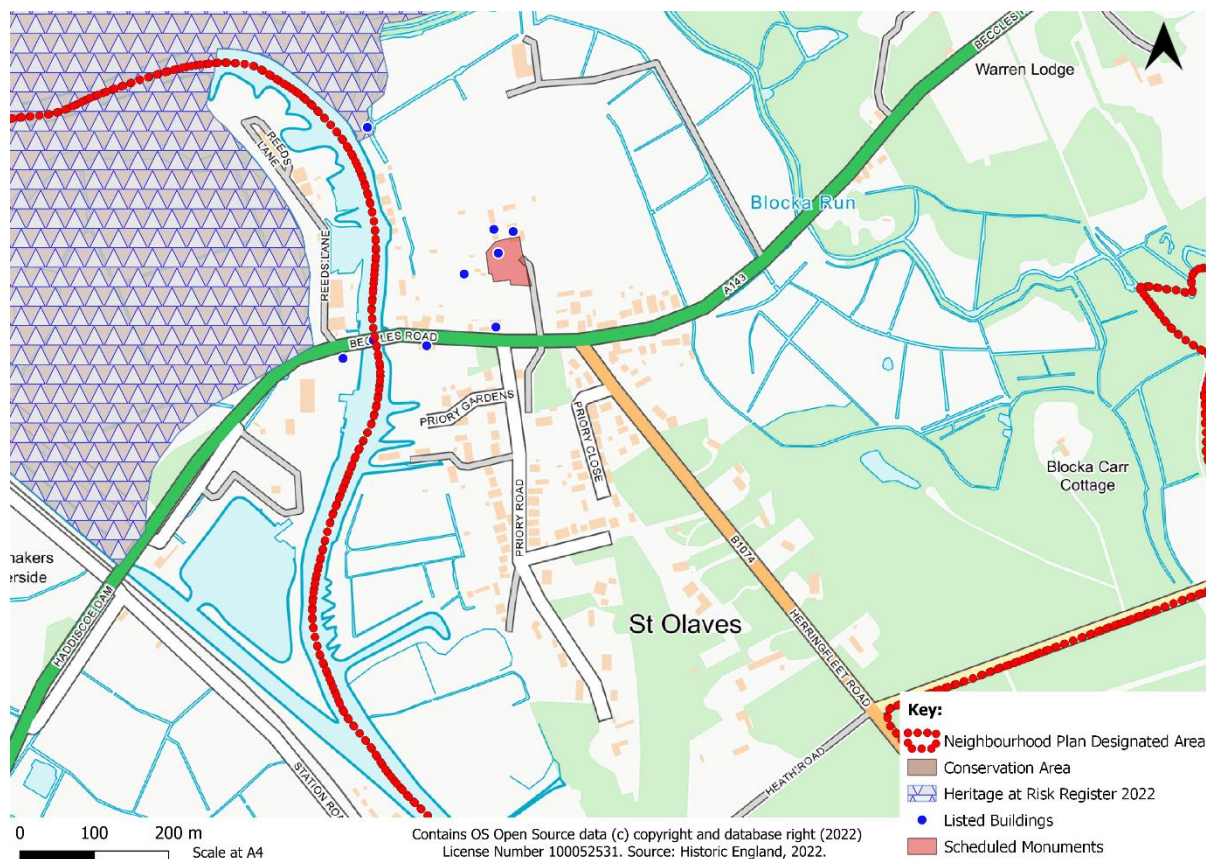


Figure 26- Listed Buildings within St Olaves

4. LANDSCAPE

54. The Great Yarmouth Borough Landscape Character Assessment (2008)²² divides the rural part of the borough into nine-character areas. Belton with Browston, Burgh Castle and Fritton with St Olaves parish falls into the G4: Hobland Settled Farmland Character Area.

55. G4 Hobland Settled Farmland is located in the southern part of Great Yarmouth Borough, defined to the west and the south by the wooded fingers of the adjacent low-lying Waveney Rural Wooded Valley character area (largely defined by the 5m AOD contour). The area is characterised by arable farmland set within an Enclosure landscape pattern, with an estate influence at Caldecott Hall and Hobland Hall. Marshland and lowland wetland within the Broads Authority Executive Area boundary define the extents of the character area to the north and northwest, whilst the eastern extent is defined by the built-up area of Great Yarmouth and Gorleston.

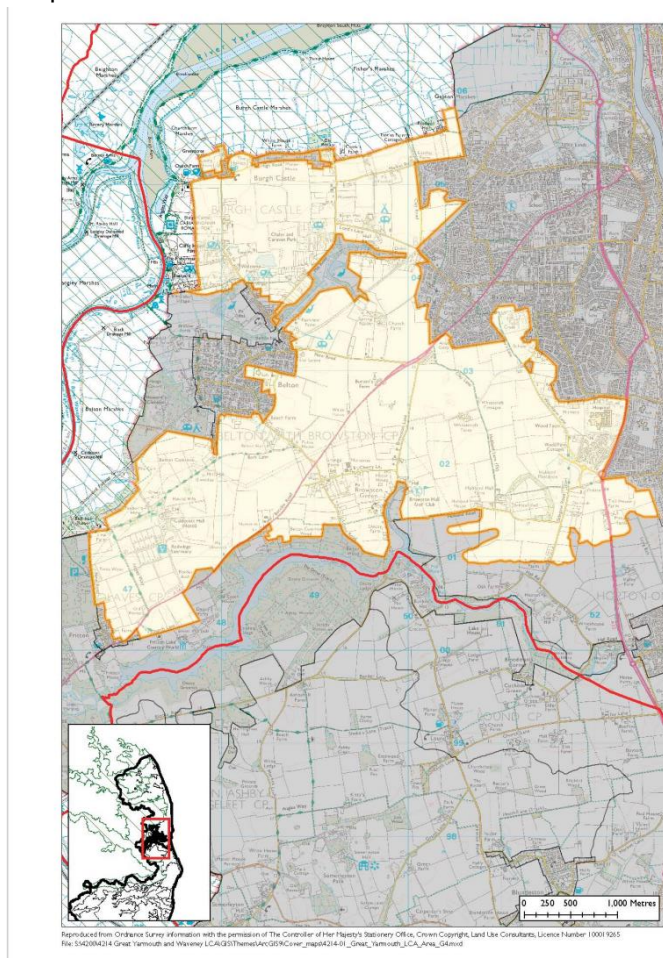
56. Whilst much of the character area is given over to arable cultivation, vestiges of the pre-Enclosure landscape survive, notably the heathland at Belton Common, providing localised vegetation diversity and interest. Belton Common is recognised as a site of local ecological value through its designation as a County Wildlife Site and accommodates a varied mosaic

²² [https://www.great-yarmouth.gov.uk/media/1236/Landscape-Character-Assessment/pdf/Landscape Character Assessment.pdf](https://www.great-yarmouth.gov.uk/media/1236/Landscape-Character-Assessment/pdf/Landscape%20Character%20Assessment.pdf)

of acid and neutral grassland communities, in addition to stands of gorse and areas of open sand.

57. The Norfolk Historic Landscape Characterisation (HLC) identifies a number of historic processes which have had landscape expression, notably 18th and 19th Century Enclosure, particularly in the eastern part of the character area around Hobland Hall. 20th Century agriculture, including intensification and boundary loss, is the prevalent landscape process within the western part of the character area. The HLC also identifies area of informal parkland e.g. at Hobland Hall, in addition to horticulture, nurseries (still extant) and areas of incremental expansion within small scale farmland to settlement edges, such as at Browston Green. Faden's 1797 Map of Norfolk shows a number of areas of common land fringing both the character area and adjacent land at Fritton Decoy, notably Fritton, Lound and Gorleston Commons, although these have subsequently been lost to Enclosure and agricultural intensification. In the case of common land at Fritton Decoy these have been lost to estate plantation.
58. Settlement is represented by the linear hamlet of Browston Green, the small linear village of Fritton and the larger nucleated village of Belton, in addition to a number of scattered farmsteads and associated cottages. Fritton displays a range of vernacular materials including red brick and clay pantile although later and modern development (including mid-late 20th Century bungalows) is evident to settlement edges. Settlements are frequently centred on the junction of narrow rural roads, and display edges of variable character, ranging from densely wooded at Fritton to intermittently exposed at Belton. An exposed settlement edges is also apparent at Gorleston-on-Sea. Traditional red brick farms are often associated with former landed estates as at Hobland Hall, although elsewhere modern farm buildings of relatively large scale are also apparent.
59. The key characteristics of G4 and relevant to the NPA:
- A Crag bedrock geology is overlain by drift deposits of sands of Corton formation in addition to sands and gravels and isolated areas of Diamicton deposits;
 - Drift deposits have created a gently undulating landform, with topography ranging from 5-15m AOD across the character area;
 - Well drained coarse loamy soils associated with glaciofluvial and Aeolian drift deposits create a fertile landscape largely under arable cultivation;
 - Landcover pattern is principally that of arable agriculture, set within an Enclosure field pattern of predominantly geometric formation, although minor parklands are also a feature e.g. Hobland/Caldecott;
 - Fields vary widely in scale and are often bounded by mixed native hedgerows of variable density and quality with hedgerow oaks apparent in older field boundaries;
 - Intimate, small scale fields are locally distinctive, often associated with areas of settlement. Paddocks are distinctive to settlement edges;
 - Views are often framed, particularly where a more intact historic field boundary pattern persists, although cluttered at points due to the presence of pylons;

- To the south the wooded skylines created by vegetation within Waveney Rural Wooded Valley provide containment;
- The character area forms an important part of the setting of the Broads, particularly where it overlooks the wetlands from a low wooded escarpment at Burgh Castle, although views are contained further to the east by field boundary vegetation;
- Localised historic character and ecological variety is represented by heathland at Belton Common, to the south of the village of Belton, a remnant of formerly extensive heath/common land within the area;
- Principal historic features include the remains of the Roman Fort at Burgh Castle (partly within the Broads Authority) and the remnant historic parkland at Hobland Hall;
- Settlement is defined by compact villages, both linear (Fritton) and nucleated (Belton). Vernacular materials are often apparent, including red brick and clay pantiles;
- A landscape of often interrupted and fragmented visual and perceptual character, with localised areas unified by remnants of the Enclosure landscape structure and other aspects of the cultural pattern e.g. parkland;
- Evidence of recreational use is provided by golf courses at Caldecott Hall and the campsite at Howard's Common.



Great Yarmouth LCA
G4: Hobland Settled Farmland

Figure 27-G4- Holland Settled Farmland showing the NPA

60. In the Broads Landscape Character Assessment (2016²³) the NPA falls into three-character areas to the north and west 18- Haddiscoe Island, 20-Yare-Breydon Water and 21- Yare-Burgh Castle Marshes.
61. For character area 18- Haddiscoe 'island', this area was created by the construction of the New Cut in the 1820's/1830's, which linked the River Yare at Reedham with the river Waveney at St Olaves. Constructed to avoid the port of Gt. Yarmouth's handling charges and a means to reduce the distance travelled by about 10 miles. The Island shares a number of physical characteristics with Halvergate Marshes such as the large expanse of estuarine marshland which is around 2000 acres in size and the panoramic views of the wide-open landscape and "big skies". Despite these similarities it's heavily embanked watery boundaries, restricted access and the New Cut all serve to give it a unique sense of place with a distinct identity of its own.
62. There is a strong sense of continuity of a traditional way of life here. The marshes are retained in grazing use and around half are still let at the annual marsh letting auctions at the Bell P.H. in St. Olaves where the terms of the leases restrict the uses of the marshes. A distinctive feature of the section of island bounding the River Waveney is the exceptional width of reed beds. These areas between the river and the river embankments provide an area of washland and were periodically grazed in the past. Today they provide an expanse of reedbed, which used to be cut commercially. Away from the influences some forms of development on the edges and outside the area (including the exceptionally tall pylons) the area has a strong sense of tranquillity.
63. Views to the east are truncated by a similar relict cliff edge upon which grows woodland which includes the large expanse of coniferous plantation of the Waveney Forest. Towards the northern tip of the island the Burgh Castle Roman Fort and nearby boatyard both stand out as significant features visible for some distance. The marshes are of a vast scale compared to some other areas in the Broads comprising of a very open landscape with little or no woodland cover apart from the aforementioned areas of carr on the western edge and pockets of vegetation around buildings. Only at the very edges of the area is there any perception of the valley sides and an associated sense of enclosure.
64. Settlement today is restricted to isolated marsh houses within the marsh and a series of marsh edge settlements along the western boundary. Archaeological evidence suggests however, that the marshes have been settled for at least 1000 years and much was in private ownership from a relatively early date.

²³ Broads Authority. 2016. Landscape Character Assessment. Source: [Landscape Character Assessment \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/landscape-character-assessment)

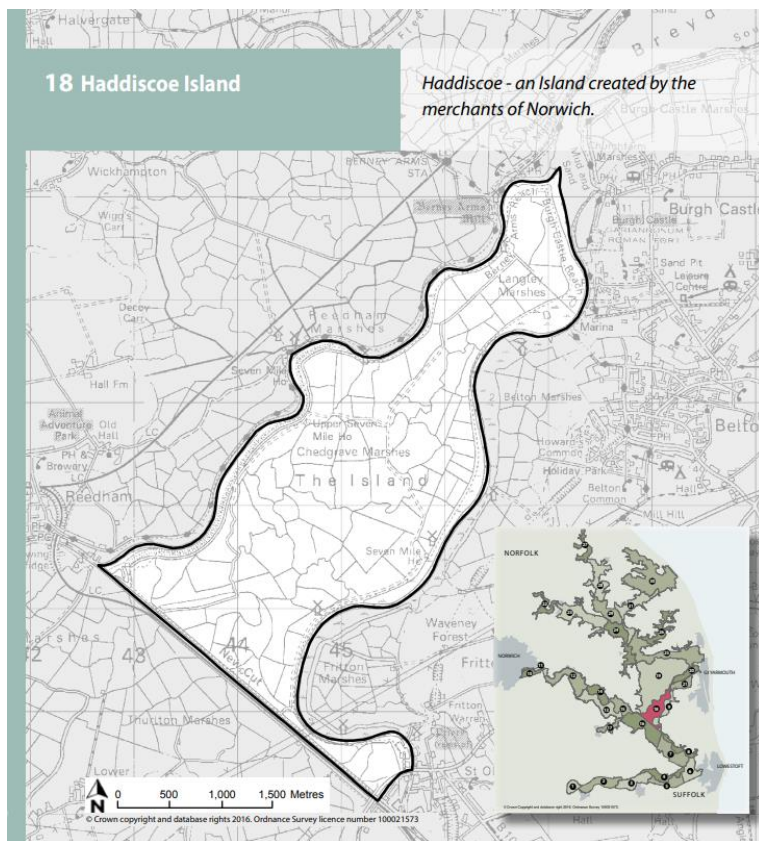


Figure 28-18- Haddiscoe Island Character Area within the NPA

65. For character area 20-Yare-Breydon Water, as stated in the character assessment, Breydon Water is a hugely imposing and unique gateway to the Broads network. It is all that remains today of the Great Estuary that existed during Roman times which covered all of the areas occupied by Halvergate Marshes, Haddiscoe Island and extended a significant distance up the Bure, Yare and Waveney.
66. Despite its proximity to the urban edge of Great Yarmouth and the associated impacts of development in the area combined with the low-level noise, sometimes apparent when the wind is in a particular direction, the majority of the area retains a stark, isolated character and a remote feel more in keeping with a coastal experience. Its character changes with the ebb and flow of the tides. At low tide the area reveals extensive mud flats on which growths of green algae, eel grass and invertebrates attracting tens of thousands of wintering ducks, geese, and flocks of Bewick's swans.
67. It also provides an internationally significant staging post for migratory birds. At the western end of Breydon, the waters of the River Yare and Waveney join forces ultimately meeting up with the River Bure at Vauxhall Bridge in Great Yarmouth to discharge into the North Sea. The eastern end of Breydon Water is also the meeting of the ways for three of Norfolk and Suffolk County's long-distance footpaths; the Wherryman's Way, the Weaver's Way and the Angles Way which use the flood banks to the north and south of Breydon giving expansive and elevated views over water and marshes alike. The Breydon birdlife has long attracted

wildfowlers and naturalists, a number of whom kept old gun punts and makeshift houseboats dotted around Breydon North Wall and are now part of local folklore.

68. This vast expanse of tidal open water and mudflats is up to 1.3km wide where the edges are surrounded by hard flood defences which vary between 2-3m above OD although due to fluctuation in water levels these flood defences do not reduce the overall sense of openness within the area. To the west and north, the area opens out to the expansive Halvergate Marshes, while to the east the pre medieval mouth of the estuary has been reclaimed over the centuries by silting up and built upon with the coastal settlement at Great Yarmouth. To the south, views across Burgh Castle and Fisher's Marshes are apparent, with the cliff edges of the former estuary rising in the distance.

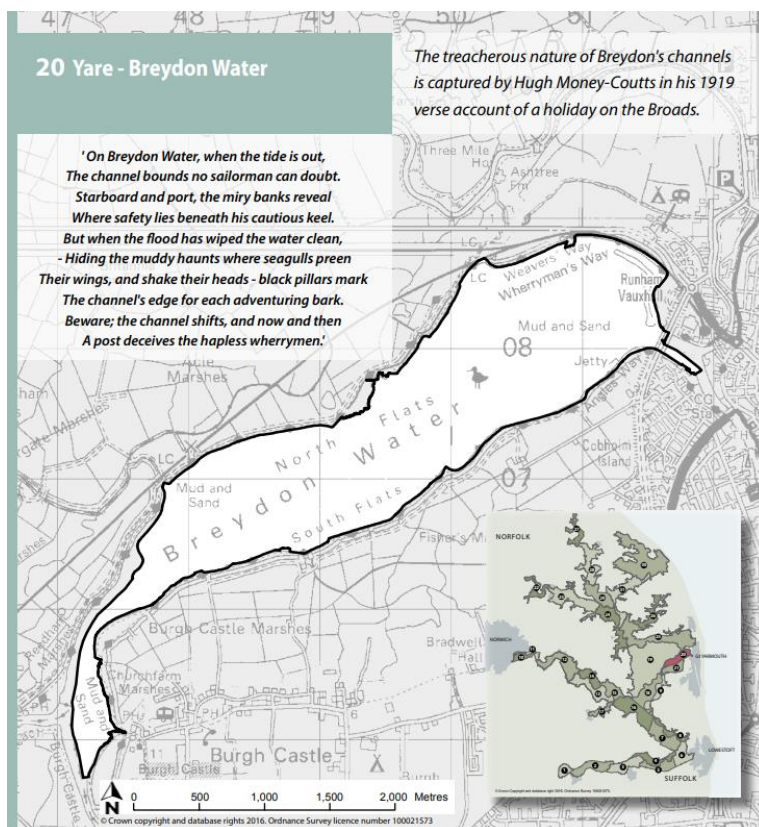


Figure 29-20- Yare- Breydon Water Character Area within the NPA

69. For character area 21- Yare- Burgh Castle Marshes, these lie to the south of the imposing Breydon Water providing an important buffer strip between the built-up areas of Cobholm, Southtown and Bradwell near Gt. Yarmouth and Breydon Water which has a number of nature conservation designations because of its importance for bird life. Both Cobham and Southtown to the east of the A12 have grown up on what was formerly part of this marshland area. The area is bounded to the north by imposing flood banks of Breydon Water with wide soke dykes. These banks provide the route for the Angles Way the long-distance footpath.

70. However, there is no formal public access to the interior of the marshes. The south the area abuts the valley side at the remnant cliff face of the Great Estuary. The marshes share a number of physical characteristics with the Halvergate and Haddiscoe Marshes including the presence of both linear and curvilinear dykes of medieval and post medieval form. The character of the area differs east to west as despite the proximity of settlement along the upland edge, there is a general emptiness about these marshes in the west but to the east the visual impacts from Gt. Yarmouth and its satellite settlements-built development is significant affecting the character of the area.
71. The former southern edge of the estuary rises up to around 10m above OD although not as sharply as the area around Burgh Castle Fort which is why the site was chosen for both its defence capabilities and the panoramic views it gave of the Great Estuary during the Roman period. Views north and west are of a simple undeveloped skyline punctuated by drainage mills. The horizons to the north and west lie well outside the area. The western skyline is interspersed with bands of woodland near Halvergate. Great Yarmouth is clearly visible on skylines to the east while the rising topography and linear settlement of Burgh Castle define the southern skyline.
72. The larger percentage of the marshes are mainly still in pastoral use the remainder down to arable. Some small blocks of carr woodland exist towards the upland edge. The northern and western boundaries of the area are formed by the hard Breydon floodbanks along which the Angles Way long distance footpath runs. Inside the floodwalls there is a particularly wide soke dyke on the marsh side as far as Humberstone Farm. A track running approximately north-south which appears to follow the line of a sinuous water course broadly divides the two with Church Farm and Burgh Castle Marshes rectilinear in form to the west and the Fishers and Humberstone containing a greater number of curving dykes, to the east. Another long sinuous dyke forms the parish boundary between Burgh Castle and Bradwell.

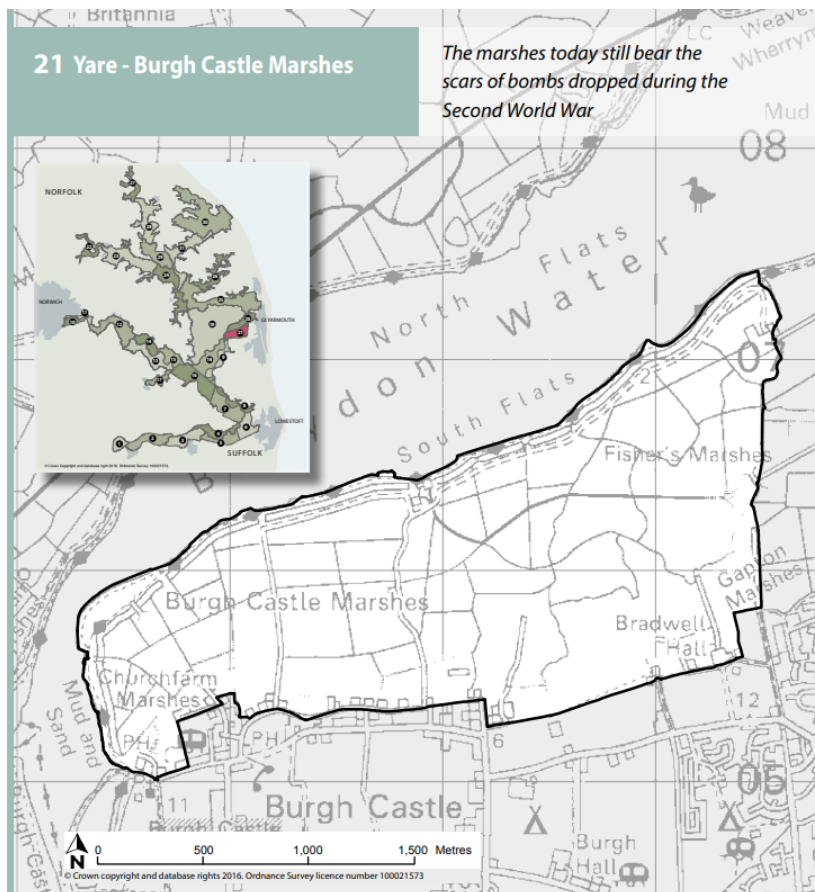


Figure 30-21- Yare- Burgh Castle Marshes Character Area within the NPA

4 SEA SCREENING

Legislative Background

73. The European Directive 2001/42/EC²⁴ is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English secondary legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 otherwise known as the SEA Regulations. A SEA would be required if the implementation of the contents of the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan are likely to cause significant environmental effects.

74. The assessment undertaken will follow and answer specific questions using criteria drawn from the European SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 when determining the likely significance of effects as shown in Figure 31²⁵.

75. Figure 32 presents the flow diagram entitled Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental

²⁴ [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](https://eur-lex.europa.eu/eli/dir/2001/42/oj)

²⁵ [The Environmental Assessment of Plans and Programmes Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2004/1632/contents/made)

Assessment Directive, published in September 2005²⁶. Figure 33 below assesses whether BBBCFSONP will require a full SEA. The questions in the first column are drawn from Figure 31 which sets out how the SEA Directive should be applied.

76. An assessment has been undertaken to determine whether the draft BBBCFSONP requires SEA in accordance with the SEA Regulations. Where the results can be viewed below.

Figure 31-Schedule 1 Criteria for determining the likely significance of effects

SCHEDULE 1- CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d) environmental problems relevant to the plan or programme; and
 - e) the relevance of the plan or programme for the implementation of [F1retained EU law] on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a) the probability, duration, frequency and reversibility of the effects;
 - b) the cumulative nature of the effects;
 - c) the transboundary nature of the effects;
 - d) the risks to human health or the environment (for example, due to accidents);
 - e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);

- f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
- g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 32-Application of the SEA Directive to plans and programmes

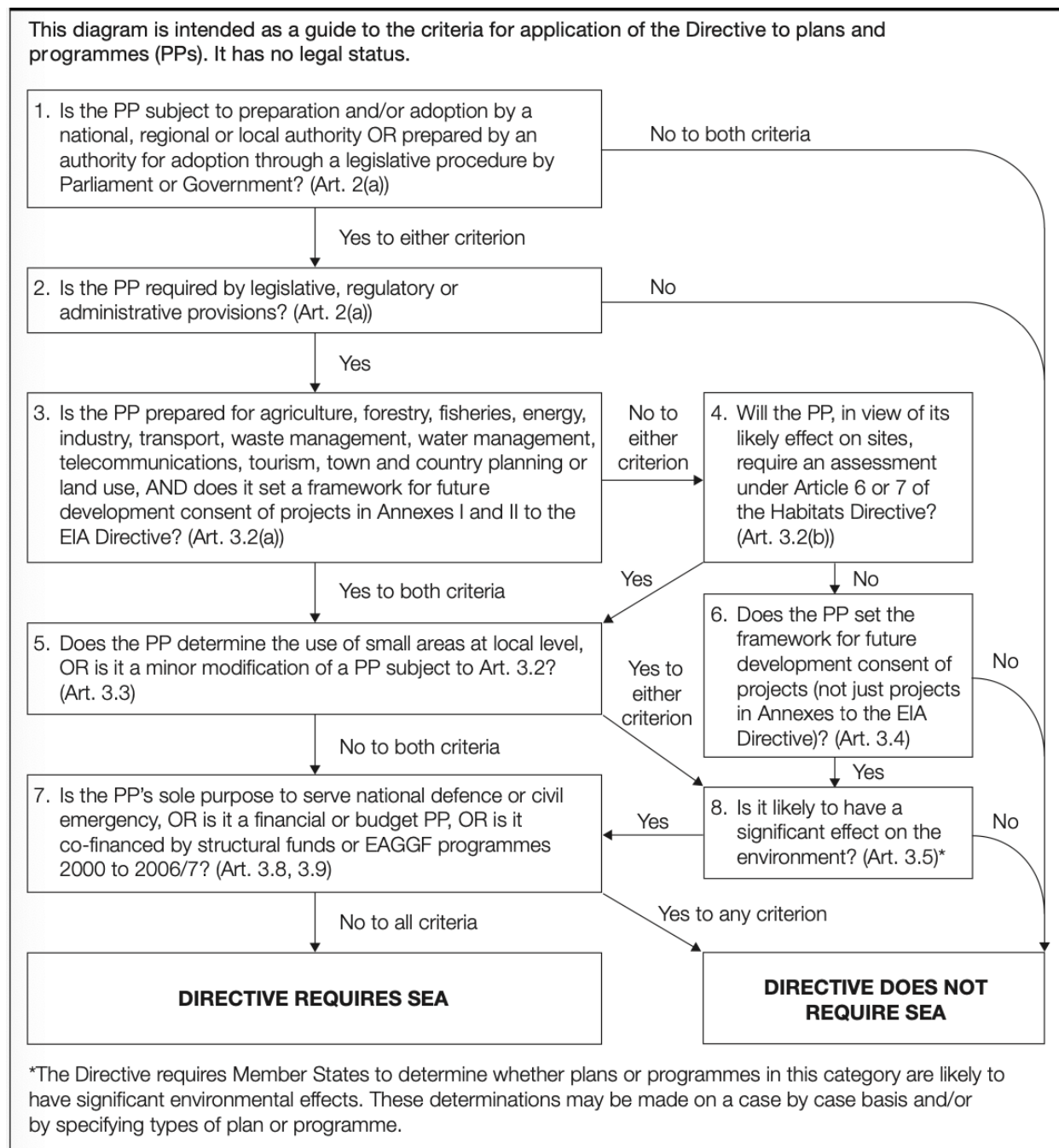


Figure 33-Application of SEA Directive to BBBCFSONP

**PP in this instance refers to Neighbourhood Plan*

	Stage	Y/N	Justification
1	Is the Neighbourhood Plan (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	The NP is being prepared by Belton with Browston parish council, Burgh Castle Parish Council and Fritton with St Olaves Parish Council (as the “relevant qualifying bodies”) and will be made by Great Yarmouth Borough Council and The Broads Authority, subject to Belton with Browston, Burgh Castle and Fritton with St Olaves passing an independent examination and local community referendum. The preparation of the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan is allowed under primary legislation: The Town and Country Planning Act (1990) as amended by the Localism Act (2011). The preparation of NP’s are subject to several relevant regulations as shown below (not intend to be a complete list): • The Neighbourhood Planning (General) Regulations 2012, • the Neighbourhood Planning (referendums) Regulations 2012 • the Neighbourhood Planning (General)(Amendment) Regulations 2015 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2017 GO TO STAGE 2

2	Is the Neighbourhood Plan (PP) required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Y	Whilst it is not a requirement for a parish to create a Neighbourhood Plan under the Town and Country Planning Act (1990) and Localism Act (2011), the NP will eventually be “made” and form part of the Development Plan for the Borough Council of Great Yarmouth and The Broads Authority Executive Area. These authorities are directed by legislative processes, and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether an SEA is required under the Directive. GO TO STAGE 3
3	Is the Neighbourhood Plan (PP) prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	Developments that fall within Annex I are ‘excluded’ development for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as subsequently amended)²⁷ and the Localism Act 2011 Schedule 9 Part 2 Para 7 Section 38 B (1)(b),(6)²⁸. A Neighbourhood Plan is prepared for Town and Country Planning and Land use. The Belton with Browston, Burgh Castle and Fritton with St Olaves neighbourhood plan can include at a neighbourhood level, through different policy areas, the framework for development that would fall within Annex II of the EIA Directive. The Neighbourhood Plan is being prepared to set out a framework for town and country planning and land use within the parishes of Belton with Browston, Burgh Castle and Fritton with St Olaves. Its intention is to complement the higher order strategic framework that already exists for land use planning across the Borough of Great

²⁷ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/24/section/61/k)

²⁸ [Localism Act 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2011/22/schedule/9/part/2/paragraph/7)

			Yarmouth and the Broads Authority. The Neighbourhood Plan seeks to align and be in general conformity with the strategic framework. The Neighbourhood Plan is not allocating any development itself but anticipates being one of the key tools to manage future development of Belton with Browston, Burgh Castle and Fritton with St Olaves. GO TO STAGE 5
4	Will the Neighbourhood Plan (PP), in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.3)		SKIPPED AS PER FIGURE 2
5	Does the Neighbourhood Plan (PP) determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	A Neighbourhood Plan can determine the use of small areas at a local level. The Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan does not allocate any sites for development. However, proposes to include a variety of policies to create sustainable development through location, design, and environmental protections such as designating Local Green Spaces and Important Local Views. GO TO STAGE 8
6	Does the Neighbourhood Plan (PP) set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)		SKIPPED AS PER FIGURE 31
7	Is the Neighbourhood Plan (PP)'s sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)		SKIPPED AS PER FIGURE 31

8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	SEE FIGURE 31 – PLAN DOES NOT REQUIRE SEA
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77. Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in Figure 34 below along with comments on the extent to which the BBBCFSONP meets these criteria.

Figure 34-Likely Significant Effects

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
Characteristics of the plan and programmes, having regard in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Once made, BBBCFSONP will become part of the statutory development plan and will guide the delivery of development within the designated plan area. The parishes of Belton with Browston, Burgh Castle and Fritton with St Olaves are located within the district of Great Yarmouth. The Great Yarmouth Core Strategy (2015) Policy 1 sets to accommodate 30% of housing growth across primary villages in the district including Belton. Burgh Castle and Fritton with St Olaves are designated as secondary villages whereby around 5% of new development will take place in secondary and tertiary villages within the settlement hierarchy. Browston is considered a tertiary hamlet and growth of this settlement is considered unsuitable and should be very limited. In the Great Yarmouth Local Plan Part 2 (2021) there is one housing allocation within Belton this is site BN1- Land south of New Road. This is approximately 4.1 hectares and for around 100 dwellings. There are no housing allocations in	N

	Browston, Burgh Castle, Fritton or St Olaves. An indicative housing requirement for BBBCFSONP has been set as zero as justified in Policy GSP2 of the Great Yarmouth Local Plan Part 2 (2021) because provision of housing is being met in this parish and elsewhere. The local authority has indicated that Belton with Browston, Burgh Castle and Fritton with St Olaves can allocate in addition to this, but they have chosen not to. In terms of the degree to which BBBCFSONP sets a framework, it does not allocate land for development.	
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan will be adopted alongside the higher order adopted Local Plans and National Planning Policy Framework and form part of the Borough Council and The Broads Authority Development Plans. The Neighbourhood Plan must be in general conformity to the strategic framework and will expand upon some of the Local Plan policies, providing supplementary information on a local scale. It does not have an influence over other plans. However, once made BBBCFSONP will form part of the statutory development plans for Belton with Browston, Burgh Castle and Fritton with St Olaves and will be used in conjunction with the current development plans to determine planning applications.	N
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to	One of the Basic Conditions which BBBCFSONP must meet is to contribute towards sustainable development. Several policies within the plan will focus on	N

promoting sustainable development	environmental protection and mitigation, including designation of Local Green Spaces, protection of important public views and heritage assets. These aim to ensure effects on the environment are minimised within the plan area and promote positive action. Given the non-strategic nature of the BBBCFSONP this does not have the potential to restrict the delivery of other plans or programmes.	
d) Environmental problems relevant to the plan or programme	Baseline information relating to BBBCFSONP was described earlier in this Screening Document. Some of these designations are of international and national importance and are of high conservation value, including: • Breydon Water- Special Protection Area (SPA); Ramsar Site; Site of Special Scientific Interest (SSSI) • Halvergate Marshes- Site of Special Scientific Interest (SSSI); Conservation Area • The Broads Authority Area (however the SAC does not fall into the NPA boundary) Also, designations within proximity to the NPA: • Broadland- Ramsar Site; Special Protection Area (SPA) • The Broads - Special Area of Conservation (SAC) There are several county wildlife sites and priority habitats in the NPA. The plan seeks to provide protective policies that will have Influence over these environmental assets such as designating some of the CWS as local green spaces. Also, setting important local views towards the multiple designations including Breydon Water,	N

	Halvergate Marshes and the Broads Authority Executive Area. The plan itself will not specifically allocate land for development and will not exacerbate any significant known environmental problems to the plan area or adjacent sites.	
e) The relevance of the plan or programme for the implementation of community legislation on the environment (eg plans and programmes linked to waste management or water protection)	The implementation of community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.	N
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to		
a) The probability, duration, frequency, and reversibility of the effects	BBBCFSONP does not contain any site-specific development proposals that will result in complex, widespread, long lasting, or serious environmental effects.	N
b) The cumulative nature of the effects	As it will not allocate land for development BBBCFSONP will not lead to any cumulative effects in combination with existing or emerging plans.	N
c) Transboundary nature of effects	The emerging BBBCFSONP area provides supplementary policy areas on a local scale. The impacts for transboundary effects beyond the designated area are unlikely to be significant.	N
d) The risks to human health or the environment (for example, due to accidents)	BBBCFSONP is unlikely to produce any significant effects to human health or the environment.	N
e) The magnitude and spatial extent of the effects (geographical area)	The BBBCFSONP area has a total population of around 5,583 (Census, 2021). This sits within the context of a total	N

and size of the population likely to be affected)	population in Great Yarmouth of 99,700 (Census, 2021 ²⁹). BBBCFSONP remains a non-strategic plan and the principle of development that will take place has already been established within the Great Yarmouth Local Plan and The Broads Local Plan.	
f) The value and vulnerability of the area likely to be affected due to – i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use	i) As noted earlier, there are a few national and international designations located within BBBCFSONP such as the Broads, Breydon Water and Halvergate Marshes to the north and west. There are also non-designated wildlife sites and priority habitat within the plan area. Belton with Browston, Burgh Castle and Fritton with St Olaves is partly a tourist destination, and the plan promotes the retention of important community facilities which support residents and tourists. Even though land could be identified through the development plan period and impact upon the natural characteristics outlined above the plan does not allocate land itself for such development so it is not anticipated to have likely significant effects. In addition, BBBCFSONP has put forward environmental policies including greener developments, local green spaces, and important local views to recognise and protect wildlife areas. The area has a range of historic features, including 3 scheduled monuments and 30 Listed Buildings made up of Grades I to II*. Seven	N

²⁹ Census 2021. Age Profile. Source: [Build a custom area profile - Census 2021, ONS](#)

	of the buildings are Grade II* Including Belton Old Hall, Church of All Saints, Browston Hall Hotel, Fritton Old Hall, Fritton Drainage Pump, Church of St Edmund and Church of St Peter and St Paul. Just 5.8% of listed buildings in England are Grade II* showing the NPA has a wealth of history. Norfolk Heritage Explorer lists 354 historic assets within the parish. The plan intends to add further protection to assets listed in the NHE by identifying and protecting non-designated heritage assets in a policy including buildings and structures of local significance. It is not anticipated to have likely significant effects on heritage. There is the Conservation Area Halvergate Marshes to the west of the NPA. This was designated for Its biological Interest. ii) BBBCFSONP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality. iii) BBBCFSONP is unlikely to bring forward development of an extent that would result in a significant intensification of Local Land Use. The emerging BBBCFSONP does not include site allocations and therefore are not anticipated to have likely significant effects on the parish.	
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g) The effects on areas of landscapes which have a recognised national, Community or international protection status	The Great Yarmouth Borough Landscape Character Assessment (2008³⁰) divides the rural part of the borough into nine-character areas with the intention of providing evidence that will inform future landscape policy. This NPA falls within G4: Hobland Settled Farmland Character Area. In the Broads Landscape Character Assessment (2016³¹) the NPA falls into three-character areas to the north and west 18- Haddiscoe Island, 20-Yare-Breydon Water and 21- Yare- Burgh Castle Marshes. The G4 area is characterised by arable farmland set within an Enclosure landscape pattern, with an estate influence at Caldecott Hall and Hobland Hall. Marshland and lowland wetland within the Broads Authority Executive Area boundary define the extents of the character area to the north and northwest. The character areas within the Broads Executive Area are predominantly open water, marshes, mudflats, and Isolated farmsteads. These character areas also have expansive views. The area does not fall into any other designations like an Area of Outstanding Natural Beauty. BBBCFSONP is not anticipated to have likely significant effects on these areas given the plan will not allocate land for development and it contains various protecting policies to conserve landscape quality including Biodiversity Improvements, Design Codes, Important Local Views, Dark Skies and Local Green Spaces.	N
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³⁰ [Landscape Character Assessment \(great-yarmouth.gov.uk\)](https://www.great-yarmouth.gov.uk/landscape-character-assessment)

³¹ Broads Authority. 2016. Landscape Character Assessment. Source: [Landscape Character Assessment \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/landscape-character-assessment)

	The environmental effects on areas of biodiversity designations have also been considered through the Local Plans.	
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5 SEA SCREENING CONCLUSION

78. A Screening Assessment has been undertaken by applying the criteria from the SEA Directive and Schedule 1 of the SEA Regulations to determine whether or not the BBBCFSONP is likely to have significant environmental effects when assessed against the topics listed in the SEA Regulations.
79. BBBCFSONP will set out a vision and non-strategic planning policies to shape development in Belton with Browston, Burgh Castle and Fritton with St Olaves up to 2038. The plan will not allocate sites for development but intends to contain policies that protect locally important assets (green spaces, heritage, important views) and promotes environmental improvement. Such mitigating policies will compliment those set out in the local plans. The assessment concludes that this will not result in likely significant effects on the environment.
80. On this basis, it is considered that BBBCFSONP does not have the potential to have significant environmental impacts, and SEA is not required.

6 HRA SCREENING ASSESSMENT

81. It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended 2017) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
82. To fulfil the legal requirements if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken. An assessment has been undertaken to determine whether the draft BBBCFSONP requires an SEA or HRA in accordance with the above regulations.
83. There are three designated European wildlife sites in the BBBCFSONP area. This screening assessment has also considered the impact on European Sites within 20km of the plan area, as an in-combination assessment area (Figure 35 and 36). The centre point for measuring 20km has been taken from Belton as shown in the blue polygon In Figure 36. These include:

Figure 35: European Wildlife Sites within 20km

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
The Broads	Broadland	Broadland

Winterton-Horsey Dunes	Greater Wash	Breydon Water
Southern North Sea	Outer Thames Estuary	
Haisborough, Hammond and Winterton	Great Yarmouth North Denes	
	Breydon Water	

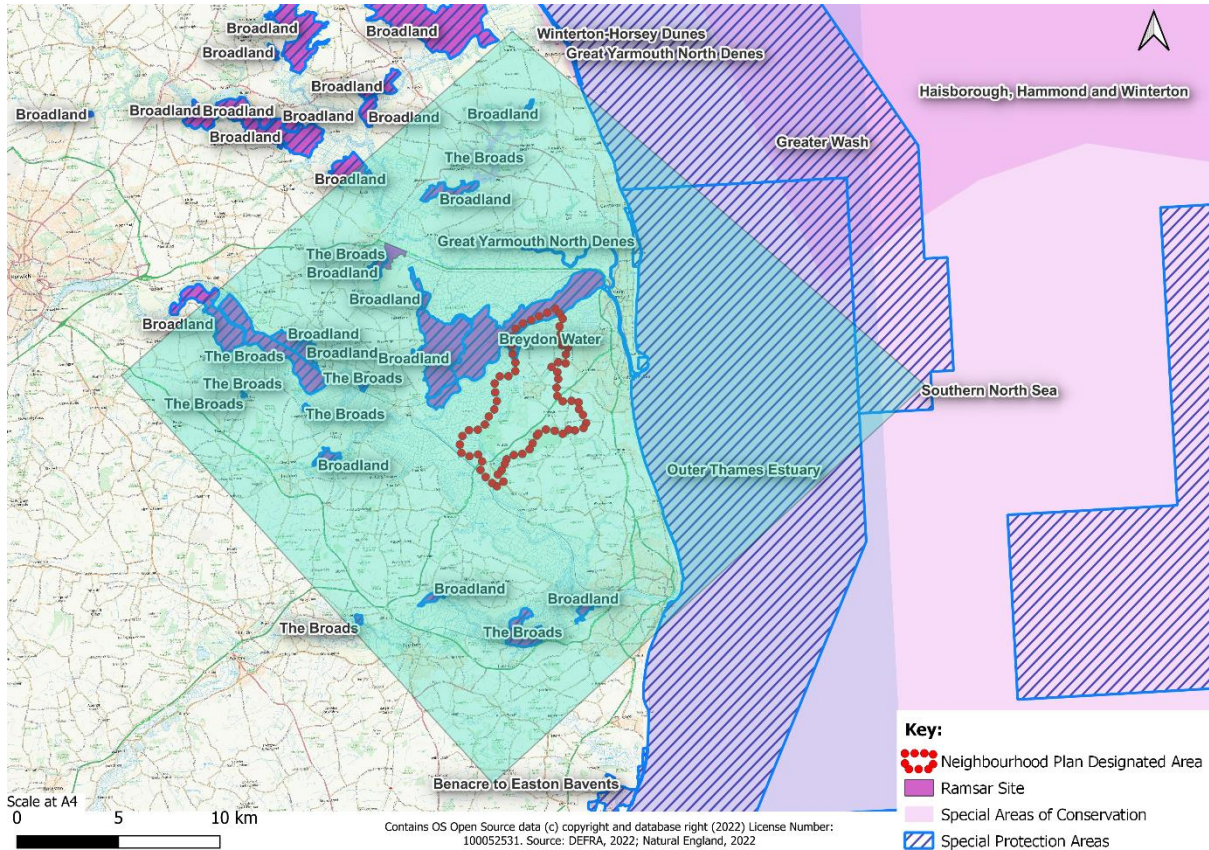


Figure 36-European Wildlife Sites within 20km of the NPA

84. Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. Each site also has a set of conservation objectives.

85. European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway'.

86. Potential impact pathways considered for this assessment include:

- Increased recreational pressure
- Air quality impacts
- Water issues
- Urban effects

87. BBBCFSONP does not allocate land for development and therefore will not directly result in an increase in the number of new dwellings within the vicinity of European Sites. An

assessment of potential impacts of draft policy contained within BBBCFSONP is provided in Figure 37.

Figure 37: HRA Screening Assessment

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 1: Gaps between Settlements	Policy 1 - Figure 5 of the NP shows the extent of the strategic gap between Belton and Bradwell that falls within Belton Parish. This should be retained and protected from development in accordance with local plan policy.	No LSE – policy does not promote land for development	N/A	None
Policy 2: Housing Type and Mix	Requirements that ensure future housing development meets the needs of local people and reflects the BBBCFSONP HNA 2022.	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None
Policy 3: Affordable Housing	Sets a tenure split for affordable housing in line with the BBBCFSONP HNA 2022 and the discount required for First Homes and rent to buy.	No LSE – policy does not promote land for development	N/A	None
Policy 4: Community Led Development	Community-led development should generally be supported. This may include schemes for affordable housing, small business units or renewable energy generation.	No LSE – policy does not promote land for development	N/A	None
Policy 5: Design	Requiring high quality design that accords with	No LSE – policy is qualitative and does	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
	the Belton with Browston, Burgh Castle and Fritton with St Olaves Design Guide 2023.	not promote development		
Policy 6: Biodiversity	Requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.	No LSE – mitigation policy for growth	N/A	None
Policy 7: Local Green Space	Protection of green spaces of local importance from future development.	No LSE – supports retention of green open spaces, conserving the natural environment	N/A	None
Policy 8: Protection of important local views	To conserve the current landscape setting through the protection of important local views	No LSE – mitigation policy for growth.	N/A	None
Policy 9: Dark Skies	Protective policy for avoiding light pollution	No LSE – does not promote development	N/A	None
Policy 10: Community facilities	Proposals which assist with the delivery of new or enhanced facilities to the benefit of the community will be supported.	No LSE – does not promote development	N/A	None
Policy 11: Walking and Cycling	Supportive policy promoting active travel and improved connectivity in the parish.	No LSE – does not promote development, encourages walking and cycling in local environment	N/A	None
Policy 12: Historic Buildings and Heritage	Policy 13 focuses on detail applications should accord to so that the heritage design code is considered in the relevant character areas of the NPA.	No LSE – mitigation policy for growth that seeks to protect historic buildings and heritage of the area.	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 13: Non-designated heritage assets	Development to conserve the historic character, appearance and setting of non-designated heritage assets.	No LSE – mitigation policy for growth that seeks to protect heritage assets	N/A	None

7 HRA SCREENING CONCLUSION

The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of European Wildlife Sites within 20km. As such a full HRA and Appropriate Assessment is not required at this point and is screened out.