

# **FILBY NEIGHBOURHOOD PLAN**



**Evidence Base**

**October 2025**

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# Summary of Key Issues

Theme	Key Issues
<b>Population characteristics</b>	<ul style="list-style-type: none"> <li>• Filby has an ageing population, with a quarter of current residents aged 65+ and this is increasing. This would indicate the need for some future development to focus on smaller housing units for older people rather than larger executive type property.</li> </ul>
<b>Accommodation profile</b>	<ul style="list-style-type: none"> <li>• The housing profile is dominated by larger properties with over a third of the parish having 4+ bedrooms. The parish is dominated by detached homes, and these tend to be more expensive and may make them unaffordable for younger people and first-time buyers.</li> <li>• Statistics have shown that over the last ten years properties with smaller bedrooms (3 beds or below) have decreased in the parish and so have housing tenures which offer private rent or social rent. Home ownership is high (82.2%). The lack of smaller properties or rented properties could have a negative effect for those individuals or households who are on lower incomes to stay in the village as there are fewer homes to rent or properties they can afford to buy.</li> <li>• Filby has a very low proportion of one-bed homes (3.7%), in contrast to the fact that around 18% of the parish are single occupancy. This suggests there may be an unmet need for smaller unit housing. Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for families.</li> <li>• The parish is ageing, and this could also have an impact on the amount of housing coming on the market for other age groups such as those wishing to start a family if people are comfortable living in their homes without wishing to downsize. The occupancy rating shows that at least 86.2% of the parish have 1 or more bedrooms in their household, which are not needed for the number of residents residing there.</li> <li>• Consultations are needed to determine whether those older residents living alone and wanting to downsize would prefer to downsize to one bedoomed dwellings or two bedoomed.</li> </ul>
<b>Housing development</b>	<ul style="list-style-type: none"> <li>• Although Filby is a relatively small village, there have been 42 new homes built over the last ten years and there are 2 permissions with extant planning permission which should total another 8 new homes coming forward. Feedback from residents indicates that these new</li> </ul>

Theme	Key Issues
	homes have not met the housing needs of the community and are placing additional pressure on environmentally sensitive areas within the parish.
<b>Affordable housing</b>	<ul style="list-style-type: none"> <li>Demand for affordable housing outstrips its current supply within the parish. Current data indicates that demand in Filby is highest for smaller unit homes with 1 to 3 bedrooms.</li> </ul>
<b>Transport infrastructure and connectivity</b>	<ul style="list-style-type: none"> <li>Although the A1064 runs through the village it remains a tranquil place to live and this would want to be retained should there be additional housing growth.</li> <li>There is good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC.</li> <li>The parish is served by local bus services, but these are limited in their nature.</li> <li>Vehicles travelling in excess of the speed limit is currently a concern for local residents, although the number of road traffic collisions remains low.</li> </ul>
<b>Travel to work and car ownership</b>	<ul style="list-style-type: none"> <li>A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.</li> <li>A small proportion of households have no car (6.2%) and so may rely heavily on public transport and local service provision.</li> <li>The car remains the dominant mode of choice for those travelling to work (63%), which indicates that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away.</li> <li>High car ownership levels will result in a high demand for home-based car parking spaces.</li> </ul>
<b>Services within the community</b>	<ul style="list-style-type: none"> <li>Filby is considered a Secondary Village within the Great Yarmouth Local Plan Core Strategy (2015). It has a handful of local services but looks to nearby settlements for higher order services such as the doctors. Any development will want to support the sustainability of these services.</li> </ul>
<b>The natural environment</b>	<ul style="list-style-type: none"> <li>An area of the Broads National Park, Trinity Broads SSSI and Broads SAC falls within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.</li> <li>The local community are actively involved in the conservation and management of the Trinity Broads, working with the Norfolk Wildlife Trust and are concerned about the impact that development may have on the SSSI.</li> </ul>

Theme	Key Issues
	<ul style="list-style-type: none"> <li>The landscape setting of the parish is open and dominated by arable farmland, which surrounds the main road and residential areas. Some of this identified as the best and most versatile agricultural land, which could be lost to future development.</li> <li>Its proximity to the Broads and a lack of street lighting means there are dark expansive skies at night. These could be eroded through new development with external lighting that is not dark sky sensitive.</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Closeness to the Trinity Broads means there is risk from flooding, particularly to the west of Thrigby Road and Pound Lane. This also contributes towards the area's environmental importance.</li> <li>Fluvial flood risk areas will be a constraint on the location of new development</li> <li>The extent of Medium and High Flood Risk, and therefore existing surface water drainage capacity, will likely constrain developable land within the Neighbourhood Plan Area.</li> </ul>
<b>The built environment</b>	<ul style="list-style-type: none"> <li>Filby retains some character as a historic farming community and there are nine Grade II Listed Buildings within the built-up area of the village. This character could be eroded by generic housing development.</li> </ul>

## Introduction

Filby is situated on the edge of the Norfolk Broads, some 6 miles north-west of Great Yarmouth and 16 miles east of Norwich. It is a long and linear settlement, which runs tightly along the A1064. It is described as part modern, part traditional Norfolk countryside village, which retains some of its historic farming character and remains surrounded by arable farmland.

The parish encompasses an area of the Norfolk and Suffolk Broads National Park. This area of the National Park is also designated as the Broads Special Area of Conservation (SAC) and the Trinity Broads Special Site of Scientific Interest (SSSI). The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem, isolated from the main Broads river system, being landlocked.

# Population Characteristics

According to the 2021 Census Filby has a population of approximately 890<sup>1</sup>. Analysis shows that this is a slight increase (14%) from the 2011 population which was 765 people<sup>2</sup>. Looking at **Figure 1** the population of the parish, county and country have all been ageing with age groups above 65 years increasing and age groups below this decreasing. Overall, a quarter of the population in Filby is aged 65 and over, which is now higher than the Norfolk and England averages. It is also a significant increase since 2011 when the proportion was 20% and 2001 when the proportion was 15%.

*Figure 1-Population comparisons 2011 and 2021*

Age (Census 2021)	Filby	Norfolk	England
0-24	23.4%	25.9%	29%
25-64	50.1%	49.6%	52.4%
65-74	15.9%	12.7%	9.9%
75+	10.6%	11.7%	8.5%
Total population	890	916,100	56.5m

Age (Census 2011)	Filby	Norfolk	England
0-24	25%	28%	31%
25-64	55%	51%	53%
65-74	12%	11%	9%
75+	8%	10%	8%
Total population	765	857,888	53m

*Source: Census 2021; NomisWeb*

## Issues

- **Filby has an ageing population, with a quarter of current residents aged 65+ and this is increasing. This would indicate the need for some future development to focus on smaller housing units for older people rather than larger executive type property.**

# Accommodation Profile

The Census 2021 indicates there are 360 households in the parish. This is a measure of the number of homes that have usual (or permanent) residents. This is an increase on 2011 figures, when there were 309 households with usual residents but in total 328 household spaces. In 2011, of the 328 dwellings, 19 (5.8%) had no usual residents at the time of the Census 2011. Households with no usual residents could be those which are second homes, holiday lets, or long-term empty homes. The proportion was very similar to that across the Borough (5.3%) as a whole, though slightly above national figures (4.3%). The data indicated that holiday lets, or second home ownership was

<sup>1</sup> [Build a custom area profile - Census 2021, ONS](#)

<sup>2</sup> [2011 Census Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

not particularly an issue within Filby. According to data supplied by Great Yarmouth Borough Council in September 2024 there were only 16 properties out of 388 on the council tax list considered as being empty, second homes or holiday homes.

**Total Domestic Dwellings:** 388 (in the Council tax list)

**Second Homes:** 8

**Empty Homes:** 7 (one of them being a LEVY, empty over 1 year)

**Self-catering accommodation properties:** 1

The data presented below relates to the housing profile of the current 360 households in Filby. Regarding household composition, the Census 2021, shows the majority of households (73.8%) are made up of 2 or more people. This could be either households made up of couples, couples and children (dependent or non-dependent). 18.3% of households are single occupancy and 8% are made up of other household types<sup>3</sup>. Breaking down the household size in Filby the most common are households made up of 2 people (43.8%) followed by 4 people (21.1%), 1 person (18.3%) and 3 people (16.9%). This indicates many households are of a family size.

A review of the 2011 Census indicated that the housing profile is significantly different from the Borough's. Two thirds of dwellings in Filby are detached houses or bungalows, which compares to less than a third across Great Yarmouth Borough, which has a much higher proportion of terrace properties and flats. The Census 2021 data only shows currently the accommodation type of the parish which states that there are 99.4% of whole houses or bungalows but this is not broken down into categories including detached or semi-detached housing.

*Figure 2-Accommodation Profile (Census 2011)*

Dwelling Type	Filby	Great Yarmouth Borough
Detached	202 (65.4%)	12,393 (29.5%)
Semi-Detached	77 (24.9%)	10,152 (24.1%)
Terrace	24 (7.8%)	12,937 (30.7%)
Flat or Apartment	4 (1.3%)	6,033 (14.3%)
Caravan / Temporary Structure	2 (0.6%)	467 (1.1%)
Total	309	42,079

Figures from Zoopla in October 2025 states that over the last five years 44 properties have been sold ranging between £212,000 (2 bed bungalow) and £4,165,000 (Warren Farmhouse). None of the 44 properties were for a 1 bed, only 5 properties were 2 beds, 8 properties were 3 bed, and the remaining 24 properties were 4+ beds. Over the last year 4 properties have sold within the region of £210,000 and £750,000 with bedroom sizes ranging from 2 to 5 beds. The current average sold price in Filby in the last 12 months is £403,000 (Zoopla, 2025).

<sup>3</sup> [Build a custom area profile - Census 2021, ONS](#)

Figure 3-Zoopla Example of Housing Prices within Filby between 2020 and 2025. Source: Zoopla (October 2025<sup>4</sup>)

Types of properties	Lowest sold price £000s	Sold date	Highest sold price £000s	Sold date
Detached	£212,000 (bungalow 2 bed)	July 2025	£1,350,000 (5 bed)	November 2020
Semi-detached	£233,750 (no bed specified)	August 2022	£400,000 (4 bed property)	September 2022
Terraced	£222,000 (end terrace 2 bed)	August 2021	£223,000 (mid terrace 2 bed)	December 2022

Data from the Census on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident. It is interesting to see when comparing the 2011 and 2021 census data that 4+ bedrooms have had an upward trend in the parish, borough and country. Whereas 3 beds and below have all decreased. The most common bedroom size in Filby is 4+ beds (40.3%) followed by 3 beds (39.7%). Smaller properties, with 1 or 2 bedrooms, are under-represented when compared to borough and national rates.

Figure 4-Dwelling Size comparisons 2011 and 2021

Number of bedrooms (Census 2021)	Filby	Great Yarmouth	England
1 Bed	3.7%	11.2%	11.6%
2 Bed	16.3%	31.2%	27.3%
3 Bed	39.7%	42%	40%
4+ Bed	40.3%	15.6%	21.1%

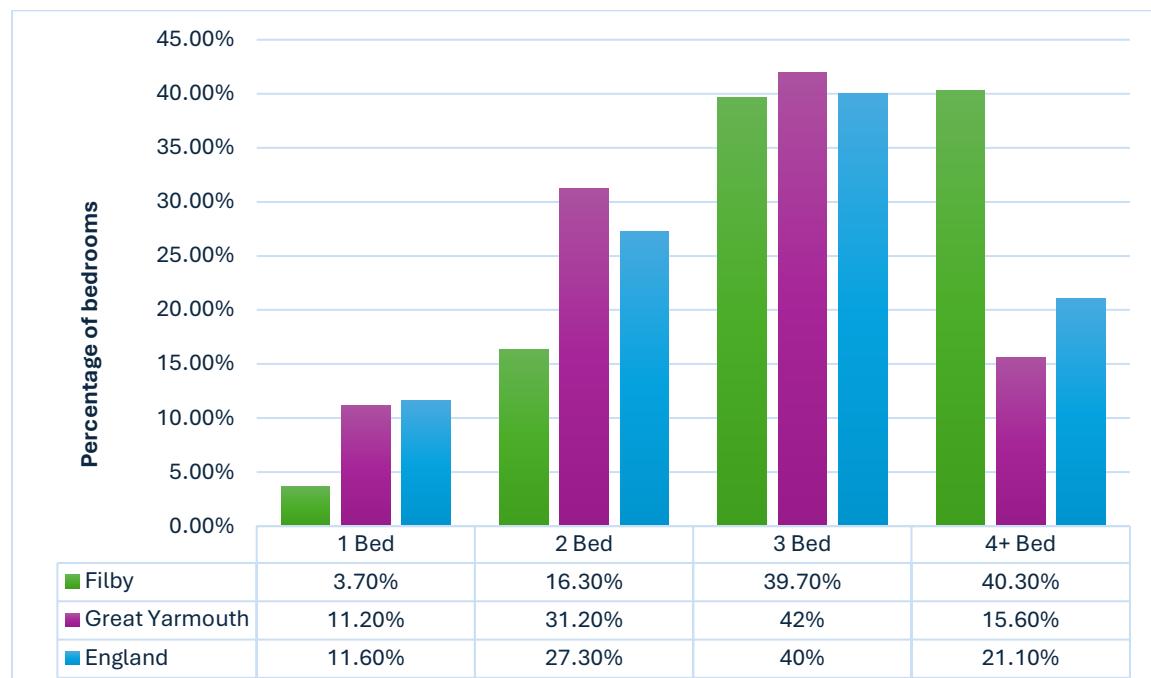
Number of bedrooms (Census 2011)	Filby	Great Yarmouth	England
1 Bed	5%	11%	12%
2 Bed	17%	32%	28%
3 Bed	42%	43%	41%
4 Bed	28%	12%	14%
5+ Bed	8%	3%	5%

Looking at the Census 2021 occupancy rating for bedrooms shows that at least 86.2% of the parish have 1 or more bedrooms in their household which are not needed for the amount of residents residing there. The lack of one bedoomed homes, and the low proportion even of two bedoomed homes, suggests that it could be more difficult for older people to downsize to better meet their space needs, which could free up some family homes. What isn't clear is whether older people would want to downsize to one bedoomed homes, or whether two bedoomed are preferred.

<sup>4</sup> [House prices in Filby - sold prices and estimates - Zoopla](#)

As the parish already has a high proportion of larger properties, housing mix of new builds could be focused on smaller properties, especially as a large amount of the parish are made up of 1 or 2 people households. Regarding household deprivation, around 52.7% of households are considered to not be deprived. When you look at the breakdown according to the Indices of Multiple Deprivation, 31.1% are deprived in one dimension and 17.2% in two or more dimensions. Deprivation dimensions could be related to different indicators such as access to services, education, employment, health or housing.

Figure 5-Housing Stock by number of bedrooms



Source: Census 2021

In 2021, the tenure of households showed that 82.2% of residents owned a house outright or with a mortgage, 11.3% privately rented and 6.5% socially rented . The homes that are either owned outright or with a mortgage has increased slightly from 2011 when the percentage was 81%. Home ownership is higher in Filby than for the borough (65.8%) or nationally (62.3%).

Comparing private renting in 2011 and 2021 shows that privately rented properties have decreased in the parish and borough by a significant amount. For the parish the figures have dropped from 16% to 11.3% and for the Borough this has dropped from 34% to 21.7%. The proportion of socially rented accommodation in 2011 was low (8%) when compared to the Borough (17%) or nationally (18%). This percentage has decreased further in 2021 to 6.5% in the parish, 16.2% in the Borough and 17.1% nationally. This is unsurprising for the parish given the high proportion of people who own their home in the village. However, is a concern for those people who cannot afford to join the housing ladder and lacking suitable housing.

## **Issues**

- The housing profile is dominated by larger properties with over a third of the parish having 4+ bedrooms. The parish is dominated by detached homes, and these tend to be more expensive and may make them unaffordable for younger people and first-time buyers.
- Statistics have shown that over the last ten years properties with smaller bedrooms (3 beds or below) have decreased in the parish and so has housing tenures which offers private rent or social rent. Home ownership is high (82.2%). The lack of smaller properties or rented properties could have a negative effect for those individuals or households who are on lower incomes to stay in the village as there are fewer homes to rent or properties they can afford to buy.
- Filby has a very low proportion of one-bed homes (3.7%), in contrast to the fact that around 18% of the parish are single occupancy. This suggests there may be an unmet need for smaller unit housing. Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for families.
- The parish is ageing, and this could also have an impact on the amount of housing coming on the market for other age groups such as those wishing to start a family if people are comfortable living in their homes without wishing to downsize. The occupancy rating shows that at least 86.2% of the parish have 1 or more bedrooms in their household which are not needed for the amount of residents residing there.
- Consultations are needed to determine whether those older residents living alone and wanting to downsize would prefer to downsize to one bedoomed dwellings or two bedoomed.

# Housing Development

Filby is identified as a Secondary Village in the Great Yarmouth Local Plan Part 1 Core Strategy (2015). Secondary Villages in the Settlement Hierarchy are those areas containing few services and facilities with limited access to public transport and very few employment opportunities.

In the emerging Local Plan for Great Yarmouth Filby is considered a smaller village in which smaller-scale housing growth is expected.

A number of sites were submitted to be included in Filby during a call for sites in the now adopted Great Yarmouth Local Plan Part 2 (2021). A number of sites at the time the Local Plan Part 2 was being drafted had received planning permission through windfall applications and these were mainly on infill plots.

The Local Plan for the Broads and the emerging Local Plans for Great Yarmouth and the Broads do not allocate land in Filby.

According to the latest annual monitoring reports 2023/2024 for Great Yarmouth Borough Council and The Broads Authority, Great Yarmouth in April 2024 was able to demonstrate a 5.82-year supply of deliverable land<sup>5</sup>. The Borough also passed the housing delivery test by 118% so proposals should only be supported where they are in alignment with the development framework The Broads Authority currently does not have a five-year land supply with the figure being at 3.17 years supply<sup>6</sup>.

Data from Great Yarmouth Borough Council (September 2024) indicates that there have been 42 new dwellings in Filby over the last ten years. There were 3 completions in Filby during 2023/24 and as of 31<sup>st</sup> March 2024, the Borough Council stated there were two extant (existing) permissions in Filby:

- 06/16/0491/F – Grange Farm Barn, Main Road, Filby - Proposed conversion of barn to residential dwelling (Approved March 2018)
- 06/20/0404/D – Land off Main Road, Filby - Approval of reserved matters for PP 06/16/0518/O 7 Detached dwellings (Approved conditions December 2020)

*Figure 6-Housing Completions in Filby (April 2013-2023) Source: Great Yarmouth Borough Council (September 2024)*

Filby Total new dwellings 2013-2023	22-23	21-22	20-21	19-20	18-19	17-18	16-17	15-16	14-15	13-14
42	2	1	3	8	5	6	5	5	6	1

<sup>5</sup> Great Yarmouth Borough Council. [Annual Monitoring Report 2023-24](#)

<sup>6</sup> Broads Authority. [Annual Monitoring Report 2023/24](#)

In the emerging Local Plan for Great Yarmouth, it states for Filby that the existing housing commitments are 8 dwellings for the area between 2024-2041 and there are no new allocations.

During the past decade a number of redundant farms fronting onto Main Road have been converted to residential use, reducing some of the open breaks through the village. Looking at the planning applications portal for Filby in the last three years (October 2021-October 2024) there have been a number of planning applications which got approval including single or two storey extensions (**Figure 7**). There have been a number of applications submitted to create an annex for elderly relatives or holiday home use and changing the use of outbuildings or existing garages to self-contained annexes.

*Figure 7-Approved Planning Applications in Filby between August 2021 and October 2024*

Reference	Location	Proposal	Received	Type	Status
<u>06/24/0207/F</u>	4 Grange Farm Close Filby NR29 3JH	Single storey side extension to dwelling to create an annex for use by an elderly relative	20/03/2024	Full	APPROVE
<u>06/24/0094/F</u>	Land to the rear of 1 Homestead Gardens Main Road Filby NR29 3HS	Erection of 2no. 2-person glamping pod huts with verandas to be used as holiday let accommodation; Installation of parking area and electric vehicle charging facilities and access track.	07/02/2024	Full	APPROVE

Reference	Location	Proposal	Received	Type	Status
<a href="#"><u>06/23/0594/F</u></a>	Hillcrest Livery Centre Market Lane Filby NR29 3ST	Retrospective siting of 3 x storage containers for commercial use - storage of horse & animal feed and bedding for commercial delivery business	06/07/2023	Full	APPROVE
<a href="#"><u>06/22/0838/HH</u></a>	7 Pound Lane Filby NR29 3HP	Re-submission of PP 06/22/0449/HH - Proposed addition of rear balcony; Increase of roof lantern size and change of colour of window frames	20/09/2022	Householder	APPROVE
<a href="#"><u>06/21/0949/F</u></a>	6 Ormesby Lane Filby GREAT YARMOUTH NR29 3HX	Proposed two storey side extension; single storey front extension; removal of existing rear extension and replace with a new single storey extension	02/11/2021	Full	APPROVE
<a href="#"><u>06/21/0814/F</u></a>	Rose Lodge Main Road Filby NR29 3HN	Proposed conversion of garage to create self-contained annex for private and holiday use. Construction of	23/09/2021	Full	APPROVE

Reference	Location	Proposal	Received	Type	Status
		new detached garage.			
<u>06/21/0165/CU</u>	Black Barn Market Lane Filby NR29 3ST	Proposed change of use of indoor swimming pool from private use to commercial and private use, and for holiday home use	25/02/2021	Change of Use	APPROVE
<u>06/20/0261/CD</u>	Green Lane and Ormesby Lane (corner of) Ormesby Lane Filby NR29 3HX	Partial Discharge of: - Conditions 2 & 6 of planning permission 06/18/0408/F; Conditions 3 & 7 of planning permission 06/20/0096/F and 06/20/0171/F; Conditions 4 & 7 of planning permission 06/17/0152/O - Submission of plans and details for off-site access and footway provision (across site frontage and southwards to boundary of Philmar Lodge)	14/06/2020	Discharge Conditions	APPROVE (CONDITIONS)

Reference	Location	Proposal	Received	Type	Status
<a href="#"><u>06/18/0727/O</u></a>	Filby Hall (Land adj) Main Road Filby GREAT YARMOUTH NR29 3HN	Proposed residential development	17/12/2018	Outline	FINALLY DISPOSED OF

### Issues

- **Although Filby is a relatively small village, there have been 42 new homes built over the last ten years and there are 2 permissions with extant planning permission which should total another 8 new homes coming forward. Feedback from residents indicates that these new homes have not met the housing need of the community and are placing additional pressure on environmentally sensitive areas within the parish.**

## Affordable Housing

Affordable housing comprises:

- Affordable housing to rent from a registered provider
- First Homes/Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership – such as rent to buy

There are currently 22 affordable rented homes in the parish and no affordable home ownership properties. The majority of these are properties are one to three bedrooms, see **Figure 8**. The Borough Council stated there is one scheme in the parish which is due to deliver two affordable rented properties and one affordable home ownership on site. When this site is delivered there will be a total of 25 affordable homes in Filby.

*Figure 8-Current Rented Affordable Housing Source: Great Yarmouth Borough Council (September 2024)*

Current Bedrooms	Number of properties
1 bed	7
2 bed	6
3 bed	7
4 bed	2

Data from Great Yarmouth Borough Council (September 2024) indicates that there are a number of people/families on the housing register with a preference to live in

Filby or have a local connection to the area. It is noted that the 'Preference' is for those who have selected Filby, and an applicant may have selected several other areas also. When allocating the Borough Council only considers preferences for the first 3 months of the application, where a full homelessness duty is owed in accordance with the Housing Act 1996 or a relief duty in accordance with the Homelessness Reduction Act 2017.

*Figure 9-Current Housing Register*

	Local Connection	Preference to live in Filby (1 <sup>st</sup> 3 months)
Single person	2	63
Couple & families	3	169

**Figure 10** provides a snapshot of the housing register from June 2019. When applying to the register people are able to indicate where they would like to live and this choice is reflected as a preference for the first three months, beyond which properties are considered across the borough. Over the last three months to June 2019 seven applicants expressed a desire to live in Filby. There are currently 235 applicants on the housing register across the borough as a whole. Of those on the housing register, around a third are interested in a small 1 or 2-bedroom property, a quarter in a 3-bed and a third in a larger property Filby are looking for a small property.

*Figure 10-Filby Affordable Housing Need*

Bedrooms	Within 3 Months	Over 3 Months	Total
1	3	30	33
2	3	67	70
3	0	57	57
4	1	59	60
5	0	11	11
6	0	3	3
7	0	1	1
<b>Room Share</b>	0	0	0
<b>Total</b>	7	<b>228</b>	<b>235</b>

There are also 29 applicants on the Help to Buy register with Great Yarmouth as their preferred place to live, and 15 of them meet the Borough Council's residency criteria to be considered for a Section 106 property.

### **Issues**

- Demand for affordable housing outstrips its current supply within the parish. Current data indicates that demand in Filby is highest for smaller unit homes with 1 or 2 bedrooms.

# Deprivation

The Index of Multiple Deprivation 2019 is a measure of relative deprivation across England and an aggregate of a number of indicators, 37 in total across 7 domains. The IMD is available at Lower Super Output Area level, so it should be noted that the boundaries do not precisely match up with the Filby Parish boundary.

The figure below shows that Filby in 2019 falls into decile 6 out 10. This means the area is in the 40% least deprived neighbourhoods in England (Source [Communities.gov.uk](https://www.communities.gov.uk)), and therefore in general deprivation is not likely to be an issue for the Neighbourhood Plan, although it might be the case that some households are deprived.

Figure 11-Index of Multiple Deprivation 2019<sup>7</sup>

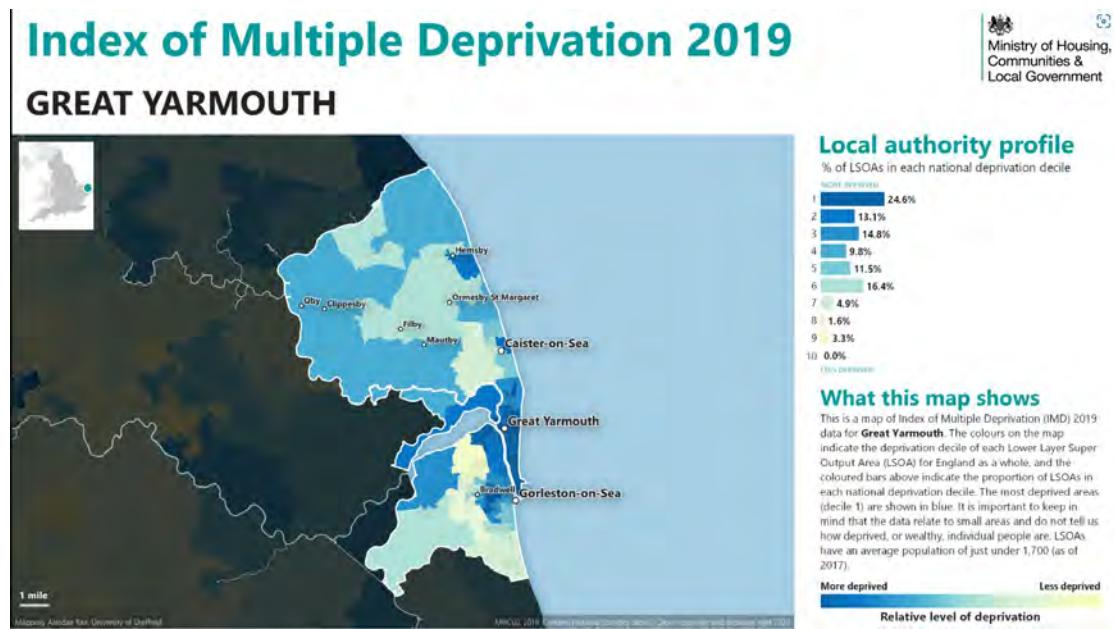
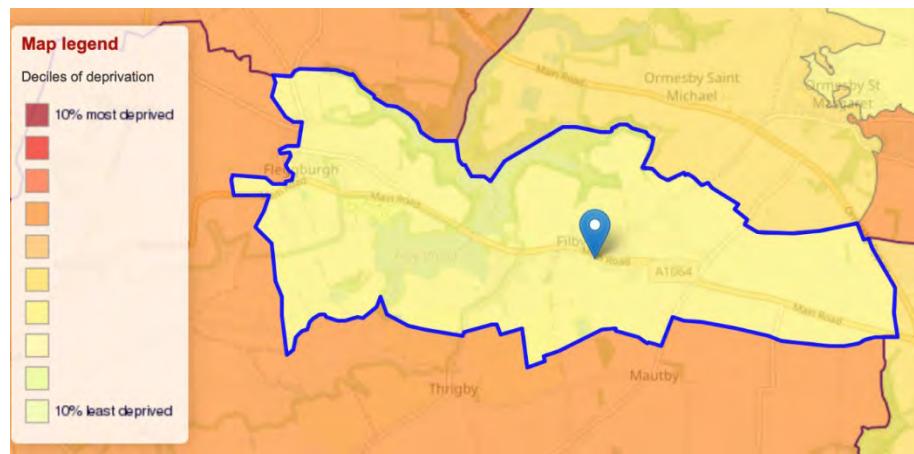


Figure 12-Index of Multiple Deprivation



Source: <http://dclgapps.communities.gov.uk/imd/idmap.html>

<sup>7</sup> [Great Yarmouth \(mysociety.org\)](https://www.mysociety.org/great-yarmouth)

The domain that Filby performs most favourably in comparison to other areas is crime – with the community falling within the 20% least deprived in England. From April 2018-March 2019 an average of 6 crimes per month were recorded in the parish (Source [Police.co.uk](https://www.police.co.uk)). There appears to be no pattern and crime rates are considered to be fairly low in comparison to elsewhere.

### **Issues**

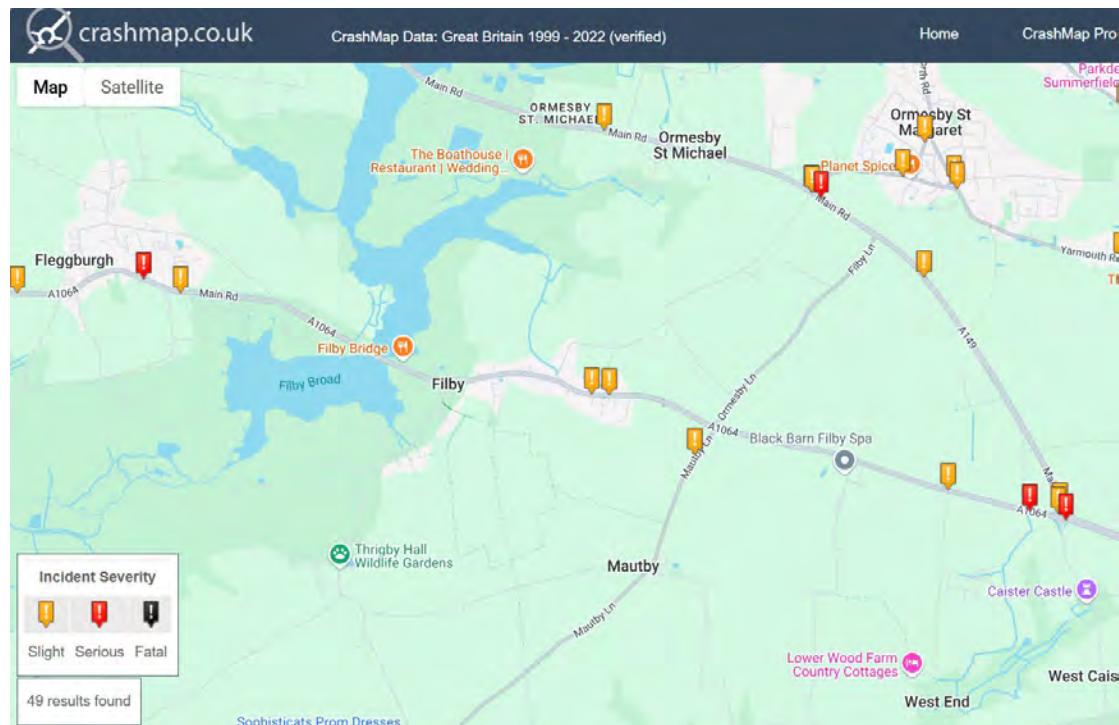
- **No issues relating to deprivation have been identified that the Neighbourhood Plan could address.**

# Transport Infrastructure and Connectivity

The neighbourhood plan area lies around 6 miles north-west of Great Yarmouth, with the A1064 running through it. This connects the village with neighbouring parishes including Fleggburgh and Caister-on-Sea. Traffic is often diverted along the A1064 through the village if the Acle Straight is closed, which can make it very busy. Despite the closeness of this road Filby remains a tranquil parish.

**Figure 13** shows the number and location of road traffic collisions recorded on Crash Map up to 2022. More up to date incidents have not been logged online to compare. The details for now show there have been around 5 incidents in the parish area. These were mainly slight incidents. However, one serious one close to the roundabout which falls outside the parish along the A1064. The data indicates that road safety is not a *significant* issue within the village in terms of actual injury accidents.

Figure 13-Accidents between 2019-2022 (Source Crash Map<sup>8</sup>)

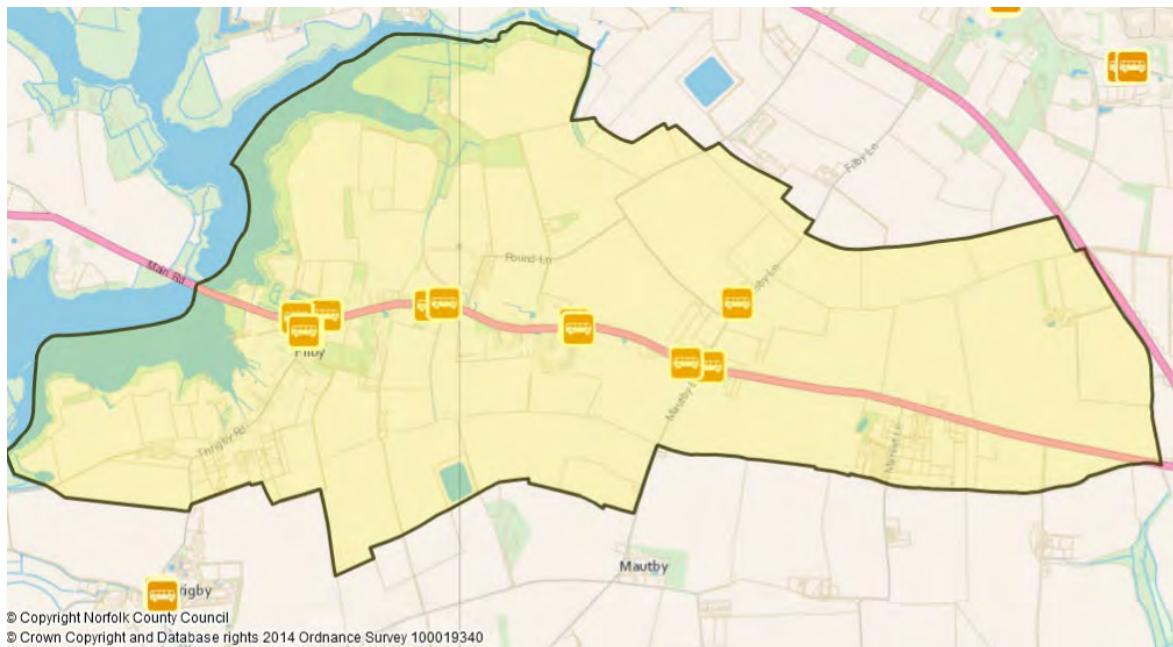


The roads through the village are subject to a 30mph limit, however local monitoring as part of Community Speedwatch indicates that average speeds are nearer 40mph and sometimes considerably higher.

**Figure 14** indicates that the Filby is served by public transport, with bus stops mainly along the main road. There are limited bus services to Acle and Great Yarmouth. There is a footway along one side of the main road through the village, though no footway along Ormesby Lane, which is narrow, for residents to gain access to the village centre.

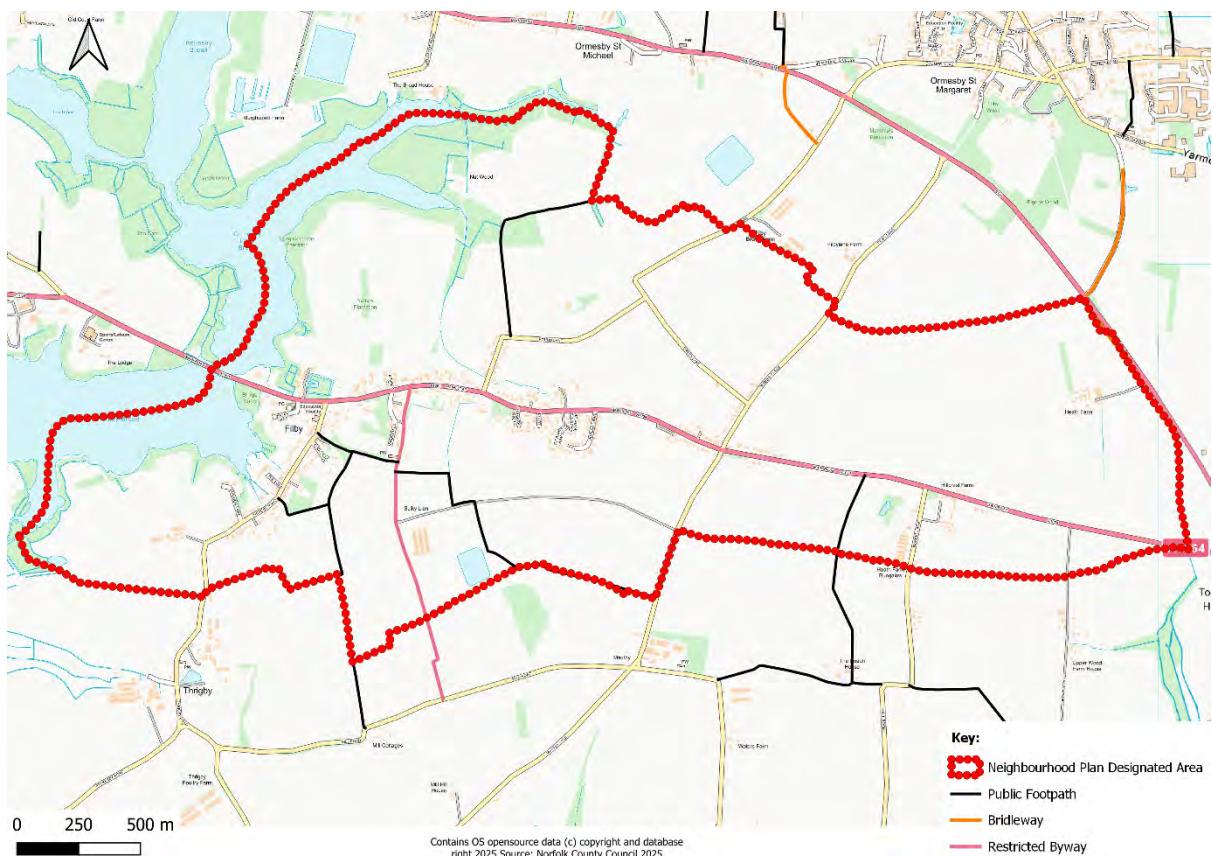
<sup>8</sup> [CrashMap](#)

Figure 14-Bus Stops



**Figure 15** indicates that Filby has a number of Public Rights of Way that connect the village with surrounding countryside. Many of these run along field boundaries and there is a concentration to the south around the Broads.

Figure 15-Public Rights of Way



### **Issues:**

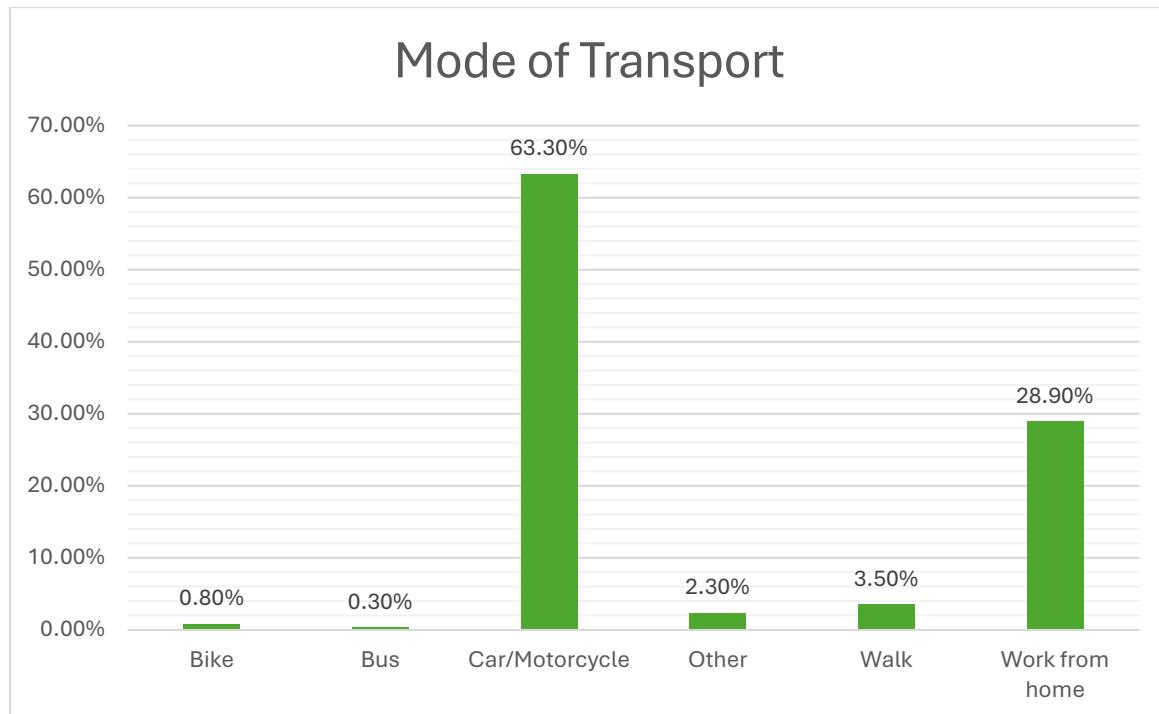
- Although the A1064 runs through the village it remains a tranquil place to live and this would want to be retained should there be additional housing growth.
- There is good access into the countryside, which is facilitated by a number of footpaths. This is not only good for wellbeing but may take some recreational pressure off the Broads SSSI and SAC.
- The parish is served by local bus services, but these are limited in their nature, and this might require high levels of car ownership and use.
- Although the number of road traffic collisions remains low, vehicles travelling in excess of the speed limit is currently a concern for local residents.

## **Travel to Work and Car Ownership**

According to the 2021 Census a large majority of the parish in employment either worked from home or travelled between 1-30km to get to work. The census data could be flawed with this statistic, however, since the latest census was rolled out when the Covid-19 pandemic introduced restrictions. In 2011, the average distance travelled to work was 20km, which was higher than the borough average of 16.8km. Norwich was around 20 miles, depending on the specific destination (Hospital/UEA 25 miles and Norwich City Centre 19 miles) from the village, and Great Yarmouth is 13 miles.

It can be seen that the car is the most popular mode for travelling to work by far with 63.3% of residents either driving or being a passenger. This is slightly higher than the borough figure which is around 61%. Less than 4% of people walk, and 1% cycle, and these figures are both lower than the figures for the borough (10.5% and 3.1% respectively) as a whole and for England, which likely reflects the relatively few employment opportunities locally.

Figure 16-Mode of Travel to Work (Census 2021)



The figures for car ownership reflect the need for households to have the use of a car. The Census 2021 shows that there has been a decrease of 2% in the amount of people with no cars since 2011 now totalling 6.2% of the parish. The number of households with two cars has increased by nearly 8% in the parish now totalling 43.7%. Whilst 6.2% of the parish is a low figure it does mean however that those households / individuals will be very dependent on local services and public transport. In addition, for other households with just the one car, many of the household members will not have the use of the vehicle if it is used for commuting and so not available for much of the day.

Figure 17-Car Ownership comparisons 2011 and 2021

	Filby 2011	Great Yarmouth Borough 2011	Filby 2021	Great Yarmouth Borough 2021
<b>No Cars or vans</b>	8%	27%	6.2%	25.4%
<b>1 Car or van</b>	32%	45%	28.2%	42.1%
<b>2 Cars or vans</b>	36%	21%	43.7%	24%
<b>3+ Cars or vans</b>	24%	7%	22%	8.6%

### Issues

- A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.

- A small proportion of households have no car (6.2%) and so may rely heavily on public transport and local service provision.
- The car remains the dominant mode of choice for those travelling to work (63%), which indicates that public transport is not flexible or good enough for most commuters, and that most employment is driving distance away.
- High car ownership levels will result in a high demand for home-based car parking spaces.

## Services within the Community

Filby is well served by local facilities and amenities including a shopping parade along the main road, serving residents of both Filby and Fleggburgh. It is identified as a Secondary Village in the Great Yarmouth Local Plan Core Strategy (2015). These are settlements containing few services and facilities, with limited access to public transport and very few employment opportunities.

Services within the village include:

- Primary school
- Pre-School
- Church
- Community Orchard
- Village Hall
- Post office
- Village shop
- Community Centre
- Playing fields
- Filby Bridge restaurant, by the Broads
- Filby Sailing Base – sailing activity confined to Filby Broad, there are restrictions on the number of boats that can use it at any one time.
- Hairdressers
- Bakery

Filby is a proactive community, with various events taking place at the village hall and community centre, a community speedwatch initiative, and annual participation in 'Filby in Bloom'. Filby has won the village category of Britain in Bloom on a number of occasions.

Filby falls into the Fleggburgh Doctors Surgery Catchment. This is approx. 2.5miles from Filby but is likely to require a car to access as public transport is limited (see Section 7). There are known capacity issues with this doctors surgery, which is a cause of concern for some residents and could be exacerbated by growth locally.

Filby Primary School, part of the Evolution Academy Trust, is for children aged 5-11. It has 119 children on roll (September 2024) which is a proportionate increase from 89 children on roll in January 2019 when the last neighbourhood plan was evidenced, with the school rated Good by Ofsted in March 2023. According to the GOV website the school capacity is 105 children suggesting the school has 14 children more above their capacity currently.

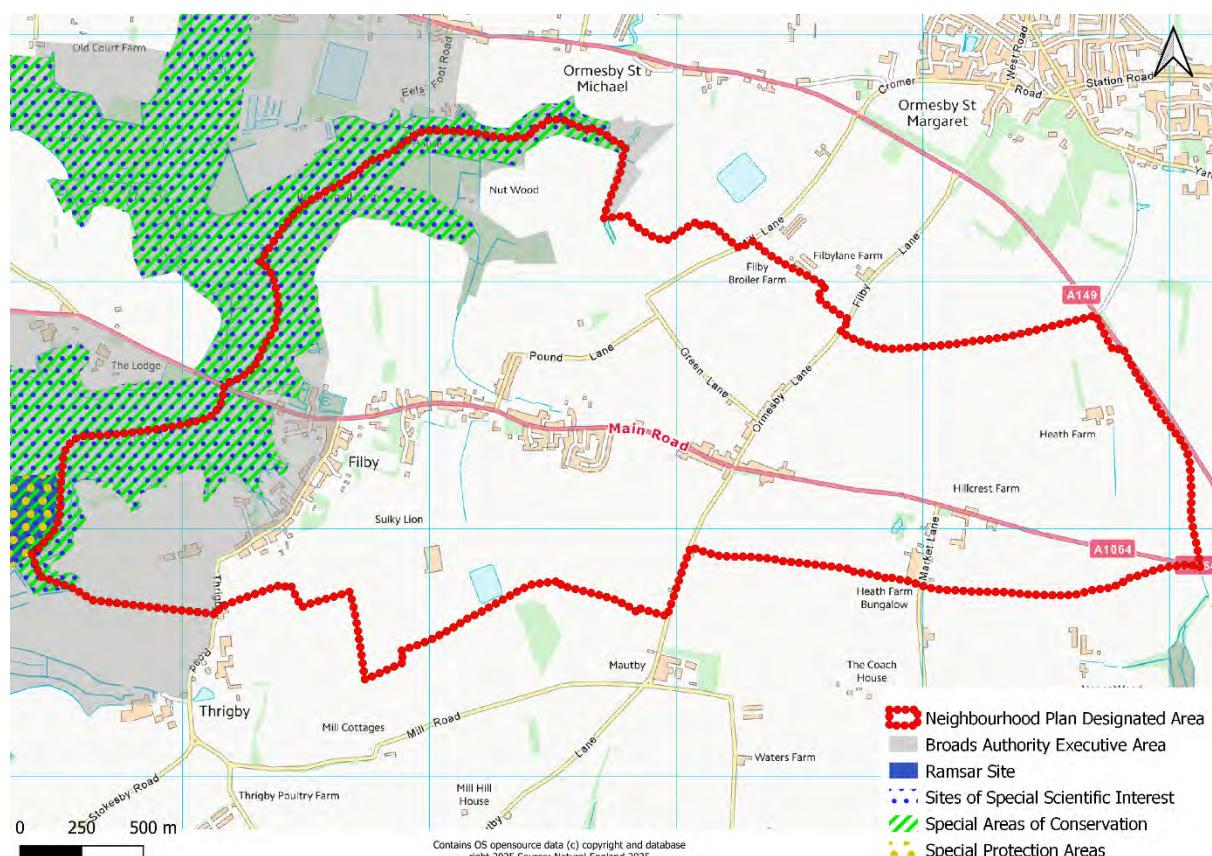
## Issues

- **Filby is considered a Secondary Village within the Great Yarmouth Local Plan Core Strategy (2015). It has a handful of local services but looks to nearby settlements for higher order services such as the doctors. Any development will want to support the sustainability of these services and the vitality of the village.**

## The Natural Environment

The neighbourhood plan encompasses an area of the Norfolk and Suffolk Broads National Park. This area of the National Park is also designated as the Broads Special Area of Conservation (SAC) and the Trinity Broads Special Site of Scientific Interest (SSSI). See **Figure 18**. The Trinity Broads are a tranquil and beautiful part of the Broadland landscape, known as a hidden gem, isolated from the main Broads river system, being landlocked. The three broads of Ormesby Broad, Rollesby Broad and Filby Broad are much quieter than others. Filby Broad is the deepest of the three. Directly adjacent to the Neighbourhood Plan Area is the Broadland Special Protection Area and Ramsar Site.

Figure 18-Designated Environmental Sites



The Trinity Broads are extremely rich in wildlife with some species rarely found outside of the Broads fen habitats. Habitats include wide expanses of shallow open water,

extensive tracts of broadshore reedbed and undisturbed areas of wet woodland. These habitats support a wealth of wildlife, from the tiniest rare snail, to stands of bulrushes which virtually disappeared from the rest of the Broads area, to the bittern. The ecological importance of the area is reflected in the variety of international, national and local nature conservation designations.

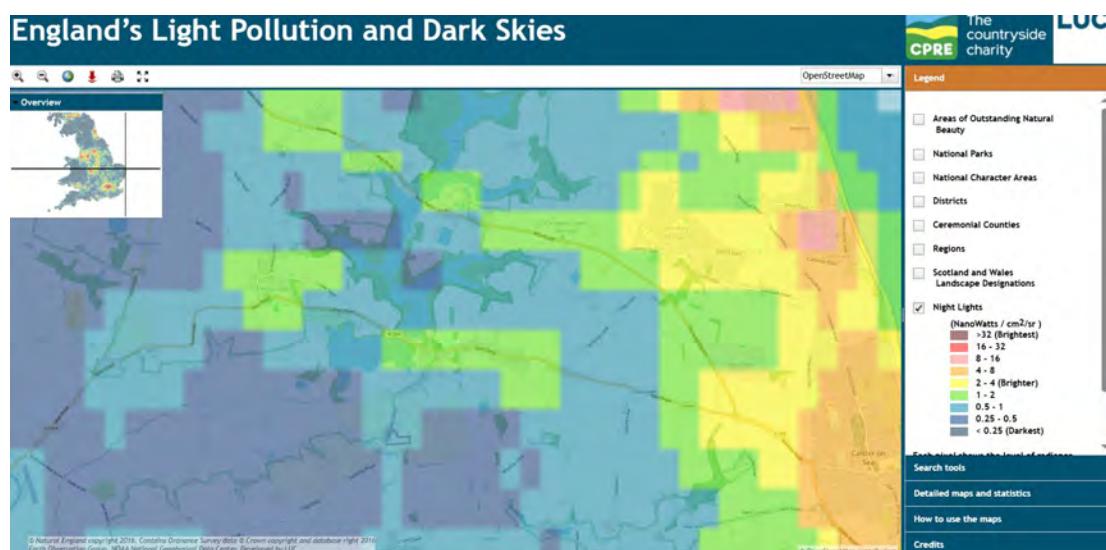
Trinity Broads make up 14% of the open water within the Broads National Park. They are a significant fresh water supply with approximately 5 million litres of water abstracted each day, supplying 80,000 homes in the surrounding villages and Great Yarmouth. They cover 162 hectares of open water in total, with 21km of broadshore habitat including fen meadow, tall herb fen, littoral reed bed and alluvial forest. It is important to ensure that the water quality is not impacted by future development.

There is access for visitors from Filby Bridge, where people can park their car and walk through the woods along the broadshore. This is particularly popular during summer months. The walk leads to a bird hide overlooking Ormesby Little Broad. There is also a walkway that allows visitors to walk over the Broad and to fish from the fishing platforms. Filby Sailing Base also exists to allow non-motorised sailing on Filby Broad. Some residents of the village have private access onto the Broad.

The local community work proactively with the Norfolk Wildlife Trust to support conservation and management of the Trinity Broads. This includes delivery of specific projects as well as contribution in volunteer hours.

Filby is valued by residents for its tranquillity. Its proximity to the Broads and a lack of street lighting means there are currently dark expansive skies at night. The Campaign to Protect Rural England's Light Pollution and Dark Skies identifies that Filby parish has predominantly dark skies (0.5-1 NanoWatts). The built-up area of Filby has slightly brighter lights of 1-2 Nanowatts<sup>9</sup>.

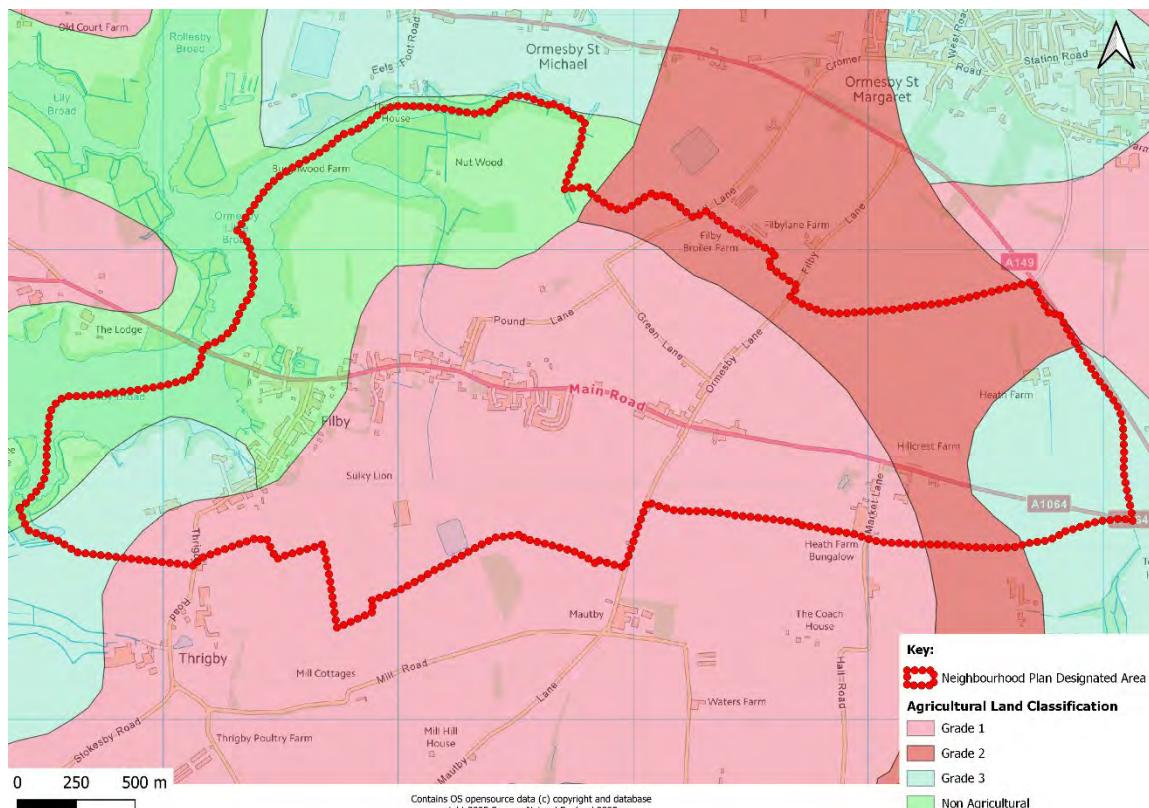
Figure 19-Dark Skies



<sup>9</sup>[England's Light Pollution and Dark Skies \(cpre.org.uk\)](http://England's Light Pollution and Dark Skies (cpre.org.uk))

The built-up area of Filby, which predominantly runs along the main road is surrounded by a patchwork of arable fields. A good number of these fields are classified as the best and most versatile agricultural land, or Grade 1 according to the Agricultural Land Classification Scale, see **Figure 20**.

*Figure 20-Agricultural Land Classification*



The Great Yarmouth Borough Landscape Character Assessment (2008)<sup>10</sup> classifies the parish as 'Ormesby and Filby Settled Farmland', an enclosure of arable landscape. The character area is fringed by and forms the landscape setting of the Broads. The wooded backdrop of the Broads creates a sense of heightened tranquillity and wildness, in an otherwise arable landscape. Key considerations in relation to development include ensuring that settlement edges are transitional in character and integrate within their landscape setting. Existing hedgerows should be reinforced and wooded wetlands which form part of the Broadland landscape setting should be conserved.

In the Broads Landscape Character Areas Assessment<sup>14</sup>, Filby parish falls within **Character Area 26- Muck Fleet Valley- The Trinity Broads (Figure 21)**. A summary of points from the Landscape Character Area have been drawn out below:

**Character Area 26** primarily comprises a network of large, deep broads known as the Trinity Broads which occupy the upper part of the Muck Fleet Valley, which is a tributary valley of the River Bure. Despite the name that has been attached to these

<sup>10</sup> [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_Character_Assessment.pdf)

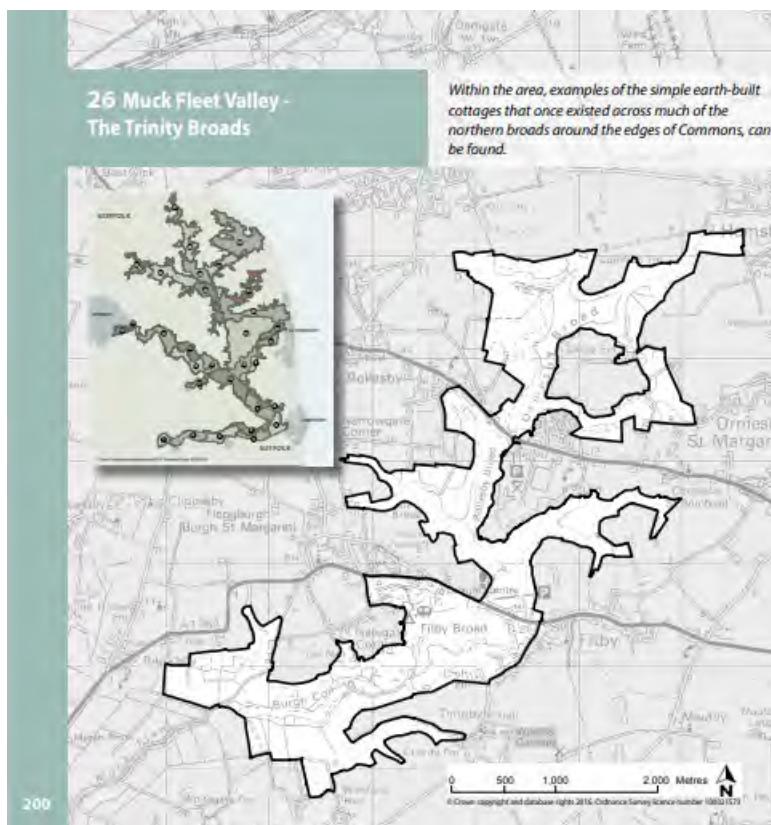
broads, five individually named broads are mapped, along with the detached Little Broad on Fleggburgh Common. In addition to the network of broads, two adjacent areas within the valley, Fleggburgh Common, which is an area of more open fen vegetation to the south of the broads, and Hall Farm Fen, Hemsby, which is an area of species rich fen grazing to the north east of the area, are notable examples of their type. Aside from the roads, parking opportunities near them via a couple of commercial developments, access is quite limited and the broads themselves often appear empty and tranquil. Boating in this area is limited mainly to nonpowered craft. The area sits in the middle of an area known as Flegg, an 'island' of higher ground between the Rivers Bure and Thurne. Flegg was historically separated into the two administrative units of East and West Flegg by the Muck Fleet Valley. The soils of the Flegg area are a deep, fertile loam which have made this one of the most intensively farmed areas in the county.

The area is a series of deep interconnected broads occupying a large tributary valley of the River Bure. The valley sides are very gentle rising to around 4m OD. The skylines are wooded and mostly undeveloped, with adjacent settlements heavily foiled by woodland.

#### **Points to keep the area special:**

- Care needs to be taken when **landscape change** occurs, to ensure that those positive characteristics that contribute to an areas unique sense of place are conserved and enhanced. What follows are examples of local issues and opportunities.
- **Landscape** – Although settlement is limited in the area, where it does exist it can impact on the tranquillity and naturalness of the area. Where new development opportunities are being pursued care needs to be taken to ensure that proposals do not adversely affect the key landscape characteristics of the area.
- **Nature conservation** – water quality is an issues for the Broads in part as a result of the adjacent farming activities. Initiatives are currently underway in relation to catchment management to help resolve these issues.

Figure 21-Character Area 26- Muck Fleet Valley- The Trinity Broad (The Broads Landscape Character Areas Assessment)



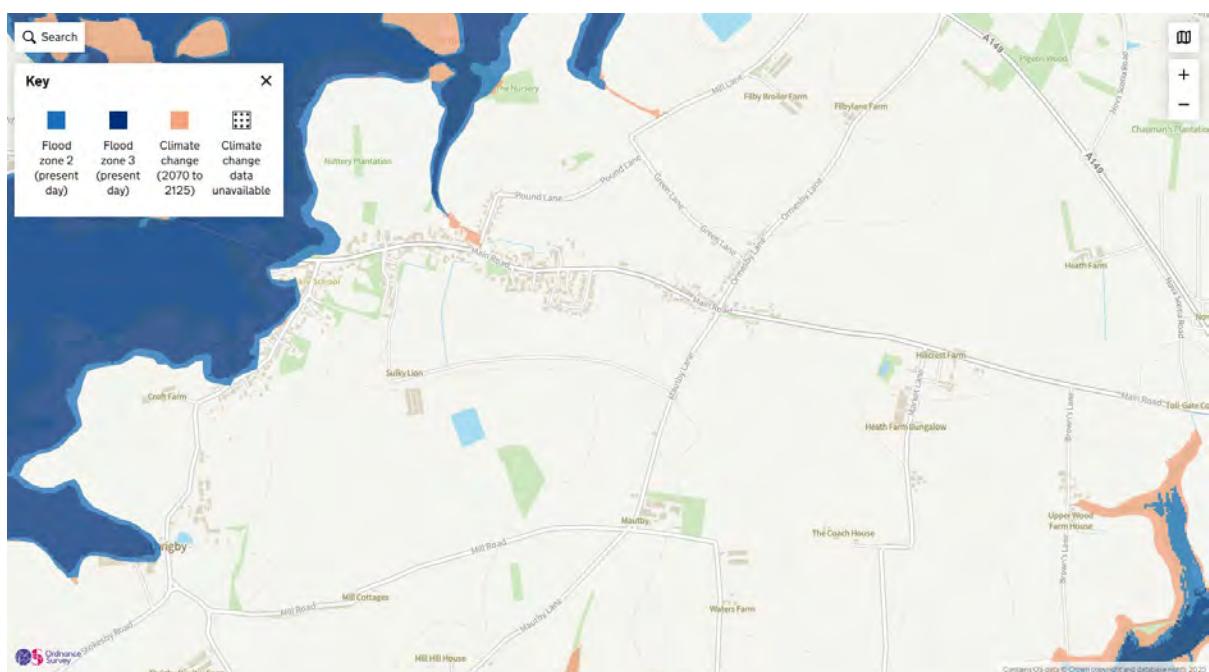
### Issues:

- An area of the Broads National Park, Trinity Broads SSSI and Broads SAC falls within the parish. This is extremely rich in wildlife which could be sensitive to impacts from future development.
- The local community are actively involved in the conservation and management of the Trinity Broads, working with the Norfolk Wildlife Trust and are concerned about the impact that development may have on the SSSI.
- The landscape setting of the parish is open and dominated by arable farmland, which surrounds the main road and residential areas. Some of this identified as the best and most versatile agricultural land, which could be lost to future development.
- Its proximity to the Broads and a lack of street lighting means there are dark expansive skies at night. These could be eroded through new development with external lighting that is not dark sky sensitive.

# Flooding

The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea and surface water. The majority of the parish does not fall within Flood Zone 2 or 3 in which there is a higher flood risk from fluvial sources such as river or sea. The area to the west of Thrigby Road, and a smaller area to the west of Pound Lane are identified as being within Flood Zones 2 and 3. Climate change scenario maps from 2070 to 2125 also suggest flooding could spread further towards the Main Road and west of Mill Lane (**Figure 22**).

Figure 22-Flood Risk from Rivers or the Sea (GOV UK 2025)<sup>11</sup>



In the areas at higher risk of fluvial flooding is also where the risk of surface water flooding is greater. Environment Agency maps indicate surface water flooding is present along a number of residential streets and country lanes in the parish with the highest risk along the Main Road (A1064), Pound Lane, Mill Lane, Green Lane and Ormesby Lane (**Figures 23-25**). According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) in the built-up area, with some ponding in fields, open green spaces, private gardens, as well as significant surface water flow paths present within the Parish of Filby.

<sup>11</sup> [Map – Flood map for planning – GOV.UK](#)

Figure 23- Surface Water Flood Risk Maps 1 in 30 annual likelihood of flooding (GOV UK 2025)

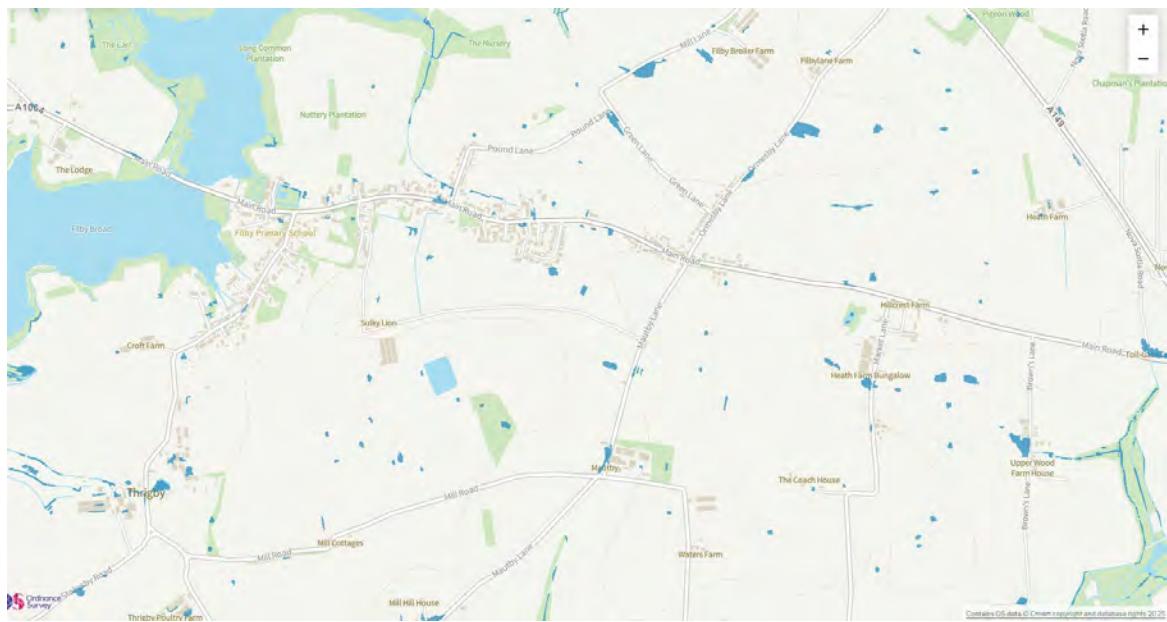


Figure 24-Surface Water Flood Risk Maps 1 in 100 annual likelihood of flooding (GOV UK 2025)

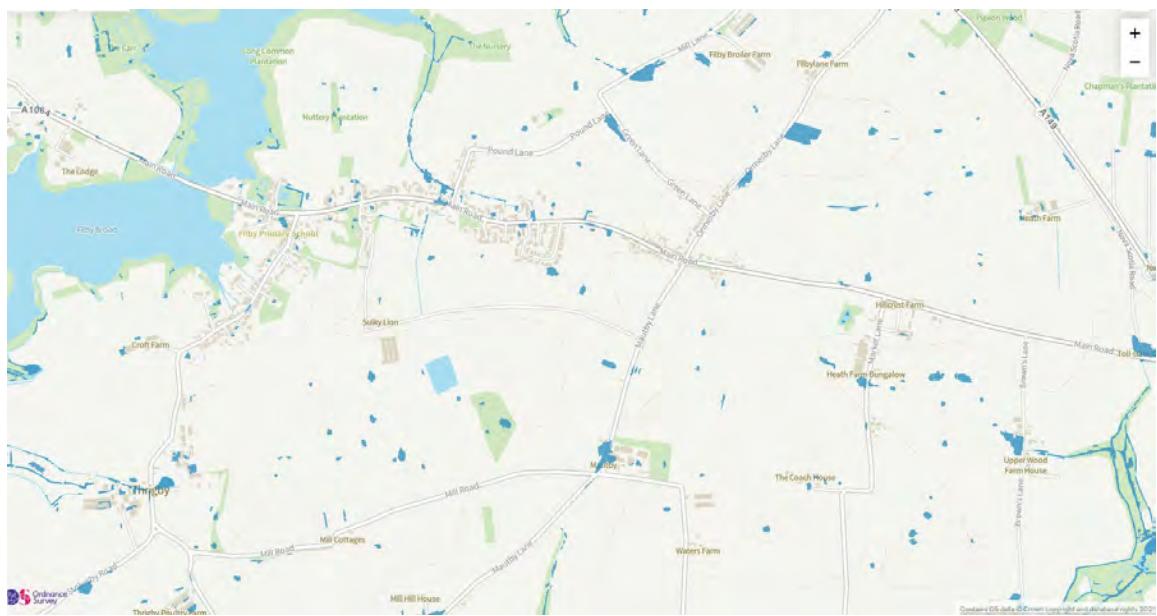
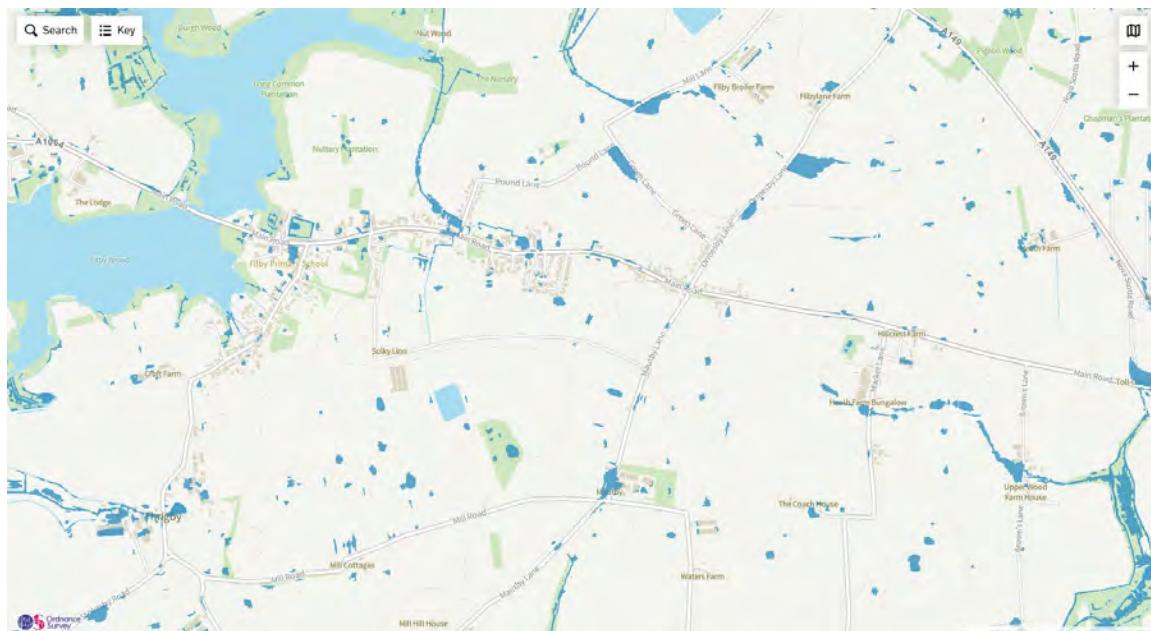
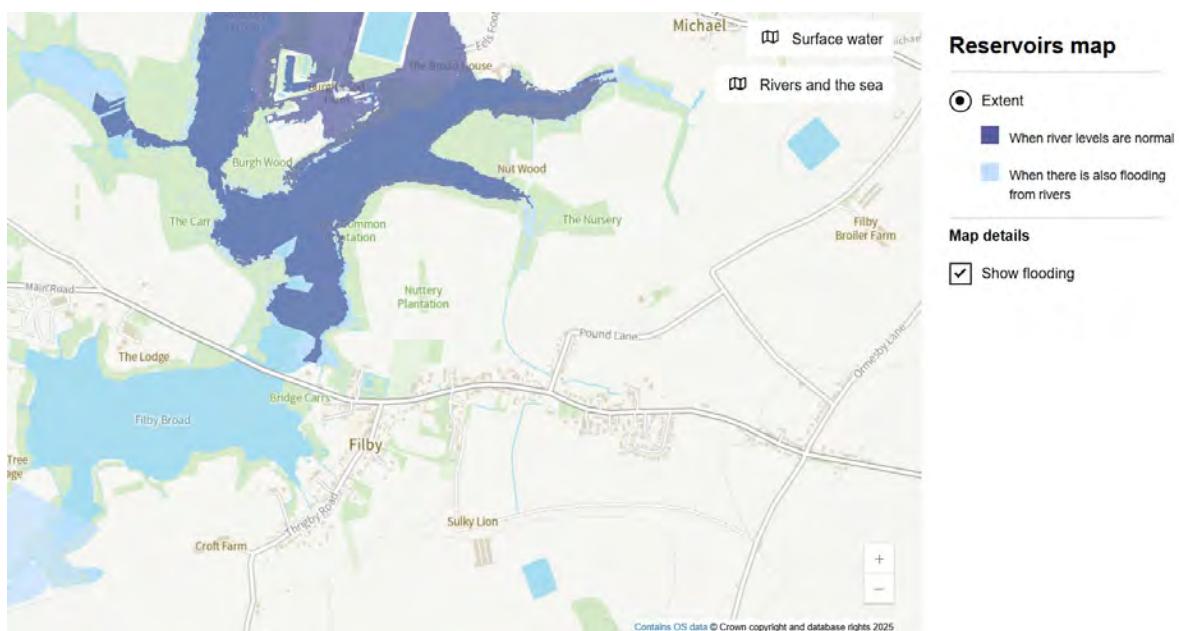


Figure 25-Surface Water Flood Risk Maps 1 in 1000 annual likelihood of flooding (GOV UK 2025)



There is also existence of flooding along the main A1064 and Mill Lane, Green Lane and Filby Lane. Flooding from reservoirs, **Figure 26**, is an issue around the north-west of the parish, affecting Mill Lane.

Figure 26- Flood risk from reservoirs (GOV UK 2025<sup>12</sup>)



According to the Lead Local Flood Authority (LLFA) datasets (extending from 2011 to present day) there is 1 no. record of internal flooding and 2 no. records of external/anecdotal flooding in the Parish of Filby. The LLFA note that all external

<sup>12</sup> <https://check-long-term-flood-risk.service.gov.uk/map>

flood events are deemed anecdotal and have not been subject to an investigation by the LLFA<sup>13</sup>.

### **Issues**

- **Closeness to the Trinity Broads means there is risk from flooding, particularly to the west of Thrigby Road and Pound Lane. This also contributes towards the area's environmental importance.**
- **Fluvial flood risk areas will be a constraint on the location of new development**
- **The extent of Medium and High Flood Risk, and therefore existing surface water drainage capacity, will likely constrain developable land within the Neighbourhood Plan Area.**

## **The Built Environment**

Filby is a long, linear settlement with the main built-up area straddling the A1064. The road is somewhat dominating, though there are open breaks along the length of the settlement providing views into the open countryside, including onto arable farmland.

Historically the built environment of Filby revolved around agriculture. It was known for its market gardens, and particularly noted for growing raspberries. This declined in the 1960s as land was taken for property development. In recent years a number of redundant farms fronting the A1064 have been converted into residential use, which has reduced the number of open breaks.

East of the main village lies a smaller cluster of dwellings that are positioned around the junction of Main Road and Ormesby Lane. Whilst this area is connected to the main village by a footpath, it is both physically and visually distinct from the main village.

Filby has nine Listed Buildings all of which are Grade II, see **Figure 27**<sup>14</sup>. The majority of these buildings are along the main road through the village and cluster around the Church of All Saints. Filby House, and its private grounds, is recognised in the Great Yarmouth Local Plan to contribute towards the character of the village and has been omitted from the development boundary.

Norfolk Heritage Explorer identifies there to be 101 records of historic artefacts, structures, buildings, and marking in the landscape such as crop marks and ditches within the neighbourhood area. These include assets from multiple time periods including the Bronze Age, Roman, Medieval, Post-medieval and World War Two. Finds have included but are not limited to brooches, cropmarks/field boundaries, barrows, coins, flint flakes, ring ditches and sites of historic buildings including Filby House, Grange Farmhouse, Homestead Barn and Toll House. See **Figure 28**<sup>15</sup>. There are no Ancient Monuments and no Borough Council designated Conservation Areas.

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<sup>13</sup> Information shared at Regulation 14 by LLFA.

<sup>14</sup> [The List Search Results for filby | Historic England](#)

<sup>15</sup> [Your Search Results - Norfolk Heritage Explorer](#)

Figure 27-Listed Buildings

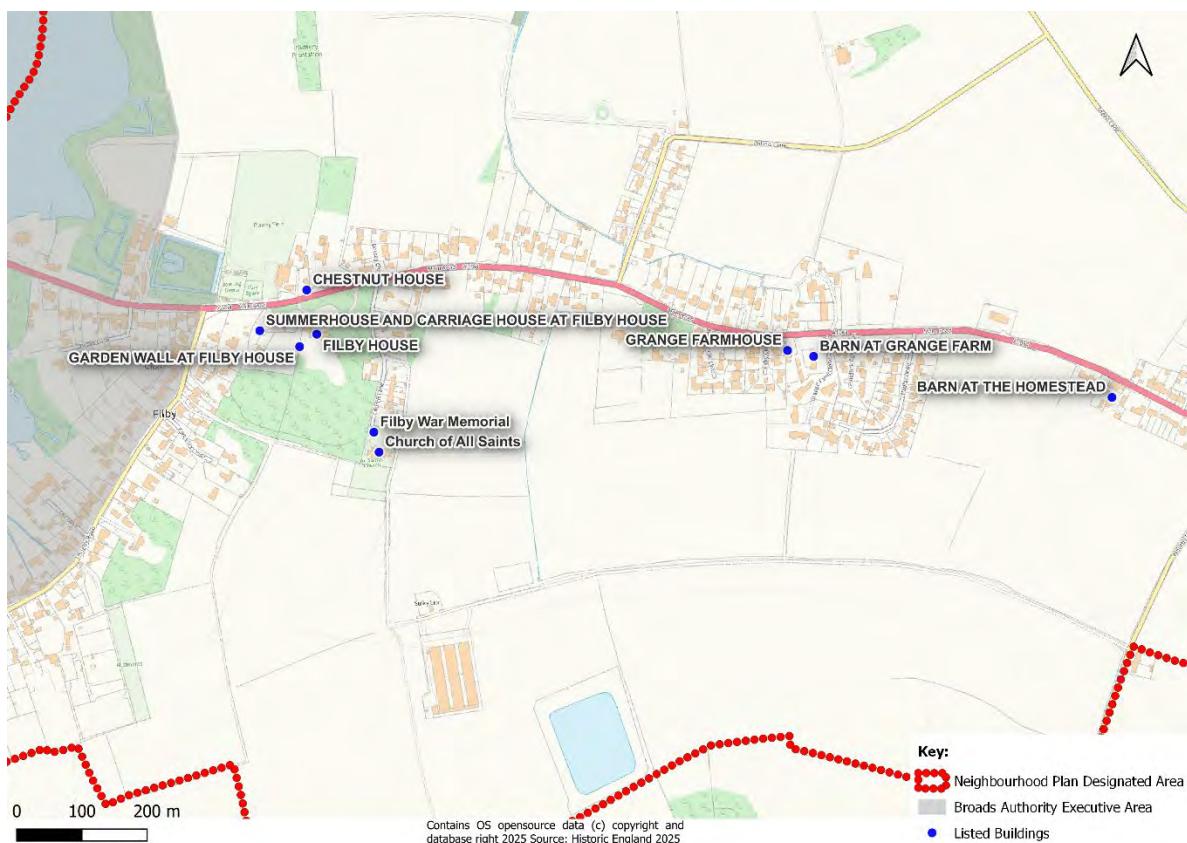
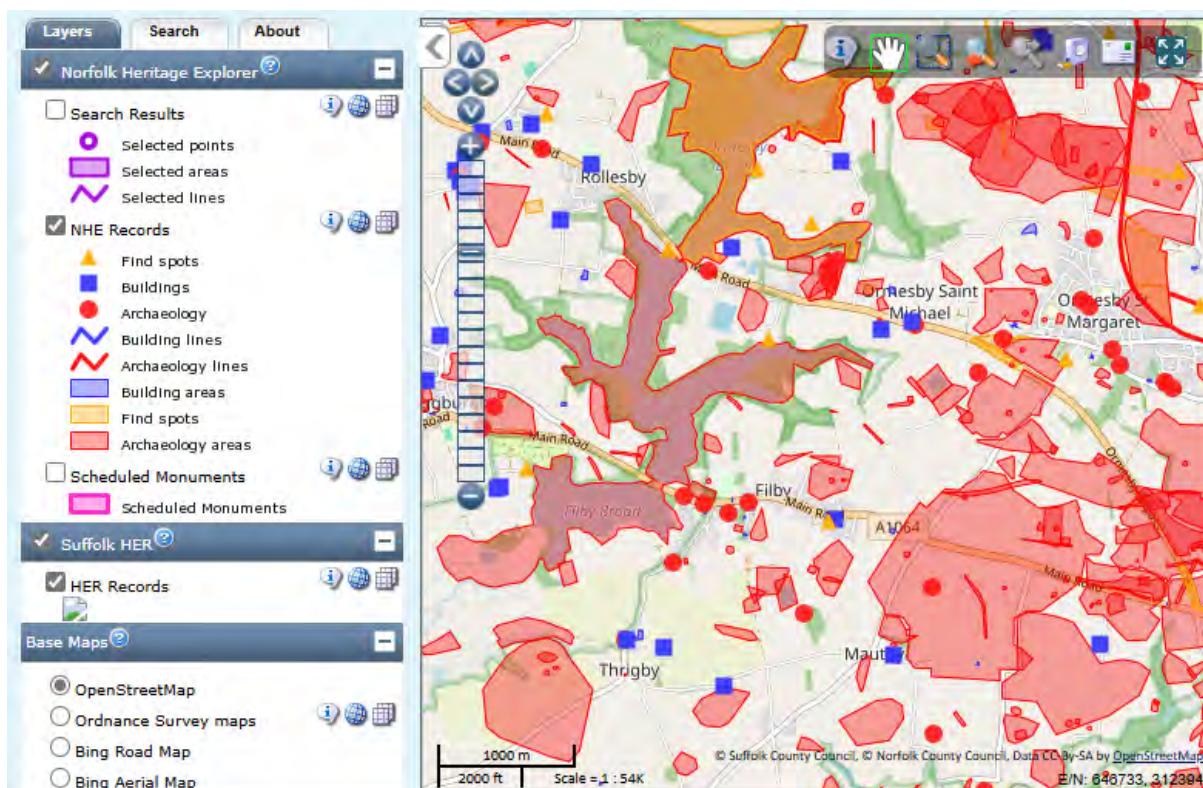


Figure 28-Areas of heritage importance within Filby (Source Norfolk Heritage Explorer)



### **Issues**

- **Filby retains some character as a historic farming community and there are nine Grade II Listed Buildings within the built-up area of the village. This character could be eroded by generic housing development.**

## Assessment of Non-Designated Heritage Assets

Non-designated heritage assets 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. They are valued as distinctive elements of the local historic environment.

Historic England provide guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

Filby Neighbourhood Plan has adopted the following process for considering assets of historical importance which could be included on a local list:

1. Review of designated assets and data held on the Historic Environment Record;
2. Identification of assets of local importance based on local knowledge and data held on the Historic Environment Record;
3. Consultation with Norfolk Historic Environment Service on the assets identified to determine their significance and whether they should be afforded protection;
4. Assessment according to Historic England criteria, below.

The emerging Local Plan for Great Yarmouth has also set out in **Appendix 4** criteria for non-designated heritage assets. The criteria follow the points set out in the Historic England Advice Note 7 Second Edition<sup>16</sup> which follows a similar process Filby took for the Neighbourhood Plan.

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<sup>16</sup> [Local Heritage Listing: Identifying and Conserving Local Heritage](#)

Figure 29-Table from the Historic England Advice Note

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

**Assessment:**

Heritage Asset	Age	Rarity	Aesthetic Interest	Group Value	Archaeological Interest	Archival Interest	Historical Association	Designed Landscape	Landmark Status	Social and Community
<b>The Homestead:</b> This property is not listed, although the barn behind it is a Grade II Listed building that dates to the late 17 <sup>th</sup> Century. The Homestead may be of the same date as the barn, but it has been heavily modified.	♦			♦						
<b>Filby Club Rooms:</b> This is one of the last remaining buildings made from local clay lump from the Filby Claypit. It used to be the reading room and is an interesting building worthy of protection.	♦	♦	♦					♦	♦	
<b>The King's Head Pub:</b> This is also one of the last remaining buildings built of locally sourced clay lump. It was previously a significant smugglers location. The building dates from before 1840, though has been heavily modified.	♦	♦								♦
<b>The Dissenters Chapel:</b> It was built in 1705, though badly damaged during World War 2. The chapel is also listed on the Norfolk Historic Environment Record NHER 31187.	♦				♦	♦				♦
<b>The Primary School:</b> The original school room was built in Tudor style and dates to 1838, enlarged in 1877 and a further room added in 1882. The school is listed on the Norfolk Historic Environment Record NHER 55147.	♦				♦					♦
<b>The Raspberry (Jam) Shed:</b> Filby used to be an important community growing raspberries and this is where they were weighed prior to shipping to London. The building is not listed, but of local interest and worthy of preservation.						♦				♦

Heritage Asset	Age	Rarity	Aesthetic Interest	Group Value	Archaeological Interest	Archival Interest	Historical Association	Designed Landscape	Landmark Status	Social and Community Value
<b>Vine Cottage:</b> This is a 19 <sup>th</sup> Century house of some status, being the old Curates House. The cottage is not listed, but of local importance.						◆			◆	◆
<b>The Toll House:</b> This is the last house in the village, not listed, but of community value. It is identified on Norfolk Historic Environment Record NHER 18357.	◆					◆				◆
<b>White Thatch Cottage:</b> This building dates back to 1600 and is very pretty cottage of local importance. Visitors to the village sometimes stop to take photos.	◆		◆							
<b>The White House:</b> This was originally built as a Methodist chapel, now a private dwelling. It is of significant local importance and its history has recently been recorded by residents.	◆	◆								◆
<b>Earthworks of a medieval moated site:</b> This monument is on Norfolk Historic Environment Record NHER 31191. It is the earths of a possible moat or decoy pond, ditches and possible water meadow of probable medieval date which are visible on aerial photographs.	◆				◆	◆				
<b>Filby Broad &amp; Ormesby Little Broad:</b> The entire Rollesby Broad complex is listed on the Norfolk Historic Environment Record NHER 13509 as a series of medieval peat cuttings which flooded in the late medieval and post medieval periods to form the Broads. The complex is shown on Saxton's Map of 1574. The Broads have a special designation by Historic England as 'an area of exceptional waterlogged archaeology'.	◆			◆		◆		◆	◆	◆
<b>The Old Forge</b> – This was previously used by auxiliary units that were commando force that were left behind by the Homeguard after occupation. A large							◆			◆

underground bunker has been found here, which was an old hide out for the Homeguard.

**Notes in relation to the assessment criteria** (where a judgement has been made that the criteria has been met)

### **The Homestead**

Age – The Homestead has the date 1686 on its gable  
Group value – taken together with the barn it is adjacent to

### **Filby Club Rooms**

Age – built of clay lump from the local claypit in Filby. Thatched. Gifted to the village in 1898.  
Rarity – one of the last remaining buildings constructed from clay lump from the local pit  
Aesthetic interest – built from local materials, thatched  
Landmark status – considered a landmark within the local scene, damaged by fire in 2002, restored with Lottery support.  
Social and communal value – gifted to the community in 1898 for parish gatherings a meetings, still used for such today.

### **The King's Head Pub**

Age – pre-1840, from local clay lump, but heavily modified.  
Rarity – one of the last remaining buildings constructed from clay lump from the local pit  
Social and communal value - Been a pub since 1835 according to licensee history.

### **Dissenters Chapel**

Age – remains of a Unitarian chapel 1705-1940  
Archaeological interest – some limited excavation in early 1990s revealed walls and floor  
Archival interest – listed on the Norfolk Historic Environment Record  
Social and communal value – cemetery

### **Primary School**

Age – original part of the building dates to 1838, built in Tudor style  
Archival interest – listed on the Norfolk Historic Environment Record  
Social and communal value – historic and existing school within the village, adding to collective memory of the village

### **The Raspberry (Jam) Shed**

Rarity – building with a unique purpose and past, important to the local community  
Historical association – until the late 1950s the Jam Shed was used to store the village's annual crop of raspberries, from where it was collected by lorry and taken to the depot of William Bracey & Sons, Fruit Merchants, who would sell the on to canners and jam factories in London.  
Social and communal value – part of Filby's identity as a raspberry growing community, supplying London. The building is of significant local interest and value. The building is now utilised for community purposes.

### **Vine Cottage**

Historical association – a 19<sup>th</sup> Century house of some status, formerly the Curates house in the village

Social and communal value – contributes to the collective memory of Filby with this being the old Curates house

### **The Toll House**

Age – a single storey post-Medieval toll house, though unsympathetically restored  
Archival interest – listed on the Norfolk Historic Environment Record

Social and communal value – contributes to the collective memory of Filby with this being the former toll house

### **White Thatch Cottage**

Age – original house thought to date to 1600

Aesthetic interest – very pretty house within the village ‘chocolate box’ photos often taken of it by visitors to the village

### **The White House**

Age – thought to be the former Wesleyan Methodist Chapel in Filby from 1811, with the Deeds stating that it was formerly used as a Chapel or Meeting House.

Rarity – former Methodist chapel, the first/only in Filby

Social and communal value – history of Methodism in Filby recently researched and written by local residents of the village

### **Earthworks of medieval moated site**

Age – post medieval and visible on aerial photographs

Archaeological – various surveys have taken place

Archival – listed on the Norfolk Historic Environment Record

### **Filby Broad and Ormesby Little Broad**

Age – Medieval peat cuttings shown on Saxton’s map 1574

Group value – part of the Norfolk and Suffolk Broads

Archaeological Interest – Medieval peat digging

Archival interest – listed on the Norfolk Historic Environment Record

Designated Landscape Interest – the Broads have equivalent status of a National Park

Landmark status – Filby broad is a key landmark within the parish and has significant aesthetic value

Social and communal value – Filby broad is a key source of local identity and distinctness for those residing within the parish

### **The Old Forge**

Historical association and Social and Community Value- This asset has a historical association with the local area being used by auxiliary units. An underground bunker was found here which used to be an old hide out for the Home guard. Social and community interest brings value to this asset understanding that there is history to be shared with this building.

# Views Assessment

## 1. Introduction

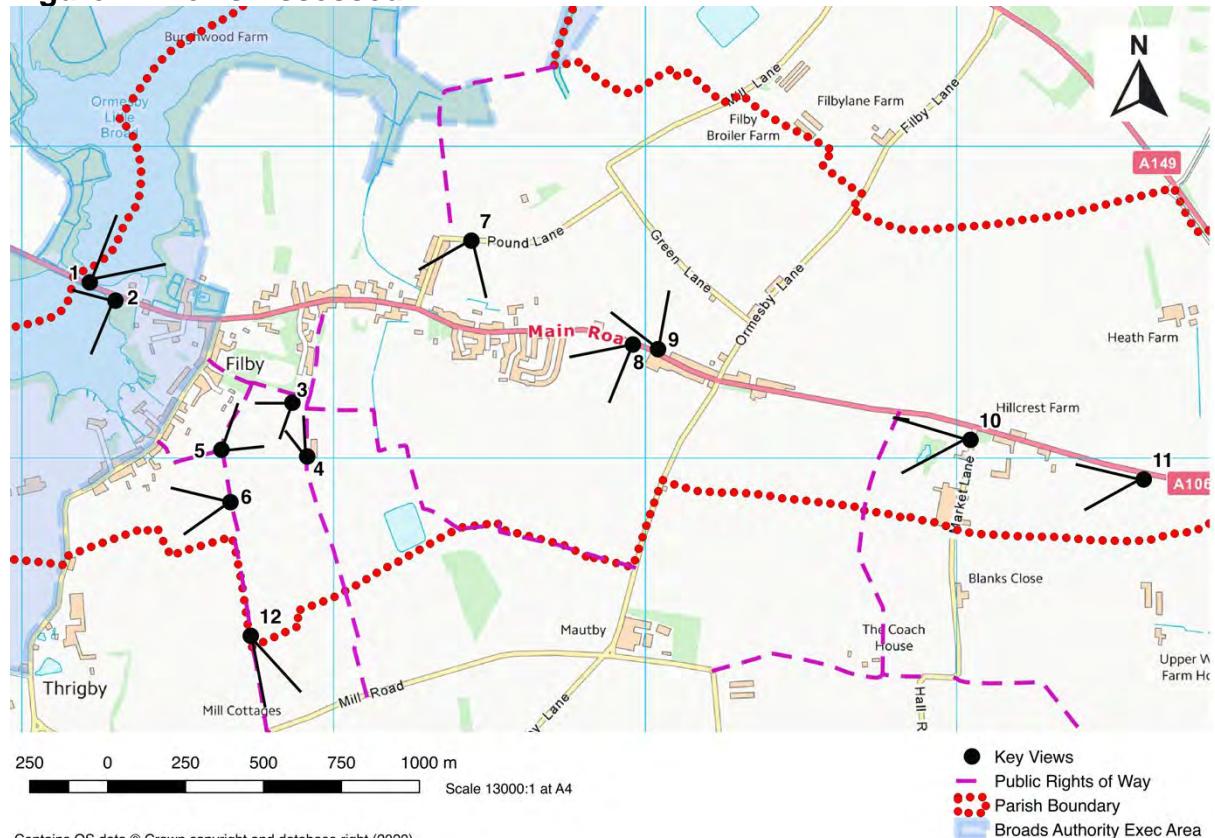
Filby sits within a remarkably beautiful landscape, surrounded by arable fields and the Broads National Park. Whilst the majority of the parish enjoys beautiful views over fields, including long views into surrounding countryside, it is proposed that a few of these special views are afforded protection within the Neighbourhood Plan. A number of views that are important to the community were identified during consultation with residents in August 2019. This report considers whether they are views that merit protecting in the Neighbourhood Plan.

A set of criteria was used to identify such views:

- Are they accessible from a public space;
- Have a specific reason for being important to the community; and
- A good reason for its inclusion within the Neighbourhood Plan, which may include risk the view will be blocked or reduced in the future.

**Figure 1** considers the views assessed for inclusion in the Filby Neighbourhood Plan.

**Figure 1: Views Assessed**



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## 2. Assessment of Views

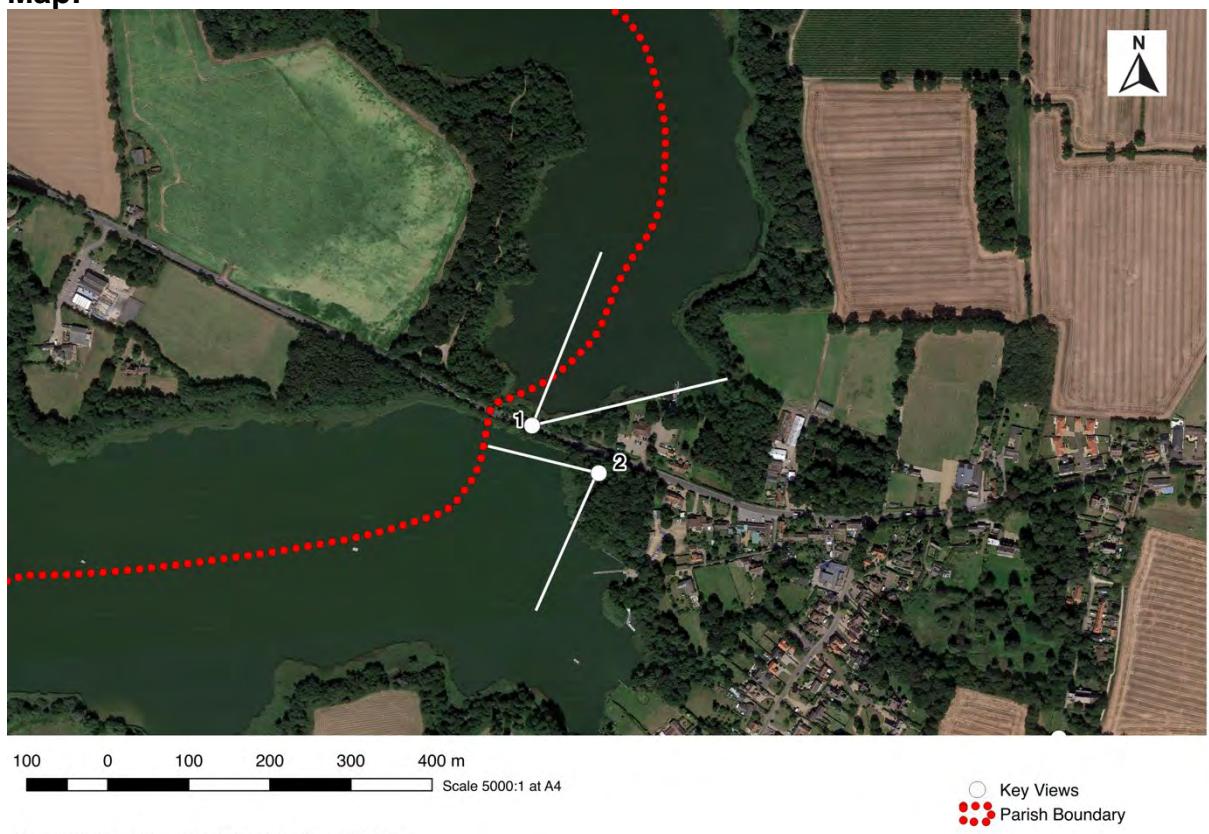
### View 1: Views of Ormesby Little Broad

**Description:** Stunning glimpses of Ormesby Little Broad are possible between the vegetation as you cross over the bridge at the entrance to Filby.

**Photo:** Taken from the footway over the bridge



**Map:**



**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Fantastic views over the unspoilt Ormesby Little Broad
Reason for inclusion in the Neighbourhood Plan	Important for the landscape character of the village and very picturesque.

**View 2: View of Filby Broad**

**Description:** Panoramic views of Filby Broad are possible from the short board walk at Filby Bridge. This is a great place for bird-watching, fishing or just taking in the sunset.

**Photos:****Map:**

See View 1 above

**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Fantastic panoramic views over the unspoilt Filby Broad

Reason for inclusion in the Neighbourhood Plan	Important for the landscape character of the village and very picturesque.
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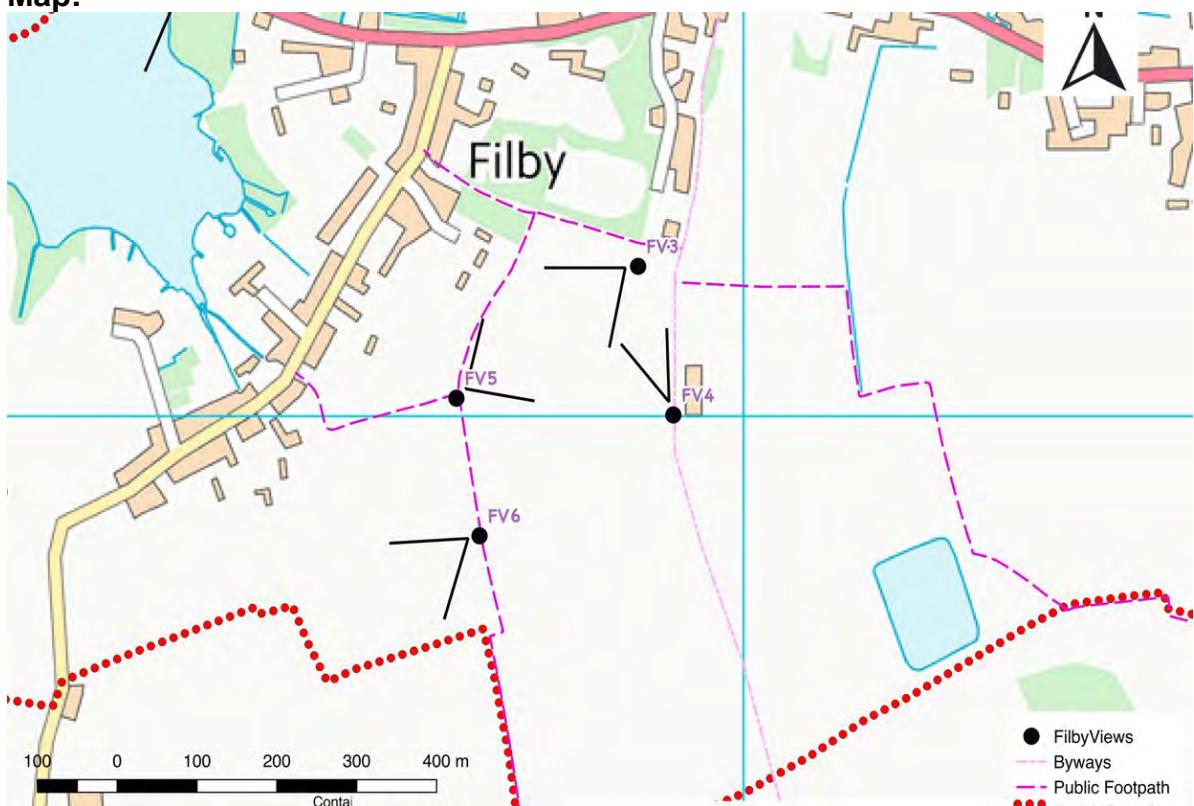
### View 3: Views over fields from behind the Church

**Description:** This significant view is from behind the Church of All Saints and overlooks arable fields. The landscape changes with the seasons depending on crops planted in the fields. It is viewed by many people who visit the Church and walkers along the public right of way.

**Photo:** taken from the Church carpark



**Map:**



**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Important to the setting of the church, enjoyed by many who visit it
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about the view being affected by recent development of the nearby chicken shed

**View 4: View of the Church of All Saints from the Public Right of Way**

**Description:** This is an important view of the Church of All Saints, a Medieval Church building, from the Public Right of Way leading from the back of the church alongside the chicken shed. The Church is known for its size and is also a designated heritage asset – a Grade II Listed Building.

**Photo:**

**Map:** See map above for View 3.

**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Important view of the Church of All Saints, enjoyed by many who walk along the PROW
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about the view being affected by recent development of the nearby chicken shed

## View 5: View of the Church of All Saints from the Public Right of Way

**Description:** This is an important view of the Church of All Saints, a Medieval Church building, from the Public Right of Way across the fields. The Church is known for its size and is also a designated heritage asset – a Grade II Listed Building.

### Photo:



**Map:** See map above for view 3.

### Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Important view of the Church of All Saints, enjoyed by many who walk along the PROW
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about future development given recent permission for the nearby chicken shed

## View 6: View of Thrigby Hall & Wildlife Gardens

**Description:** This view across the fields takes in the splendid Thrigby Hall which was built in 1736. The Hall and its expansive gardens opened to the public in 1979 as Thrigby Wildlife Gardens and is popular with visitors to Norfolk as well as residents of Filby. This view is enjoyed by many from the Public Right of Way.

### Photo:



**Map:** See map above for view 3.

## Assessment Criteria

Accessible from a public space	Yes
Reason for being important	View of a locally important building from across the fields.
Reason for inclusion in the Neighbourhood Plan	Part of the field land is leased to the Parish Council by Norfolk County Council and is used by residents as paddock plots. There is some concern locally that the Council are considering the planning potential of this land.

## View 7: The village from Pound Lane

**Description:** A view down to the heart of the village from Pound Lane which gradually rises up as you drive out of the parish towards Ormesby St Margaret. It's possible to glimpse the church in the background which sits at a level above the houses.

**Photo:** Taken as Pound Lane bends and runs parallel with Main Road



**Map:**



**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	A view down the rise into the heart of Filby village, with the Church visible in the background
Reason for inclusion in the Neighbourhood Plan	An elevated view of the centre of the village which residents are keen to preserve, amid concerns that it could be eroded by windfall development.

**View 8: Looking south-west on the gap between the main village and small cluster of dwellings around the junction of Main Road and Ormesby Lane**

**Description:** To the east of the village lies a smaller cluster of dwellings that are physically and visually distinct from the main village. This view looks across the fields towards the main village and is integral to maintaining the village's current character. It can be viewed from the Main Road or footway that runs alongside the Main Road.

**Photo:** Taken from the footway that runs on the right-hand side of the main road at the edge of the cluster of dwellings



Map:



#### Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	A lovely view across the fields, part of the character of the village that creates a distinct divide between two parts of Filby settlement.
Reason for inclusion in the Neighbourhood Plan	Concern by residents that the gap will be eroded through windfall development. There is recent history of applications being submitted and approved for additional dwellings, increasing the size of the small cluster.

#### **View 9: Looking north-east on the gap between the main village and small cluster of dwellings around the junction of Main Road and Ormesby Lane**

**Description:** To the east of the village lies a smaller cluster of dwellings that are physically and visually distinct from the main village. This view looks across the fields towards the main village and is integral to maintaining the village's current character. It can be viewed from the Main Road or footway that runs alongside the Main Road. This view takes in an expanse of farmland which extends to Ormesby. On a clear day it is possible to glimpse Ormesby Church and the wind turbines on the horizon.

**Photo:** This is taken from the footway at the edge of the cluster of dwellings



**Map:** See Map for View 8

**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	A lovely view across the fields towards Ormesby and a key part of the character of the village that creates a distinct divide between two parts of Filby settlement.
Reason for inclusion in the Neighbourhood Plan	Concern by residents that the gap will be eroded through windfall development. There is recent history of applications being submitted and approved for additional dwellings, increasing the size of the small cluster.

**View 10: View of the Heath from Market Lane**

**Description:** Views across Filby Heath towards the main village, with glimpses of the Church in the far distance

**Photo:**



**Map:**



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### Assessment Criteria

Accessible from a public space	Yes
Reason for being important	Records suggest (Norfolk Historic Environment Record) that this area known as Filby Heath dates back to the Bronze Age, with fragments of field systems visible as cropmarks, stretching over a fairly large area. This heritage is important to the residents of the parish. The area has some protected status, being on the Selected Heritage Inventory for Natural England. It is also possible to glimpse the Church in the distance.
Reason for inclusion in the Neighbourhood Plan	To ensure that this heritage and the views across it is safeguarded for future enjoyment.

## View 11: View of Filby Heath From Wood Farm Loke

**Description:** Expansive views across the Heath and over the southern half of the parish

**Photo:**



**Map:**

As for view 10

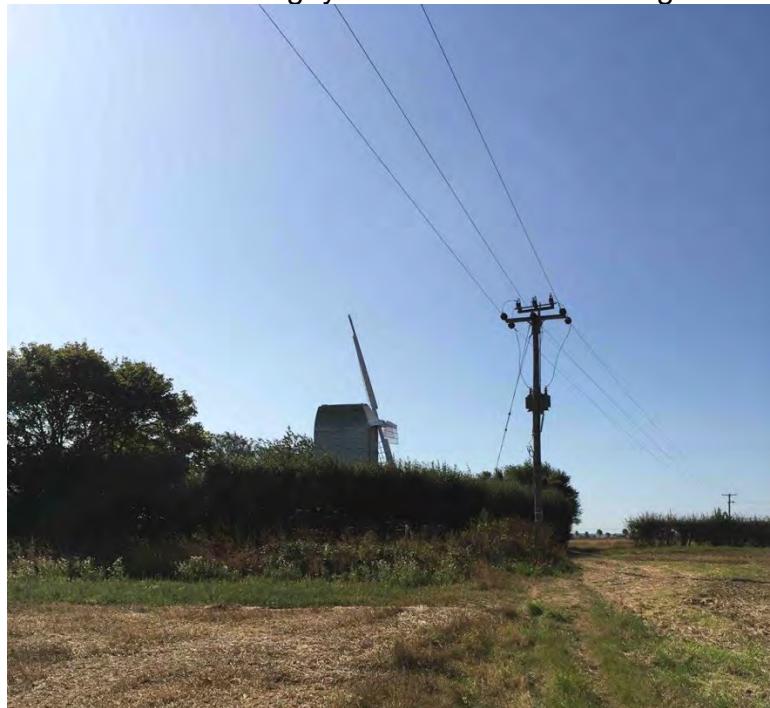
### Assessment Criteria

Accessible from a public space	Yes
Reason for being important	Records suggest (Norfolk Historic Environment Record) that this area known locally as Filby Heath dates back to the Bronze Age, with fragments of field systems visible as cropmarks, stretching over a fairly large area. This heritage is important to the residents of the parish. The area has some protected status, being on the Selected Heritage Inventory for Natural England. It is also possible to glimpse the Church in the distance.
Reason for inclusion in the Neighbourhood Plan	To ensure that this heritage and the views across it is safeguarded for future enjoyment.

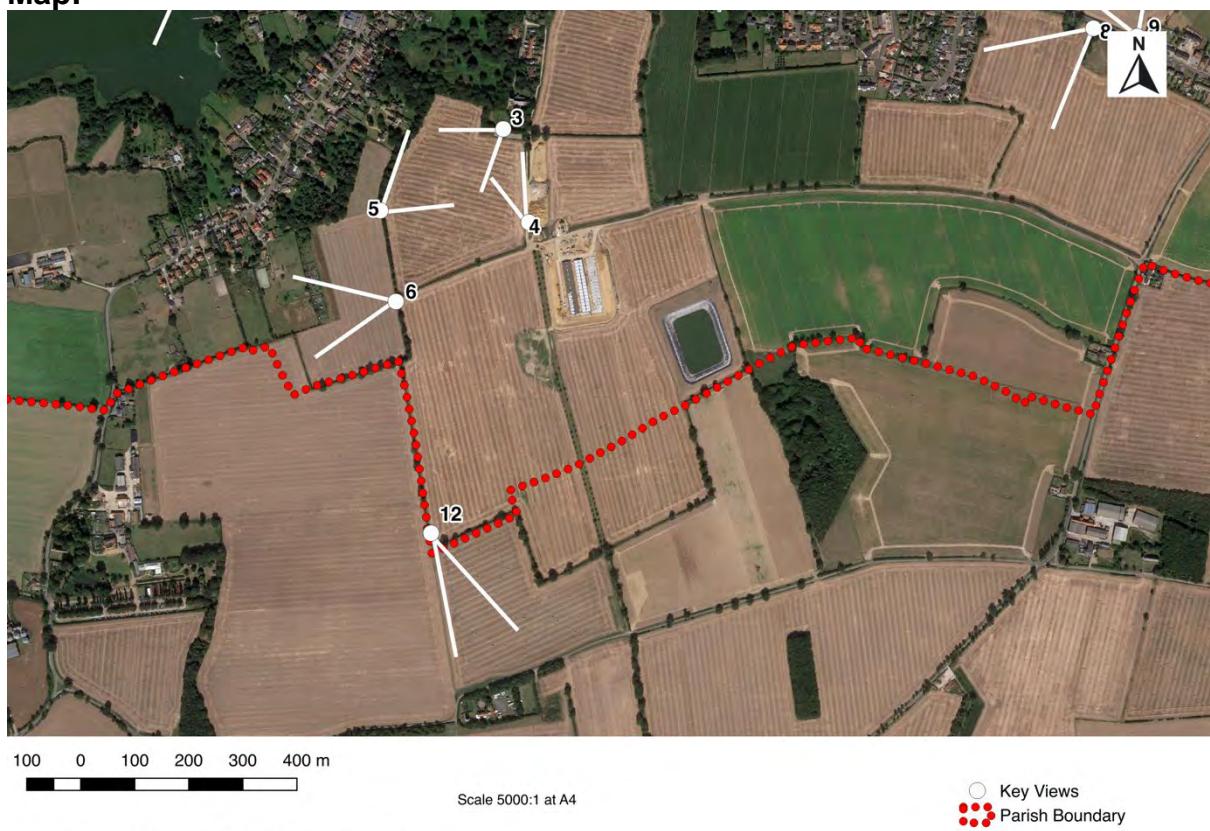
## View 12: View of Thrigby Mill

**Description:** This view takes in Thrigby Mill which was originally built for Robert Woolmer to grind wheat for his Thrigby Hall Estate in the 1790s. The Mill was re-built in the 1980s and remains one of only two postmills in the county. The Mill is on private land although can be enjoyed by many from the Public Right of Way. It should be noted that this view extends into the neighbouring parish of Mautby.

**Photo:** View of Thrigby Mill from the Public Right of Way in Filby



**Map:**



### Assessment Criteria

Accessible from a public space	Yes
Reason for being important	View of a historic Mill, one of just 2 postmills still in existence in Norfolk.

Reason for inclusion in the Neighbourhood Plan	Whilst this is a lovely view, the majority of it falls outside of the Filby Parish boundary.
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### 3. Recommendations

The table below summarises the assessment of each view considered in this document. It is recommended that all views except number 12 are included within a protective policy within the Neighbourhood Plan.

View	Accessible from public space	Reason for being important	Reason for inclusion in NP
1: Ormesby Little Broad			
2: Filby Broad			
3: From All Saints Church			
4: All Saints Church			
5: All Saints Church and down to the village			
6: Thrigby Hall and Wildlife Gardens			
7: The village from Pound Lane			
8: Across arable fields in the gap between the two distinct parts of the settlement			
9: Across arable fields in the gap between the two distinct parts of the settlement			
10: Filby Heath from Market Lane			
11: Filby Heath from Wood Farm Loke			
12: Thrigby Mill			