

Strumpshaw Neighbourhood Plan Review **Basic Conditions Statement**

To accompany the modified Strumpshaw Neighbourhood Plan
submission version, for examination

June 2025

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Appendix 1: Statement to accompany the Submission version of the Strumpshaw Neighbourhood Plan Review

1 Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case Broadland District Council and the Broads Authority), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement.' Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful, be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by Broadland District Council, the Broads Authority and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.
- 1.3 This Basic Conditions Statement accompanies the Strumpshaw Neighbourhood Plan Review which modifies the Strumpshaw Neighbourhood Plan Adopted in July 2014.

2 Legal requirements

Legal Requirements: The Strumpshaw Neighbourhood Plan Review is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) (as amended).

Qualifying Body: The Strumpshaw Neighbourhood Plan Review is being submitted by a qualifying body – Strumpshaw Parish Council. Strumpshaw Parish Council was confirmed as a qualifying body by Broadland Council in December 2013, when the Strumpshaw Neighbourhood Plan Area was designated. Part of the Neighbourhood Area extends into the Broads Authority Executive Area and therefore The Broads Authority is the Local Planning Authority for that part of the area.

A Neighbourhood Development Plan: The Strumpshaw Neighbourhood Plan Review is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The time period covered: The Strumpshaw Neighbourhood

Plan Review states the time-period for which it is to have effect (from 2025-2045) a period of 20 years.

Excluded Development: The Strumpshaw Neighbourhood Plan Review policies do not relate to excluded development. The Strumpshaw Neighbourhood Plan Review does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Area of the Neighbourhood Plan: The Strumpshaw Neighbourhood Plan Review relates to the civil parish of Strumpshaw and to no other area. There is an existing Adopted Neighbourhood Plan for this area which this Neighbourhood Plan Review seeks to modify. The Neighbourhood Area for the Review is the same as that for the Adopted Neighbourhood Plan.

3 Modifying a made Neighbourhood Plan

- 3.1 The Neighbourhood Planning Act 2017 contains provisions to amend Section 38 of the Planning & Compensation Act 2004 in relation to modifying a made neighbourhood plan. As a result, the Neighbourhood Planning (General) & Development Management Procedure (Amendment) Regulations 2017, which came into force on 31 January 2018, amended the Neighbourhood Planning (General) Regulations (as amended) 2012 for this purpose.
- 3.2 Those amendments enable a qualifying body to propose modifications to a made neighbourhood plan that, if considered not to be so significant or substantial as to change the nature of the neighbourhood development plan, requires only an independent examination and not another referendum. The 2017 Regulations amend Regulations 14 to 20 of the 2012 Regulations so that the process for preparing, consulting on, submitting, publicising and examining such modifications matches that for neighbourhood plans in general.
- 3.3 However, Regulation 15 has been amended to require the qualifying body to publish a statement alongside the neighbourhood plan as proposed to be modified at the Submission stage thus:
"setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood"

development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”.

- 3.4 The Parish Council have prepared a Statement to accompany the Submission Version of the Strumpshaw Neighbourhood Plan Review which reflects the Submission Version of the Neighbourhood Plan Review and is shown in **Appendix 1**.
- 3.5 The 2014 Adopted Neighbourhood Plan contains 10 policies. The Neighbourhood Plan Review proposes 14 policies. A number of these are new policies, others are modifications to a number of existing policies to update their content and provide greater detail. The Neighbourhood Plan Review also proposes to delete Adopted Policy 4 which relates to a development of new dwellings at Mill Lane, new community rooms and allotments. This development is now complete. The new policies cover issues such as more detailed design guidance, heritage assets, natural assets and biodiversity, important local views, dark skies, localised surface water flooding and sewage management, public access, existing and new community infrastructure, land for a village focal point and a former landfill site. A summary of the changes is shown in the table on pages 22-23 in Chapter 4 of the Neighbourhood Plan Review. Whilst a number of changes have been made to the policies between the pre-submission and the submission stages, these are largely clarifications, additions of detail or improvements to the policy wording as requested by consultees and do not fundamentally alter the direction of the policy.
- 3.6 This Basic Conditions Statement focuses on explaining how the modified and new policies meet the basic conditions.

4 Basic Conditions

4.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011 and paragraph 102 (1) of the Levelling Up and Regeneration Act 2023) sets out a series of requirements that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:

4.2 A draft Plan meets the basic conditions if:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see Section 4 below).

- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only) insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Strumpshaw Neighbourhood Plan Review).
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of Strumpshaw Neighbourhood Plan Review).
- (d) The making of the Plan contributes to the achievement of sustainable development (see Section 5 below).
- (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see Section 4 below).

Note: The Levelling up and Regeneration Act 2023, introduces a replacement Basic Condition to replace (e) above as follows, which is yet to be formally enacted but nevertheless has been considered by this statement:

- e) (a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and*
 - (ii) if it took place, would provide housing**
- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see Section 6 below) and,
- (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see Section 7 below).

Where applicable each of these basic conditions is addressed in the following sections. For clarification it should be noted that b) and c) above are not applicable to the Strumpshaw Neighbourhood Plan Review and refer to 'Neighbourhood Orders' only.

5 Compliance with Basic Conditions (a) and (e)

- 5.1 The following tables provide an appraisal of the extent to which the Strumpshaw Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 5.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in December 2023 and then revised in December 2024. **Table A** below assesses the degree of regard that the Strumpshaw Neighbourhood Review Plan policies have had to NPPF 2024 (**Column B**).
- 5.3 The adopted Development Plan for Strumpshaw comprises a number of documents. The strategic policies are contained in the Greater Norwich Local Plan (GNLP) which was adopted in March 2024. (**Column C**)
- 5.4. In addition, Broadland District Council has an adopted Development Management Policies Development Plan Document (DPD) which was Adopted in 2015. (**Column D**)
- 5.5 As mentioned earlier, part of the Neighbourhood Area also extends into the Broads Authority's Executive Area and therefore the Broads Local Plan (Adopted in 2019) is also applicable. (**Column E**).
- 5.6 Therefore the policies contained within the Strumpshaw Neighbourhood Plan Review have been assessed for their conformity against the adopted planning policy documents which comprise the existing Development Plan. This is set out in **Table A** below.
- 5.7 The Neighbourhood Plan is positively prepared and is consistent with the new Basic Condition e(a) i) above as although it does not make additional allocations on top of that already committed through the strategic policies, it does not prevent development from coming forward. In summary, it is the view of the Strumpshaw Council (as the relevant Qualifying Body) that the appraisal demonstrates that the Strumpshaw Neighbourhood Plan Review has had appropriate regard to and is in general conformity with, both national and local strategic policy.

Adopted Policy Documents – Table A

Column A The Strumpshaw Neighbourhood Plan Review Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Broads Local Plan 2019 (BLP)
<p>Policy STR1: New housing</p> <p>(New policy based on previous Adopted Policy 2.)</p>	<p>This policy reflects NPPF paragraph 63, which advises that planning policies should reflect the needs of “those who require affordable housing,(including social rent), families with children, looked after children, older people (including those who require retirement housing, housing with care and care homes) students, people with disabilities, service families, travellers, people, who rent their homes and people wishing to commission or build their own homes”.</p> <p>Policy STR1 supports a range and mix of housing types including smaller homes 1-3</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well designed places, which respect the character of the local area and seek to enhance it through appropriate design.</p> <p>This policy is consistent with GNLP Policy 5 – Homes, which requires proposals for housing to contribute to a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities The</p>	<p>This policy is consistent with Policy GC1 of the DMDPD which includes a presumption in favour of sustainable development, GC2 which accommodates development within settlement limits and GC3 which seeks to control development outside of settlement limits.</p> <p>In addition it is also consistent with DM</p>	<p>This policy is consistent with Policy SP15 Residential Development of the BLP which seeks to deliver a mix of housing which will meet local needs.</p>

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(Policy STR1 continued...)	bedrooms, specialist housing for older people and affordable housing. The policy also seeks to ensure that new housing is suitable in terms of scale and that it reflects and complements the existing character of the parish.	GNLP policy provides for a range of types of housing including affordable housing, specialist housing and self and custom build.	DPD Policy GC4 Design which promotes the creation of sustainable, inclusive and mixed communities.	
Policy STR2: Design Guidelines and Codes (New policy based on previous Adopted Policy 1)	This policy reflects NPPF paragraph 131 which indicates that the creation of high quality, beautiful, sustainable buildings and places is fundamental to planning. Policy HOU2 is supported by the Strumpshaw Design Guidance and Codes and seeks to ensure that public spaces are designed to deliver the highest quality public realm design.	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well designed places, which respect the character of the local area and seek to enhance it through appropriate design. Policy STR2 is informed by the specific Strumpshaw Design Guidelines and Codes.	This policy is consistent with Policy GC4 of the DM DPD which seeks a high standard of design for all new development.	This policy is consistent with Policy DM43 Design of the BLP which includes criteria relating to scale, form, massing, layout, design, materials, and landscaping

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Policy STR3: Business Premises (New policy based on previous Adopted Policy 8)	<p>This policy is consistent with paragraph 88a which allows for "the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well designed, new buildings".</p> <p>Policy STR3 supports new and expanding business subject to criteria governing design and impact.</p>	<p>This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice.</p>	<p>This policy is consistent with DM DPD Policy E2 which seeks to retain existing employment sites in employment uses.</p>	<p>This policy is consistent with Policies DM25 (New Employment Development) and DM51 (Retail) of the BLP which seek to ensure that proposal for new employment , business or retail development are appropriate to a rural area.</p>
Policy STR4:Heritage Assets (New policy)	<p>This policy reflects NPPF paragraph 216 which outlines the approach to assessing the impact of applications on non-designated heritage assets. 'In weighing applications that directly or indirectly</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires 'development proposals to enhance the natural environment whilst avoiding harm to</p>	<p>There is no equivalent heritage policy in the DM DPD.</p>	<p>This policy reflects Policies SP5 and DM 11 of the BLP which seeks to protect the historic environment and assets of the</p>

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	<p>affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'</p> <p>The policy identifies 33 Non-Designated Heritage Assets in Strumpshaw which are important to the local character of the area.</p>	<p>designated and non-designated assets of the natural environment.</p>		<p>Broads including key buildings and structures and Conservation Areas.</p>
<p>Policy STR5:Natural Assets and Biodiversity (New policy)</p>	<p>This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition, paragraph 192 (b) of the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and enhancement which requires development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment. In</p>	<p>This policy is consistent with Policy EN2 of the DM DPD which expects development proposals to protect and enhance biodiversity and support the delivery</p>	<p>This Policy reflects Policy DM8 Green Infrastructure of the BLP which seeks to protect sites of biodiversity and geodiversity importance including green</p>

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	Policy STR5 identifies the important natural features of the parish and provides support for biodiversity net gain in new developments including the planting of additional trees, the greening of areas between developments and the incorporation of wildlife enhancement measures.	In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.	of a network of green infrastructure.	corridors and sites of amenity value. Furthermore Policies SP6 and DM13 of the BLP seek to protect the natural environment and sites of biodiversity value.
Policy STR6: Ecological Corridors (New policy)	This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In	This policy is broadly consistent with Policy 2 Sustainable Communities which seeks to create and contribute to multi-functional green	This policy is consistent with Policy EN2 of the DM DPD which expects development	This Policy reflects Policy DM8 Green Infrastructure of the BLP which seeks to protect

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<p>(Continued...)</p>	<p>addition, paragraph 192 (b) of the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.</p> <p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside, together with the importance of the provision of green infrastructure</p>	<p>infrastructure links, whether provided on-site or off-site, including through landscaping, street trees and other tree planting, to make best use of site characteristics and integrate into the surroundings, having regard to relevant taking account of local green infrastructure strategies and delivery plans.</p> <p>This policy is consistent with GNLP Policy 3 – Environmental Protection and enhancement which requires development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the</p>	<p>proposals to protect and enhance biodiversity and support the delivery of a network of green infrastructure.</p>	<p>sites of biodiversity and geodiversity importance including green corridors and sites of amenity value.</p> <p>Furthermore Policies SP6 and DM13 of the BLP seek to protect the natural environment and sites of biodiversity value.</p>

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<p>(Continued...)</p>		<p>natural environment. In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.</p>		
<p>Policy STR7:Local Green Spaces (New policy based on</p>	<p>This policy reflects NPPF paras 107-109 which advocates “The designation of land as Local Green Space through local and neighbourhood plans allows</p>	<p>There is no equivalent or corresponding policy relating to Local Green Spaces in the GNLP.</p>	<p>This policy is consistent with paragraph 3.13 which refers to the importance of protecting Local</p>	<p>This policy reflects Policy DM7 of the BLP which seeks to protect existing green and open</p>

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Adopted Policy 6)	communities to identify and protect green areas of particular importance to them". Policy STR7 proposes 6 new spaces proposed for protection and identification as LGS which have been assessed against the NPPF criteria.		Green Space which are consistent with criteria in the NPPF	spaces. It does not specifically refer to Local Green spaces.

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Policy STR8: Important Local Views (New policy)	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside.</p> <p>The policy identifies eight important views that it is considered should be protected from development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires ‘development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment.</p> <p>Policy STR8 identifies important views that it is considered should be protected from development that would have an adverse impact upon the identified view.</p>	<p>This policy is consistent with DM DPD Policy EN2 which refer to ‘visually sensitive skylines, valley sides and important views’. Reference to the setting of the nationally important Broads is also made. Part of the parish falls within the Broads Authority Executive Area.</p>	<p>This policy is consistent with Policy SP7 (Landscape Character) and DM16 (Development and Landscape) of the BLP which seeks to ensure that important landscape characteristics are protected from inappropriate development.</p>
Policy STR9: Dark Skies (New policy)	<p>This policy is consistent with NPPF paragraph 196 c) which refers to the desire to limit the impact of light</p>	<p>There is no equivalent or corresponding policy relating to Dark Skies</p>	<p>This policy is consistent with DM DPD paragraph 3.17 which</p>	<p>This policy is consistent with Policy DM22 (Light Pollution</p>

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<p>(continued...)</p>	<p>pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.</p> <p>Policy STR9 seeks to limit the impact of lighting from new development on dark skies and on the natural environment.</p>	<p>in the GNLP.</p>	<p>indicates that decisions and policies should ,limit the impacts of light pollution from artificial light.</p>	<p>and Dark Skies) of the BLP which seeks to protect existing dark skies and minimise light pollution.</p>

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Policy STR10: Localised surface water flooding and sewage management (New policy)	<p>This policy reflects NPPF paragraph 170 which encourages development to be directed away from areas of flood risk and should not increase flood risk elsewhere.</p> <p>Policy STR10 identifies six specific areas of localised flooding within the parish and contains specific support for the inclusion of SUDs within new developments to protect against flooding and pollution and also to provide biodiversity benefits.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks avoid locating inappropriate development in areas at risk of flooding by applying the sequential and exceptions tests and ensuring that flood risk is not increased elsewhere. Sustainable drainage systems should be incorporated unless there is clear evidence that this would be inappropriate.</p>	<p>This policy is consistent with Policy CSU5 of the DM DPD which seeks to minimise flooding and promotes flood mitigation measures</p>	<p>This policy is consistent with BLP Policies SP2 (Strategic Flood risk policy) and DM5 (Development and Floodrisk) which seek to direct new development away from areas at risk of flooding and to ensure that new development does not exacerbate or cause floodrisk issues.</p>
Policy STR11:Highway Safety	<p>This policy is consistent with NPPF para 116 which states that development should</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities</p>	<p>This policy is consistent with DM DPD Policy TS3 –</p>	<p>This policy is consistent with BLP Policy DM23</p>

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(Previously Adopted Policy 7)	<p>only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.</p> <p>Policy STR11 expects development proposals to ensure that there is no detriment to highway safety and, where possible, help to reduce existing risks</p>	<p>which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrate parking to avoid it dominating the streetscape or being a hazard.</p>	<p>Highway Safety which seeks to ensure that development will not be permitted where it would result in any significant adverse impact upon the safety of the highway network .</p>	<p>(transport, Highways and Access) which seeks to ensure that development is permitted in areas where safe and convenient and access can be achieved.</p>

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Policy STR12: Public Access (New policy)	<p>This policy is consistent with paragraph 96 (c) of the NPPF which encourages walking and cycling and paragraph 108 (c) which promotes walking and cycling as a preferred transport option.</p> <p>Policy STR12 encourages the creation of new connections for pedestrians and cyclists and seeks to create a cohesive village network and better connections to existing facilities and also out in the countryside.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development;</p>	<p>There is no equivalent policy in the DM DPD.</p>	<p>This policy is consistent with BLP Policy DM23 (Transport, Highways and Access) which seeks to ensure that development is permitted where it can be accessed by a range of modes and means of transport including walking and cycling.</p>
Policy STR13: Existing and new community infrastructure	<p>This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural</p>	<p>This policy is consistent with GNLP Policy 1 Sustainable Communities which seeks to deliver Sustainable Development.</p>	<p>This policy is consistent with DM DPD Policy GC4 Design which promotes the creation of</p>	<p>This policy is consistent with Policies SP16 and DM44 of the BLP which supports the retention of</p>

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(New policy)	<p>facilities and services that the community needs. In addition, planning policies should aim to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</p> <p>Policy STR13 identifies the existing community facilities in the parish and seeks to prevent their loss unless equivalent or new provision can be made.</p>	<p>There is no specific GNLP policy that refers to the protection of existing community facilities. Policy 4 of the GNLP – Strategic Infrastructure, emphasises the need to support the timely delivery of infrastructure to support growth and Policy 2 Sustainable Communities promotes an inclusive, resilient and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development.</p>	<p>sustainable, inclusive and mixed communities.</p> <p>This policy is consistent with Policies CSU1 and CSU2 of the DM DPD which relate to additional community facilities and the protection of existing community facilities.</p>	<p>existing community facilities and supports the provision of appropriate new community facilities.</p>

<p>Policy STR14: Former Landfill Site (New policy)</p>	<p>This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity and geodiversity.</p> <p>This is a locally distinctive policy which seeks to provide environmental enhancements on a specific site in the parish.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which seeks to create a multifunctional network of green spaces.</p>	<p>This policy is consistent with Policy EN3 of the DM DPD which requires the provision of a well-managed green infrastructure network.</p>	<p>This policy reflects Policy DM7 of the BLP which seeks to protect existing green and open spaces. It does not specifically refer to Local Green spaces.</p> <p>This Policy reflects Policy DM8 Green Infrastructure of the BLP which seeks to protect and enhance sites of biodiversity and geodiversity importance including green corridors and sites of amenity value.</p> <p>The site which is the subject of the policy lies</p>
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(continued...)				outside of the Broads Local Plan Area but the policy is consistent th the aim of the Broads Local Plan policy.

Compliance with new Basic Condition e) a) i) and ii)

- 5.8 The Levelling Up and Regeneration Act introduced a replacement Basic Condition:
- e) a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and
 - (ii) if it took place, would provide housing
- 5.9 Under Policy 16 of the former Joint Core Strategy (JCS), Strumpshaw was identified in the 'Other villages' category which meant that a development boundary was defined which would accommodate infill or small groups of dwellings and small scale business or services, subject to form and character considerations. No specific allocations for new housing development were made in Strumpshaw.
- 5.10 In the Adopted Greater Norwich Local Plan (2024), Strumpshaw, Lingwood and Burlingham, and Beighton are identified to form a village cluster under policy 7.4. Again no new site specific allocations were made within Strumpshaw parish. In order to be compliant with the new Basic Condition, the policies of the Strumpshaw Neighbourhood Plan should not prevent any allocations in the GNLP from coming forward. Given there are no specific allocations in the GNLP for Strumpshaw, the Neighbourhood Plan therefore complies with this new Basic Condition.

6. Compliance with Basic Condition d)

- 6.1 The NPPF 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Strumpshaw Neighbourhood Plan Review policies against NPPF policies presented above, demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 6.2. The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 6.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 6.4 The objectives and policies contained within the Strumpshaw Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below. Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. **STR2: Design Guidelines and Codes** which contributes to both social and environmental objectives.
- 6.5 The plan has been formulated with Sustainable Development at its heart. The embedded theme of sustainability is reflected in the overarching vision for the plan, which reflects the three distinct strands of sustainability – economic, environmental, and social.

¹ Resolution 42/187 of the United Nations General Assembly.

Vision

Vision statement
<p>By 2045, Strumpshaw parish will continue to be a small, tranquil and rural village with hamlets. Areas of high landscape value (woodlands, marshes, fens, green spaces and local heritage) will be protected and enhanced to complement the designated nature reserves.</p> <p>Strumpshaw will continue to be distinct from Lingwood, Brundall and Blofield parishes. Strumpshaw will have improved pedestrian safety and enhanced connectivity.</p> <p>Any new development will be well designed, supported by appropriate community infrastructure. It will be environmentally sustainable and responsive to climate change, with thriving biodiversity.</p> <p>Businesses appropriate to a small rural community will be supported.</p>

6.6 This table below helps to demonstrate the Plan’s comprehensive contribution to sustainable development.

Sustainable Development – Table C

NPPF Sustainable Development	Contribution through Strumpshaw Neighbourhood Plan Review Objectives and Policies
<p>NPPF 2024 An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p>Economic Objective 1: Encourage the provision of small scale and low impact employment opportunities.</p> <p>Policy STR3: New Business Premises. This policy supports small scale employment premises appropriate to the character of Strumpshaw parish especially those that contribute to local amenity.</p>
<p>NPPF 2024</p>	<p>Social Objectives:</p>

NPPF Sustainable Development	Contribution through Strumpshaw Neighbourhood Plan Review Objectives and Policies
<p>A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<ol style="list-style-type: none"> 1. Encourage any new infill housing to be of a low density and in line with the Strumpshaw Design Guidance and Codes document. 2. Resist the introduction of street lights (including streetlighting) in order to maintain dark skies. 3. Continue to promote safe roads, identifying measures encourage adherence to traffic speed limits, and to reduce conflicts between vehicles and pedestrians. <p>Policy STR1: New Housing. This policy supports new housing development which is of a scale which is appropriate to the character of the parish and appropriately located. New housing which would meet the needs of local residents including older people in terms of size and affordability will be supported.</p> <p>Policy STR2: Design Guidelines and Codes. This policy promotes high quality design in the parish and is supported by a specific Strumpshaw Design Guidelines and Codes document.</p> <p>Policy STR3: New Business Premises. This policy supports small scale employment premises appropriate to the character of Strumpshaw parish especially those that contribute to local amenity.</p> <p>Policy STR10: Localised surface water flooding and sewage management. This policy aims to protect and support the community's health and wellbeing by preventing new development which would cause new or exacerbate existing flooding issues.</p> <p>Policy STR11: Highway Safety. This policy seeks to support the community's wellbeing by</p>

<p>NPPF Sustainable Development</p>	<p>Contribution through Strumpshaw Neighbourhood Plan Review Objectives and Policies</p>
<p>(social objective continued...)</p>	<p>ensuring that new development is not detrimental to highway safety.</p> <p>Policy STR12: Public access. This policy aims to ensure that new development provides good access and connectivity to village services and the wider countryside.</p> <p>Policy STR13: Existing and new community infrastructure. This policy supports a vibrant and strong community by protecting existing community facilities from loss or detriment caused by new development and provides support for new facilities.</p> <p>Policy STR14: Former landfill site. This site specific policy aims to enhance the former landfill site for the benefit of the community.</p>
<p>NPPF 2024 An environmental objective: to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Environmental Objectives:</p> <ol style="list-style-type: none"> 1. Maintain and protect the tranquil and rural nature of the whole of the Parish. 2. Keep the built up core of Strumpshaw separate from those parts of Strumpshaw adjacent to Lingwood, Blofield and Brundall. 3. Resist any development which is in parts of the Parish that are outside the settlement limit. 4. Maintain and protect areas of high landscape value, including wooded areas in private ownership, reflecting the landscape assessments undertaken by the Broads Authority and Broadland District Council. 5. Maintain and protect the marshes and legally designated nature reserves. 6. Protect agricultural land use.

NPPF Sustainable Development	Contribution through Strumpshaw Neighbourhood Plan Review Objectives and Policies
(environmental objective continued...)	<p>7. Encourage the provision of green space in the built up core of the Parish.</p> <p>Policy STR1: Design Guidelines and Codes. This policy seeks to enhance the natural and built environment through the promotion of high quality design in the parish and is supported by a specific Strumpshaw Design Guidelines and Codes document.</p> <p>Policy STR4: Heritage Assets. This policy seeks to protect and enhance the historic environment through the protection of existing heritage and identification of a number of Non Designate Heritage Assets in the parish which contribute to the local character.</p> <p>Policy STR5: Natural assets and biodiversity. This policy seeks to protect and enhance the natural environment through the protection of existing natural assets in the parish which contribute to the local character. The policy also supports a 10% net gain in biodiversity through new development proposals.</p> <p>Policy STR6: Ecological corridors. This policy seeks to protect and enhance the natural environment through the identification of the important ecological corridors in the parish. The policy also supports a 10% net gain in biodiversity through new development proposals.</p> <p>Policy STR7: Local Green Spaces. This policy seeks to protect and enhance the natural environment through the protection of existing green spaces in the parish which are demonstrably special to the local community.</p> <p>Policy STR8: Important Local Views. This policy seeks to protect and enhance the natural environment through the identification of</p>

NPPF Sustainable Development	Contribution through Strumpshaw Neighbourhood Plan Review Objectives and Policies
(environmental objective continued...)	<p>important public local views which contribute to the landscape character of the parish. proposals.</p> <p>Policy STR9: Dark Skies. This policy seeks to protect and enhance the natural environment through the protection of the existing dark skies of the parish and the minimisation of light pollution from new development.</p> <p>Policy STR10: Localised surface water flooding and sewage management. This policy aims to protect and enhance the natural environment by preventing new development which would cause new or exacerbate existing flooding issues whilst providing biodiversity benefits.</p> <p>Policy STR14: Former landfill site. This site specific policy aims to enhance the former landfill site for the benefit of wildlife and the local community.</p>

7 Compatibility with Basic Condition f)

- 7.1 The statement below demonstrates how the Strumpshaw Neighbourhood Development Plan does not breach and is compatible with all relevant EU obligations. The United Kingdom formally left the European Union on the 31st of January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 7.2 Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required to be carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Strumpshaw Neighbourhood Plan Area. One particular site has been identified within the Strumpshaw Neighbourhood Area. This is the wetland complex known as the Broads, which has Special Protection Area (SPA) Special Area of Conservation (SAC) and RAMSAR designations.
- 7.3 Broadland District Council and the Broads Authority recommend that the Screening processes in respect of both SEA and HRA are undertaken prior to Pre-Submission Consultation. In this case they were undertaken in December 2024. The Screening Assessment for the SEA was produced on behalf of the Qualifying Body and Broadland District Council consulted the three Environmental Bodies on its content. These were Natural England, Historic England and the Environment Agency
- 7.4 The key question in the SEA screening process for the Strumpshaw Neighbourhood Plan is whether the plan would be likely to have a significant effect on the environment. The relevant steps for determining this are set out in Annex II of the SEA Directive². As a result of the findings of the screening process and the consultations with the Environmental Bodies. It was concluded by Broadland District Council (and the Broads Authority) in their SEA Screening Determination dated January 2025, that the Strumpshaw Neighbourhood Plan would not require full Strategic Environmental

² The SEA Directive (Directive 2001/42/EC)

Assessment (SEA). This conclusion was based largely on the fact that the Neighbourhood Plan Review was not making any new specific allocations for housing that were not included within the SEA scope of any other adopted planning documents.

- 7.5 it is therefore concluded by the Parish Council as the Qualifying Body that the Neighbourhood Plan meets Basic Condition f).

Human rights

- 7.6 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. The Neighbourhood Plan Review is seeking to protect local green spaces and non-designated heritage assets, some of which are in private ownership. Private owners have been notified of the contents of the plan and where they have responded their comments have been considered.
- 7.7 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.

8 Compatibility with Basic Condition (g)

- 8.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.

- 8.2 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as ‘European Designated Sites,’ Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC). As mentioned earlier, part of the Neighbourhood Area falls within the Broads Executive Area. Whilst the Broads designation is a landscape based designation the area is also an extremely sensitive wetland habitat and is covered by European designations of Special Protection area (SPA) and Special Area of Conservation Area (SAC) as well as RAMSAR and numerous Sites of Special Scientific Interest (SSSI).
- 8.3 Screening undertaken by Broadland District Council and the Broads Authority, in December 2024 concluded that a full Habitats Regulation Assessment was not required for the Neighbourhood Plan. This was because none of the proposed policies within the draft Neighbourhood Plan Review made additional allocations for future development in the parish, above that already committed in adopted Development Plan documents. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies relate to specific sites are those that seek to guide the form, layout and design of development sites already identified. Other policies seek to protect Local Green Spaces, Non-Designated Heritage Assets, deal appropriately with flooding issues, and preserve important views.
- 8.4 The HRA Screening Report was sent to Natural England for comments and they responded on 22nd January 2025. The response from Natural England, concluded that significant effects on statutorily designated

nature conservation sites or landscapes are unlikely; and, significant effects on Habitats sites, either alone or in combination, are unlikely.

- 8.6 On the basis of this screening report, and the response from Natural England, Broadland District Council and the Broads Authority determined in January 2025, that a Habitats Regulations Assessment was not required in relation to the emerging Strumpshaw Neighbourhood Plan Review.
- 8.7 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.

Appendix 1: Statement to accompany Submission version of the Strumpshaw Neighbourhood Plan Review

Strumpshaw Neighbourhood Plan Review Statement to accompany Submission version – June 2025

- 1.1 This statement has been prepared to comply with *Regulation 14 (v) of the Neighbourhood Planning (General) Regulations 2012* which relates to the modification or review of Neighbourhood Plans as follows:
Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—
(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;
- 1.2 In July 2014 Strumpshaw had its first Neighbourhood Plan adopted to guide future development in the area. The Neighbourhood Plan was one of the first Plans to be adopted in the district.
- 1.3 The Neighbourhood Plan Review aims to modify and review the Adopted Neighbourhood Plan, bringing it up to date to address changes in legislation and circumstances. It looks ahead to 2045. The Pre-Submission version of the Strumpshaw Neighbourhood Plan Review, has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), as amended. The reviewed Strumpshaw Neighbourhood Plan complements existing local, national and strategic planning policy, providing valuable detail that has come directly from residents of Strumpshaw. It is written to shape development for the period from 2025 to 2045 and covers the same Neighbourhood Area, the civil parish of Strumpshaw.
- 1.4 Commissioned by Strumpshaw Parish Council, the Neighbourhood Plan Review has been developed by a Steering of local residents. The policies in the Plan reflect the views of local people, gathered through consultation events and commissioned research. The Review has been supported by up-to-date evidence including a Data Profile, Housing Needs Assessment and a Design Code.
- 1.5 The vision, aims and objectives have been reviewed and amended. All adopted policies have also been reviewed. The Neighbourhood Plan Review does not make any new allocations. Only one policy remains identical to the Adopted Neighbourhood Plan, **POLICY 7**: 'Development will be expected to ensure that there is no detriment to highway safety and, where possible, help

to reduce existing risks'. It is believed that the modifications to existing policies are so significant that they change the nature of the original Neighbourhood Plan.

- 1.6 The **bold** text indicates amendments to the objectives in the 2014 adopted Neighbourhood Plan. Otherwise all others remain the same.

Category	Neighbourhood Plan objectives
Environmental objectives	<ol style="list-style-type: none"> 1. Maintain and protect the tranquil and rural nature of the whole of the Parish. 2. Keep the built up core of Strumpshaw separate from those parts of Strumpshaw adjacent to Lingwood, Blofield and Brundall. 3. Resist any development which is in parts of the Parish that are outside the settlement limit. 4. Maintain and protect areas of high landscape value, including wooded areas in private ownership, reflecting the landscape assessments undertaken by the Broads Authority and Broadland District Council. 5. Maintain and protect the marshes and legally designated nature reserves. 6. Protect agricultural land use. 7. Encourage the provision of green space in the built up core of the Parish.
Social objectives	<ol style="list-style-type: none"> 1. Encourage any new infill housing to be of a low density and in line with the Strumpshaw Design Guidance and Codes document. 2. Resist the introduction of street lights in order to maintain dark skies. 3. Continue to promote safe roads, identifying measures to encourage adherence to traffic speed limits, and to reduce conflicts between vehicles and pedestrians.
Economic objectives	<ol style="list-style-type: none"> 1. Encourage the provision of small scale and low impact employment opportunities.

- 1.9 Note, the following objectives were also in the 2014 adopted Neighbourhood Plan and have since been achieved:
- Encourage the development of any new housing to include both affordable and lower cost market dwellings, including consideration of housing for elderly people.
 - Ensure that a community meeting room continues to be provided in the Parish, easily accessible to the majority of residents.
 - Ensure that sufficient allotments are provided to meet the needs of the residents of the Parish.

- Encourage the completion of the footpath along Norwich Road, Strumpshaw, between Beech Drive and Goat Lane.

Changes to policies since the 2014 adopted Neighbourhood Plan

- 1.7 The following table outlines a list of policies in the 2014 adopted Neighbourhood Plan and the rationale for change which has informed the policies in this Neighbourhood Plan.

Strumpshaw Neighbourhood Plan 2014 adopted policies	Rationale for change
<p>POLICY 1: Any development will need to reflect the existing form and structure of the settlements, respecting the planning policies of the local planning authorities. It will also need to reflect and complement the rural character and history of the area.</p>	<p>Further detail needed on what appropriate design means for Strumpshaw. Character Appraisal undertaken by the Steering Group. Design Code and Guidance document (Appendix C) commissioned. New policy STRA2.</p>
<p>POLICY 2: The attractive countryside in the parish will be protected from intrusive development, with particular consideration given to the more sensitive areas such as those related to the Broads area, and gaps between settlements (i.e. between the built up core of Strumpshaw and those parts of Strumpshaw adjacent to Lingwood and Brundall).</p>	<p>Identification of 'strategic gaps' and further detail on housing growth needed. New policy STRA1.</p>
<p>POLICY 3: The settlement limits will be maintained as they are in 2013. The exception to this policy is a specific proposal as outlined in Policy 4 below, which can only be achieved on a site outside the development boundary.</p>	<p>Development of Mill Meadow completed since 2014 adopted Neighbourhood Plan. Revised Settlement Boundary as a result. New policy STRA1.</p>
<p>POLICY 4: An area of land is identified for a new community room, up to 8 allotments and an enabling residential development of up to 10 dwellings, located to the west of Mill Lane, as shown in map 5 in Appendix 1.</p>	<p>Development of Mill Meadow completed since 2014 adopted Neighbourhood Plan. Removed policy.</p>
<p>POLICY 5: New buildings should respect the vernacular design of current buildings in the parish and should allow adequate space between buildings to retain the character of the parish.</p>	<p>Further detail needed on what appropriate design means for Strumpshaw. Character Appraisal undertaken by the Steering Group. Design Code and Guidance document (Appendix C) commissioned. New policy STRA2.</p>

Strumpshaw Neighbourhood Plan 2014 adopted policies	Rationale for change
POLICY 6: The key green features on the south western corner of Mill Road and Norwich Road, and the north western corner of Hemblington Road and Norwich Road will be protected.	Refined policy needed designating more Local Green Spaces for protection. New policy STRA7 .
POLICY 7: Development will be expected to ensure that there is no detriment to highway safety and, where possible, help to reduce existing risks.	Policy kept as was in the 2014 adopted Neighbourhood Plan. Now policy STRA11 .
POLICY 8: Small scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not impact on the character of the area or the amenity of residents.	Minor amendments to the policy in line with the revised vision statement. New policy STRA3 .
POLICY 9: The conversion or re-development of the existing parish room on Barn Hill to appropriate uses will be allowed, subject to meeting the relevant policies of the local planning authority.	Completed project, policy no longer required.
POLICY 10: A small facility including toilets and kitchen will be sought for St. Peter's church visitors, in a way that will offer least harm to the significance of the existing grade 1 listed church and its setting.	Policy reads more as a project. New project in chapter 9.

