

Strumpshaw Consultation Statement

To accompany reviewed Strumpshaw Neighbourhood Plan
submission version, for examination

June 2025

Contents

	Page
1. Introduction	3
2. Community engagement stages	4
3. Conclusion	8
Appendices	
APPENDIX 1: Neighbourhood Plan Area	9
○ 1(a): Map of the Neighbourhood Plan Area	
APPENDIX 2: Neighbourhood Plan Steering Group members	10
○ 2(a): Steering Group members	
APPENDIX 3: Drop-in consultation (March 2024)	11
○ 3(a): Flyer/poster for drop-in consultation (March 2024)	
○ 3(b): Results of March/April 2024 consultation: drop-in and online questions	
APPENDIX 4: Pre-submission consultation on the draft Neighbourhood Plan (February/March 2025)	38
○ 4(a): Poster/flyer for pre-submission consultation	
○ 4(b): Consultation response form (also online)	
○ 4(c): Log of comments and responses to pre-submission consultation (Regulation 14)	
○ 4(d) Log of changes between Pre-submission Consultation (Regulation 14) and submission version of the Neighbourhood Plan	

1. Introduction

1.1 Background and consultation requirements

- 1.1.1 Strumpshaw Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is a revised version of the Plan for 2025-2045, and a part of the Government's current approach to planning. It draws on consultation and other evidence bases.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Strumpshaw Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
 - a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b. Explain how they were consulted;
 - c. Summarise the main issues and concerns raised by the persons consulted; and
 - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.¹

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

2. Community engagement stages

2.1 The recruitment of a Steering Group

2.1.1 Strumpshaw Parish Council agreed to undertake a review of the July 2014 adopted Neighbourhood Plan on 18th July 2023, and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.

2.2 Community engagement

2.2.1 In October 2023 Strumpshaw Neighbourhood Plan Steering Group appointed consultancy support for the project and to provide a communication plan and community engagement plan.

2.2.2 The revised Neighbourhood Plan draws, in part, on the evidence base from the 2014 Adopted Neighbourhood Plan.

2.2.3 There are 3 stages of evidence based work that were undertaken for the review of the Neighbourhood Plan. Full details can be found in Appendix 3. The names of individual respondents have been removed.

- **Stage 1: Review of adopted Strumpshaw Neighbourhood Plan (2014)** (January to April 2024).
 - **Steering Group workshop** (17th January 2024): to launch the process, and revisit the vision, objectives and review the policies previously adopted Neighbourhood Plan.
 - **Drop-in consultation** (23rd March 2024): to enable an understanding of the Neighbourhood Plan and work undertaken to date, to enable an understanding of why a review is needed, to ask questions to determine how to draft policies. An online version of the consultation was also available to residents until 5th April. The consultation heard from 98 individuals (of which 70 were in person and 28 online), the response rate was 15 per cent of the total population of Strumpshaw parish.
- **Stage 2: Commissioning specialist reports and sites work** (March to July 2024).
 - **Data profile for Strumpshaw** (March 2024): document containing key data for the parish, to inform policy writing.
 - **Character appraisal** (Spring 2024): Steering Group split the main built up areas of the parish into distinct character areas and described them in detail. The work fed into the Design Codes and Guidance.
 - **Call for sites** (May 2024): call to landowners and land agents in Strumpshaw, looking for a suitable site that would accommodate community land uses (a public green space, a general amenity area, a play space, and/or a location for a village sign). This was followed by an assessment and correspondence. No suitable land came forward that was for community land only.

- **Housing Needs Assessment** (May 2024): an independent assessment of housing needs of the parish, undertaken by AECOM² in conjunction with the Steering Group. The report addresses affordability and affordable housing need, mix of housing needed (type and size), specialist housing for older people and next steps for Strumpshaw. Used to inform policy writing.
- **Strumpshaw Design Codes and Guidance** (August 2024): design codes drafted for the character areas covering the main built up parts of the parish together with parish-wide guidance. Undertaken by AECOM in conjunction with the Steering Group, to support the Neighbourhood Plan policies (Appendix D).
- **Identification of Local Green Spaces** (early summer 2024): identification and assessment by the Steering Group of locally important green spaces for designation and inclusion in the Neighbourhood Plan.
- **Consultation on Non-designated Heritage Assets** (August/September 2024): letter sent to owners of assets in Strumpshaw that may have a heritage interest. Assessment of possible heritage assets undertaken up the Steering Group for inclusion in the Neighbourhood Plan.
- **Stage 3: Policy drafting** (April 2024 to December 2024) **and pre-submission consultation of the draft Neighbourhood Plan (Regulation 14)** (1st February to 17th March 2025)
 - Policy drafting began in April 2024, with a review of adopted Neighbourhood Plan, and drafting of new policies.
 - Following approval by Strumpshaw Parish Council on 18th December 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 1st February to 17th March 2025). It was sent to statutory agencies and available for residents to comment on.
 - The consultation was launched with an exhibition on 1st February. Attendees were invited to fill in a consultation response form. Subsequently the documents and response forms were available online at www.strumpshaw-pc.gov.uk/neighbourhood-plan and available in physical form at Strumpshaw Community Hall. The following organisations/companies were emailed with a link to the Neighbourhood Plan documents for comment:
 - Active Norfolk
 - Anglian Water Services Ltd
 - Astill Planning
 - Beighton Parish Council
 - Blofield Parish Council
 - Broadland District Council & South Norfolk Council
 - Broads Authority
 - Brundall Parish Council
 - BT
 - Buckenham Ancient Woodland Trust
 - Cantley, Limpenhoe and Southwood Parish Council

² AECOM: external consultancy appointed by government contract to support Neighbourhood Plans with technical support.

- Carleton St Peter Parish Council
- Claxton Parish Council
- CofE Diocese of Norwich
- Community Action Norfolk
- CTIL
- Environment Agency
- Equal Lives
- High Noon Farm
- Hill Farm
- Historic England
- Homes England
- Hyperoptic
- ITS Technology
- Langley with Hardley Parish Council
- Lingwood and Burlingham Parish Council
- Lingwood parish church
- Marine Management Organisation
- Mobile Operators Association
- National Grid
- National Highways
- Natural England
- NCC Historic Environment Service
- Network Rail
- New Anglia Local Enterprise Partnership
- Norfolk & Suffolk Gypsy Roma & Traveller Service
- Norfolk & Waveney Integrated Care Partnership
- Norfolk Chamber of Commerce
- Norfolk Constabulary - Estates Department (HQ)
- Norfolk County Council
- Norfolk Geodiversity Partnership
- Norfolk Wildlife Trust
- Norwich International Airport Ltd.
- Rockland St Mary Parish Council
- RSPB, Strumpshaw Fen
- Sports England East
- SSE Telecom
- Strumpshaw Parish Council
- Strumpshaw churches
- Strumpshaw Estates Ltd
- Strumpshaw Trust
- Surlingham Parish Council
- T W Gaze
- Tetlow King
- The Bridge Plus
- The Granary
- UK Power Networks
- Water Management Alliance
- Wood Lane Farm

2.3 Communication

2.3.1 To spread news of the emerging Neighbourhood Plan, the Steering Group used:

- Leaflets delivered to households
- Posters on noticeboards
- The Parish Council website Neighbourhood Plan page: www.strumpshaw-pc.gov.uk/neighbourhood-plan
- Facebook
- Next Door
- Articles in the 'Parish News' (parish magazine)
- Brief reports and verbal updates to Strumpshaw Parish Council.

2.3.2 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to be delivered within the community.

2.4 Environmental screenings

2.4.1 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in summer 2024. Consultation responses were received from the Environment Agency, Historic England and Natural England. The following determinations were made:

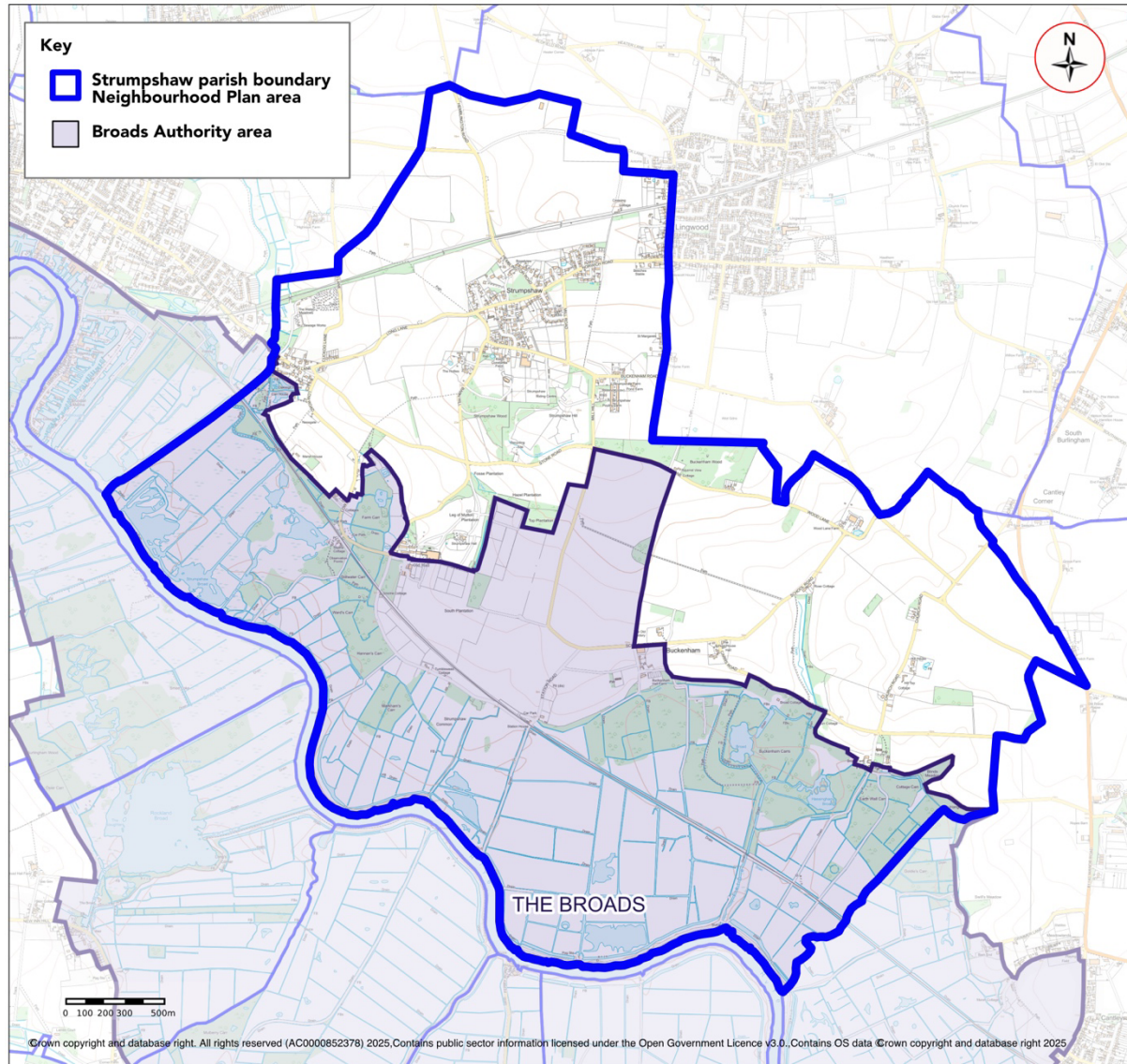
- On the basis of this screening report, and the response from Natural England, Broadland District Council determines that a HRA is not required in relation to the emerging Strumpshaw Neighbourhood Plan Review. This was supported by Strumpshaw Neighbourhood Plan Steering Group.
- Based on the assessment undertaken in the SEA Screening Report and the responses received from the consultation bodies, Broadland District Council considers that it is unlikely that significant environmental effects will arise from implementation of the Strumpshaw Neighbourhood Plan Review, and therefore that a Strategic Environmental Assessment is not required. This was supported by Strumpshaw Neighbourhood Plan Steering Group.

3. Conclusion

- 3.1 The programme of community engagement carried out during the production of the reviewed Strumpshaw Neighbourhood Plan was appropriate to the process of reviewing the Neighbourhood Plan.
- 3.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Strumpshaw Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the Greater Norwich Local Plan and the Broads Authority Local Plan.

APPENDIX 1: Neighbourhood Plan Area

Appendix 1(a): Map of the Neighbourhood Plan Area



APPENDIX 2: Neighbourhood Plan Steering Group members

Appendix 2(a): Steering Group members

The Strumpshaw Neighbourhood Plan Steering Group consisted of the following members:

- Will Faulkner (chair)
- Stuart Blyth (initial stages)
- Caroline Davison (initial stages)
- Michael Green
- Jenny Hill
- Bob Hunt
- Simon Rump

Supported by:

- Tanya Rowlandson – Parish Clerk.
 - Rachel Leggett – Principal independent consultant for the Neighbourhood Plan.
 - Andrea Long – Independent consultant, policy advice.
 - Emma Harrison – Independent consultant, data profile and environmental screenings.
-

APPENDIX 3: Drop-in consultation (March 2024)

Appendix 3(a): Flyer/poster for drop-in consultation (March 2024)



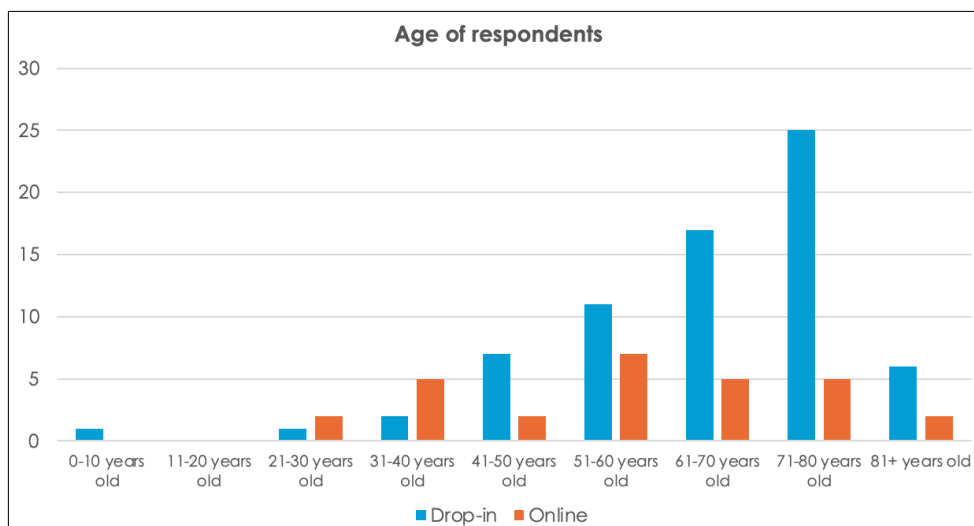
Appendix 3(b): Results of March/April 2024 consultation: drop-in and online questions

The consultation heard from 98 individuals (of which 70 were in person on Saturday, 23rd March, and 28 online from mid-March to 5th April). The usual resident population of Strumpshaw parish was 634 usual residents on Census day 2011. Therefore, the response rate was 15% of the population.

Note: all data has been included in this report, with a green box under each question which summarises the data.

Question (i): About you

Summary: More responses were received from older people in the community compared to the age profile across the Strumpshaw population (see figure 13 in the Data Profile, graph showing the age of Strumpshaw).



	Drop-in	Online	Total
0-10 years old	1	0	1
11-20 years old	0	0	0
21-30 years old	1	2	3
31-40 years old	2	5	7
41-50 years old	7	2	9
51-60 years old	11	7	18
61-70 years old	17	5	22
71-80 years old	25	5	30
81+ years old	6	2	8
Total	70	28	98

Question (ii): About you

Summary: The majority of respondents were from Strumpshaw village.

	Drop-in	Online	Total
Strumpshaw village resident	59	23	82
Buckenham hamlet resident	2	0	2
Hassingham hamlet resident	1	1	2
Resident elsewhere in the parish	0	1	1
Working in the parish	2	1	3
Resident outside the parish	1	2	3
Total	65	28	93

Question (iii): What is special about Strumpshaw parish?

Summary: 'community' mentioned 18 times, 'rural' mentioned 10 times, 'pub' mentioned 8 times, 'friendly' mentioned 7 times.



Source: www.freewordcloudgenerator.com

Comments

- o Access to nature, countryside on your doorstep. rural village with a thriving pub
- o An excellent small rural community
- o Beautiful quiet village with plenty of walks. Amazing views and wildlife
- o Being on the only hill between Norwich the east coast
- o Community
- o Community
- o Community initiatives (like Strumpshaw coffee break) provide meeting spot for all
- o Community spirit
- o Countryside and rural outlook
- o Dark skies, a good pub and a great community.
- o Friendly and active community. Great Pub. Buckenham fen and Buckenham ancient woodland and Strumpshaw RSPB site all within walking distance.
- o Friendly and lots of areas to walk dogs
- o Friendly area, peaceful surroundings
- o Friendly community
- o Friendly community, best village in area. Lovely walks and open countryside. Peaceful, no light pollution. Close to Norwich and coast. Super pub
- o Friendly, close knit community with a traditional village feel with the church and thriving pub
- o Good community spirit
- o Good footpaths to and around the surrounding countryside
- o Great community centred around a great pub
- o Having a Council to represent our cosy little Parish in such a beautiful area!
- o High quality natural environment and wildlife
- o It is a self-contained small rural community which is independent from neighbouring villages in the green belt of Norfolk.

- It is special because it is a distinct and close community with clear boundaries separating it from Lingwood and Brundall
- It is the jewel in a crown of ever increasing surrounding large-scale development, still retaining reasonable integrity of character, green space, dark skies, network of footpaths, natural heritage (e.g. county wildlife site, ancient woodlands, Broads National Park, Strumpshaw Fen-RSPB, starling murmurings), cultural heritage (ancient woodlands, listed buildings, Broads fens and marshes, community-minded pub and garage, steam museum and good bus and nearby railway services.
- It's natural beauty, it's history and community. Its own individuality whilst sitting between Lingwood and Brundall especially. Amenities are good.
- It's a nice green space
- Nice relaxed quiet location within Norfolk
- No ribbon development – maintain Strumpshaw distinctive from Brundall and Lingwood
- open space
- Our environment and feeling local
- Pages Garage
- Peaceful and community spirited.
- Quiet, friendly village
- Quiet/low crime / maintains truly rural feel/ Shoulder of Mutton pub/transport options
- Rural and protected special place of natural beauty yet close to the city and facilities
- Rural feel and view not over developed
- Rural landscape, no large housing estates. Access to nature/greenspace
- Sense of community
- Separate/distinct physical identity
- Strumpshaw has a local more elderly population - as opposed to neighbouring parishes with many young families - and Strumpshaw quite rightly consider their well-being as important. In maintaining Strumpshaw in its ruralness which gives a peaceful existence for them.
- The cohesion of those who live here
- The location
- The village has a still semirural feel to it which should be maintained
- This is a real 20th century rural community. We just need to join in!
- To me it's the fields, the wildlife, the beauty of it. I can leave my house walk 30 seconds and in surrounded by fields. The neighbours are lovely and the community is strong. And I genuinely believe it's because we all know we have something special in Strumpshaw. It's not over crowded so people are kinder.
- unique peaceful unspoilt environment with great consideration for nature and wildlife habitats
- Unspoilt rural views
- Wonderful views over Norwich and the Yare Valley. Superb woodland areas, privately and locally publicly owned

Question (iv): If anything, what is missing from Strumpshaw parish?

Summary: 'children' mentioned 9 times, 'village' mentioned 9 times, 'bus' mentioned 8 times, 'play' mentioned 7 times, 'green' mentioned 7 times.



Source: www.freewordcloudgenerator.com

Comments

- A communal outdoor space would be very useful with some play equipment for young children
- A continuous footpath to Lingwood
- A decent bus service that runs after 6pm
- A decent bus service that runs after 6pm
- A functioning small social hall serving the communities of Buckenham & Hasingham and surrounding villages.
- A proper bus shelter on the long lane bus stop next to kelkrow.
- A small park for children
- A small shop
- A village green
- A village sign, central community green space with seating for bumping into people and take time out to chat. Bus shelter at Lingwood end of village. Village gates with welcome to Strumpshaw 30 mph speed limit reminder/please drive carefully through our village
- Affordable housing
- Benches on Barn Hill and Wood Lane
- Benches on walk ways
- Bus services to Acle. More reliable
- Buses after 6pm and Sundays
- Car parking for dog walkers on old refuge tip
- Central green space for public/community benefit. Safe thoroughfares
- Community open space
- Decent broadband, bus service on Sundays, local shop
- Dog poo bins near Buckenham Station
- Effective traffic management.
- Family area for young children at the pub
- Footpath along Norwich Road and/or streetlighting
- Footpath to Brundall!
- Footpaths

- Footpaths could be better maintained from Lingwood and through to Brundall.
- Green space on west corner of Mill Road and Norwich Road. Could be a wonderful 'green' community space. Please save it
- I think outdoor adult gym equipment would be an advantage for residents unable to afford (or attend) other amenities. More footpaths to encourage walkers who may be unsteady.
- Local shop
- minor rural roads are not classified quiet lanes
- More plant flowers, diversity in green spaces/road verges
- No play area for young children
- Nothing
- Nothing that I can think of.
- Park for young children in Strumpshaw
- Parking on footpaths causing obstructions
- Plant fruiting trees in more places instead of environmental trees also more bins for litter
- Play area for children
- Play area for children
- Play area for children
- Play facilities/equipment for children?
- Provisions shop, village centre with green and play area
- Reduce speeding vehicles through village
- Reliability of bus service
- Reliable buses
- Seating area
- Speed bumps/road narrowing/speed controls
- The footpath between Mill Meadow and Pages Garage
- Village sign
- Village sign/bench with small green area

Question (v): Draft VISION statement

By 2045, Strumpshaw parish will continue to be a small, tranquil and rural village with hamlets. Areas of high landscape value, woodlands, the marshes and nature reserves, green spaces, dark skies and local heritage will be valued, protected and enhanced.

Strumpshaw will continue to be distinct from Lingwood, Brundall and Blofield parishes. Strumpshaw will have improved pedestrian safety and enhanced connections.

Any new development will be well designed and supported by appropriate community infrastructure. It will be environmentally sustainable and responsive to climate change, with thriving biodiversity.

Businesses appropriate to a small rural community will be supported.

Summary: largely positive comments in agreement with the draft vision statement.

Comments

- 'local heritage' should become: 'local natural and cultural heritage'
- A small area of housing (10 houses or less) adjacent to the built up centre should be welcome
- A sound vision for the future of Strumpshaw
- Agree
- Agree with statement
- Agree with the draft vision.
- Agree with vision statement
- Although it seems like it wants to stay the same, I am worried about huge developments being put up.
- Any future development should not be allowed between the green fields between Strumpshaw and Lingwood – do not lose the village identity
- Basically, as little change as possible and when something happens it has to be done well.
- broadly agree with it, but rather than say pedestrian safety, we should be ensuring the safety of all vulnerable road users i.e. cyclists and horse riders too.
- By improved pedestrian safety does this mean a pavement through the village which has not been wanted previously, because we understand it to be a proviso against additional residential building.
- Considered, in my opinion, right for the community - with some amendments which residents will provide food for thought for.
- Development boundary was relaxed for Mill Meadow. It should not be altered to include anything other than Mill Meadow
- Development? What development? There has been enough
- Fine as it is
- Forest school education
- Great
- How will the parish council support business appropriate to a small rural community?
- I support the draft vision
- I wholly support the draft vision statement
- if adhered to with integrity this would be appropriate
- Improved pedestrian safety important
- Love the idea of safer pedestrian access. Definitely no street lighting. Strumpshaw should remain accessible but individual
- No amenities for future development
- No future development
- No large scale developments or green field/arable land. Would be out of proportion to the village
- No more development
- No new development of green spaces
- No new development or building of any kind
- No street lights or speed bumps
- Remove the Strumpshaw sign at the church as Strumpshaw starts at Lackford Road
- Sounds good
- Spot on.

- The addition of the Mill close development has changed the validity of the settlement boundary as currently exists.
- The draft vision reflects my view of the future for the Strumpshaw neighbourhood.
- The vision is excellent and encompasses what makes Strumpshaw special
- Very difficult to manage on an OAP scooter, shouldn't need to cross the road
- Well designed and sensitive to what makes Strumpshaw unique and its need for pedestrian safety.
- Why does all new development have to be environmentally sustainable (not sure how you measure this)
- Why is there no development boundary at the Brundall end of the village?
- yes agree

ENVIRONMENT

Question 1: What small green spaces need protecting in Strumpshaw parish?

Summary:

Ideas include

- Allotments
- Area around Strumpshaw Fen
- Area around Strumpshaw Hall/Strumpshaw hall estate
- Bottom of Mill Road, on the corner
- Buckenham and Hasingham Social Club/village hall and its curtilage
- Buckenham wood
- Elizabeth's wood
- Field behind the huntsman
- Field between Mill Road and Norwich Road
- Footpaths towards the Hill
- Horse field on Buckenham Road/junction with Barn Hill
- Horse fields between stables and Mill Meadow
- Landfill site
- Private woodland at The Old Rectory
- Section of land between Low Road and Long Lane in front of Properties Olvic and Claremont
- Snooks Field
- Stone Pit
- The Bunny pit
- The marshes
- Wildlife copse behind 'The Huntsman PH'
- William black way and Oakland mews to the train line
- Woods
- Woods near Lackford run

Comments

- 'Elizabeth's' wood needs to be protected, wonderful trees!
- A small community space would be of value to the village
- All
- all green spaces

- All of the above plus existing hedges along fields and footpaths; the roosting sites (woods) of the thousands of rooks and jackdaws woods
- All the woodland
- Allotments/council top/wooded areas
- As many as possible with possibly more picnic areas or outdoor gym equipment taking up small spaces where appropriate.
- Bottom of Mill Rd on the corner.
- Buckenham and Hassingham Social Club and its curtilage.
- Buckenham Village Hall
- Buckenham wood, landfill site, area around Strumpshaw Fen, area around Strumpshaw Hall, horse field on Buckenham Road/junction with Barn Hill, horse fields between stables and Mill Meadow
- Buckenham Wood, the Landfill site
- Grass area good for small country events and hall for events
- Issue with corner of Norwich Road/Buckenham Road, people dumping garden rubbish
- Keep Strumpshaw woods free for wildlife and lovely woodland walks, also places of adventure for den building etc
- Keep the field between Mill Road and Norwich Road as a green space
- Keeping allotments is important
- No division of gardens for new sites
- Private woodland at The Old Rectory
- Protect all green spaces. No more houses
- Section of land between Low Road and Long Lane in front of Properties Olvic and Claremont, this has a great natural habitat for wildlife but the mowing back of this appears disruptive to this and germanely not officially done.
- Snooks Field, woodland at The Old Rectory
- Some green spaces would be enhanced
- Stone Pit, the Old Rectory woodland
- The area in front of Olvic and Claremont on Low Road and Long Lane
- The area to the west of Mill Lane & boundary of Norwich rd. which could be developed into a village amenity, possibly a lake and park/amenity area
- The Bunny pit, (poor mas pit up from the riding school) and the land beyond. It's a safe haven for wildlife and dog walkers
- The field behind the huntsman, William black way and Oakland mews to the train line is full of all kinds of amazing wildlife on land and in the air and trees and should never be allowed to be developed on as it overlooks peoples houses also
- The footpaths towards the Hill
- the marshes, the Strumpshaw hall estate
- The Old Rectory grounds and the plot of land fronting Norwich Road and Mill Road and adjoining the Community Hall. This latter prevents ribbon development on Norwich Road
- Wildlife copse behind 'The Huntsman PH'. Over 33 species counted there and mature oaks
- wooded areas
- Wooded areas should be protected at all costs
- woods near Lackford run

Question 2: If there was an opportunity to extend the footpaths network in Strumpshaw parish, where would you prioritise?

Summary:

Ideas include

- Access to and along the river, River Yare
- Along Hemblington Road
- Along Long Lane and Stone Road
- Along Norwich road between Pages garages and Mill road
- Along Stone Road opposite Recycle Centre to make easier footpath loop around village
- Around Hemblington Land and Shoulder of Mutton
- Between Strumpshaw and Lingwood
- Buckenham Wood to the top of the old dip on Mill Road
- From low road – RSPB across the north side of railway to link to School Road Buckenham
- From Strumpshaw to Brundall
- Norwich Road – Mill Road junction to Oakland Mews
- Stone Road Landfill Site exit to Barn Road
- Stone Road past recycle centre would make it safer for walkers
- To Lingwood spar
- William black way to Hemblington Road

Comments

- A footpath from Buckenham Wood to the top of the old dip on Mill Road
- Access to and along the river.
- Agree with maintaining green space between Hemblington Lane and Shoulder of Mutton, but round be even better if (over overgrown) hedge was removed and part of the land behind opened to public as a village green space
- Along Hemblington Road
- Along Long Lane and Stone Road
- Along Norwich road between Pages garages and Mill road.
- Any area that gives access to the river Yare.
- Any public footpaths
- Better access along Norwich Road - some parts have no pavement
- Clear footpath from Strumpshaw to Brundall
- Completing the footpath on Norwich Road from Mill Road to Page's Garage is an important public safety requirement
- Creating links between best used footpaths
- Difficult to visualize the reality - probably prioritise anywhere having opportunities to link two or more existing Rights of Way.
- Footpath along Stone Road opposite Recycle Centre to make easier footpath loop around village
- Footpath along Stone Road past recycle centre would make it safer for walkers
- Footpath along verge to Brundall in summer is overgrown so have to walk on road
- Footpaths satisfactory as they are.
- From low road – RSPB across the north side of railway to link to School Road Buckenham
- From Stone Road Landfill Site exit to Barn Road
- I think the current balance is appropriate

- I would prioritise joining up the footpaths network and upgrading the footpaths to bridleways were suitable
- I wouldn't, there are plenty already.
- In the most built up areas to maximise the number of people protected
- Join them all up more if possible
- maintaining existing would suffice
- Missing a footpath between Strumpshaw and Lingwood for when walking
- Norwich Road
- Norwich Road - perhaps use the field side of the road to enable a safe pedestrian foot way. It has been done in other parishes.
- Norwich Road – Mill Road junction to Oakland Mews
- Proper footpaths from Strumpshaw to Brundall
- Proper maintenance of the existing walker's path between Strumpshaw and Brundall
- The one along long lane.
- To Lingwood spar
- William black way to Hemblington Road has some dangerous sections missing and need to be finished. Also better links to Brundall

Question 3: The parish has wonderful wildlife. What can be done to further protect what we have?

Summary:

Ideas include

- Bird and bat boxes in Buckenham Wood
- Bird box
- Conservation of waterways
- Creating of a village pond
- Information boards
- Keep hedgerows
- Keep small pockets of woodland
- Limit light pollution
- Manage and maintain Buckenham Marshes, landfill site, Buckenham Woods
- Nature based community projects
- No more houses in wildlife areas
- Register of wildlife
- Slow down the traffic, especially round the Fen
- Wildlife patrols

Comments

- A register of what is seen would help to identify and protect
- Added wildlife patrols
- Bird boxes including swift boxes on buildings, keep hedgerows to encourage nesting and growth of wild flowers/native plants, limit light pollution
- Conservation of hedges and waterways
- Continue with eliminating light pollution from over bright security lighting
- Create a village pond
- Dark skies policy important, encourage more hedgerows/natural boundaries. More bird/bat boxes in Buckenham Wood and around the villages.

- Don't build any more houses in those wildlife areas.
- Encourage more hedgerows
- keep existing small pockets of woodland and hedging
- Keep it as it is. The shoot in Strumpshaw is a good thing as it adds to the diversity which some don't realise.
- Keep to dark skies, bat/bird boxes in Buckenham Wood?
- Maintain dark sky
- Make sure that hedges are protected and maintained
- Manage and maintain wildlife habitats such as Buckenham Marshes, Landfill site and Buckenham Woods. Limit development of open and wooded land
- More hedge and tree planting to create wildlife corridors
- More hedgerows – Hemblington Road
- More support for woodland areas
- n/a
- no more development
- No new housing development
- Protect sites used by wildlife (birds) for murmurings, roosting on a grand scale
- Public education and invest in nature based community projects.
- Slow down the traffic with speed bumps and a suggested speed limit of 20mph
- Slow speed signs especially round the fen
- Stop lamping.
- Stop shooting the poor pheasants etc.
- Work closely with Norfolk Wildlife Fund etc and maintain information boards and encourage residents to participate in their upkeep.

Question 4: Other than Strumpshaw Fen, what important natural assets are there in the parish that should be recognised for their landscape, biodiversity and wildlife value?

Summary:

Ideas include

- Admiralty shutter telegraph site
- Barn Hill
- Bluebell woods
- Buckenham Fen
- Buckenham marshes
- Buckenham Wood
- Churchyards at Buckenham and Hasingham
- Community orchard on part of the former landfill site
- Elizabeth's Wood
- High Noon Farm
- Landfill site
- Landfill site on Mill Hill
- Old Rectory woodland
- Railway Wood
- Rural footpaths
- Strumpshaw Hall Estate
- Strumpshaw Hill
- The horse fields

- The marshes
- The wooded belt through Buckenham & Hasingham
- Top of Barn Hill
- Wooded dell
- Yare Valley corridor

Comments

- 'Elizabeth's' Wood along Norwich Road
- All areas of wildlife need retaining for the good health of the community.
- Also Buckenham Fen and whole Yare Valley corridor
- As much of the woodland as possible and walkways around the woods.
- Bluebell woods
- Buckenham Fen and the old tip
- Buckenham Wood
- Buckenham Wood and marshes
- Buckenham Wood and other (ancient) woodlands
- Buckenham Wood, Barn Hill, Railway Wood, Buckenham marshes, churchyards at Buckenham and Hasingham
- Buckenham wood, landfill site, farmland (muntjac, hares, raptors)
- Buckenham woods and all the rural footpaths
- Buckenham Woods if it comes into the Parish area and Buckenham marshes and all existing farmland.
- Buckenham Woods, Barn Hill
- Buckenham Marsh, Buckenham Woods, Landfill site
- Field near church Buckenham Road. Amazing views and sunset. Wildlife corridor
- High noon farm. I see owls, swallows, ducks and all kinds of beautiful wildlife around there.
- n/a
- Strumpshaw hall estate
- Strumpshaw hill
- Strumpshaw woods and Buckenham woods
- The 'tip' is a wonderful place for wildlife. There are barn owls, Buzzard, Red Kite, also the railway wood at the back of the s bends and the railway line.
- the community orchard on part of the former landfill site and the historic Admiralty shutter telegraph site also on the landfill site on Mill Hill.
- The landfill site and the new Community orchard on the old stone pit. The Old rectory woodland
- The secluded location
- The wooded belt through Buckenham & Hasingham
- The woodlands, the marshes, the horse fields (birds love getting the bugs in manure)
- Top of barn Hill, field with a great view of Norwich.
- wooded dell and former tip site
- Woodland areas

Question 5: Are there any views or vistas within the parish that we should look to retain?

Summary:

Ideas include

- Across from Community Hall towards the fields looking out towards Lingwood
- All views over Yare Valley
- East from Mill Hill to the coast
- From Buckenham Road near the stables looking north to the west if Mill Meadow
- From the top of Barn Hill, looking toward the hall
- land on the right of Barn hill heading towards Strumpshaw hall
- Looking down from the area from the landfill site shows the green spaces between Strumpshaw and Lingwood
- The area opposite the recycling centre and from Hassingham across to St Mary's Church
- The view westward from St. Peter's church, namely across the existing paddock
- Top of Barn Hill looking to Norwich
- View along railway line from bridge on Hemblington Lane
- View from St peters church cemetery across to Norwich
- View from stone road over towards the river yare
- view from the top of the tip looks across the Yare valley and to the east
- View from Wood Lane towards River
- Vista looking west from Buckenham road toward Norwich

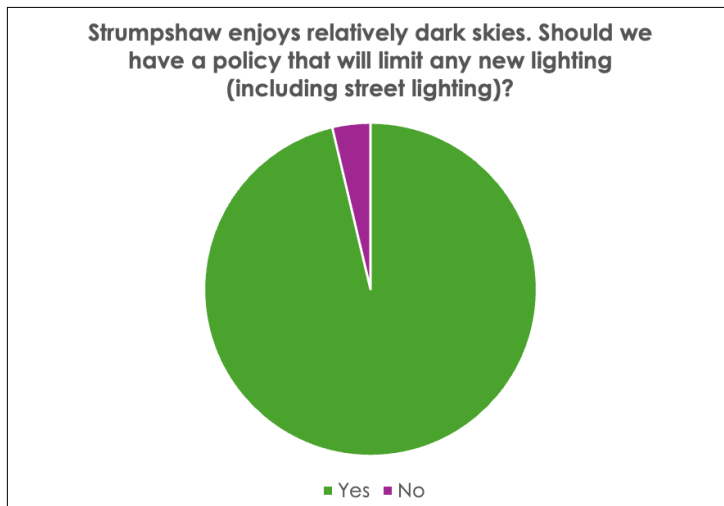
Comments

- Across from Community Hall towards the fields looking out towards Lingwood.
- All there currently is
- All views over Yare Valley
- As above, top of Barn Hill looking to Norwich.
- As existing
- As lovely as the new-builds look, I have found vast views of rolling fields to be very homely and would love to retain these.
- Barn hill
- Definitely the vista looking west from Buckenham road toward Norwich as well as the land on the right of Barn hill heading towards Strumpshaw hall. The view from the top of the tip looks across the Yare valley and to the east on a good day, Caister and GT Yarmouth can be seen.
- East from Mill Hill to the coast
- From Buckenham Road near the stables looking north to the west if Mill Meadow
- From the top of Barn Hill, looking toward the hall
- Looking down from the area from the landfill site shows the green spaces between Strumpshaw and Lingwood. This should be maintained
- The area opposite the recycling centre and from Hassingham across to St Mary's Church.
- The barn hill view
- the general open aspect is appreciated by all and should be preserved wherever practicable
- The view from the highest point of the landfill site
- the view from the top of barn hill

- The view westward from St. Peter's church, namely across the existing paddock.
- Top of Barn Hill looking west
- Try to retain as much as possible it's a perfect village.
- view from St Peter's church cemetery across to Norwich
- view from stone road over towards the river yare
- View from top of Barn Hill
- View from top of Barn Hill across to the River Yare and Norwich
- View from Wood Lane towards River, no building
- Views of Yare Valley from top of Barn Hill and Mill Hill, view along railway line from bridge on Hemblington Lane
- West from Barn Hill
- Worried about field Buckenham Road near church. Beautiful views and sunsets full of wildlife like deer and birds. Needs protecting
- Yare Valley
- Yes, all of them
- Yes, from the former landfill site and from Hasingham and Buckenham churches over the marshes and Bird Reserve. A special mention for the view from Buckenham Road and Barn Hill with extensive views to the west.

Question 6: Strumpshaw enjoys relatively dark skies. Should we have a policy that will limit any new lighting (including street lighting)?

Summary: overwhelming support for dark skies, limiting any new lighting. Comments are largely supportive.



	Drop-in	Online	Total
Yes	52	26	78 (96% of total responses)
No	2	1	3 (4% of total responses)
			81

Comments

- Don't have any.
- encourage keeping dark skies
- Enjoying lack of light pollution should continue

- I love the dark skies, it's a huge bonus to living here.
- I think it's extremely important to retain our very low light pollution, especially with how densely populated the UK is, we must protect our brilliant night-sky views. Its one of the best things about Strumpshaw in my opinion.
- Light pollution is a growing problem everywhere but thinking about it before undertaking unnecessary lighting or placing subdued lighting for safety seems to be the way forward.
- light pollution is not 'green' or as peaceful as starlight/moonlit skies
- No street lighting
- November 5th 2023 – Northern Lights were seen briefly over Strumpshaw
- Some street lighting near Pages Garage
- Street lighting not required
- The Dark is good for the health of our eyes and the clarity of the sky
- The over-riding desire should be to retain the existing boundaries of Strumpshaw with infill and sub-division the only future development
- There is too much light pollution from Norwich already and therefore should be kept to a minimum.
- There should be a permanent lighting ban only put lights allowed
- This is an important policy, need to protect the dark skies/rural appeal. I would not wish to see any street lighting but we do need to sort footpath/trod on Norwich Road for pedestrian safety.
- This would ensure the wildlife stay within the area
- We are fortunate to have excellent sky visibility considering we are so close to Norwich. No further street lighting is required.
- We should support safety first
- Where safe, reduce light pollution after a certain time after dusk.

Question 7: Which areas of the parish have surface water drainage and flooding issues that are not on the flood map?

Summary:

Ideas include

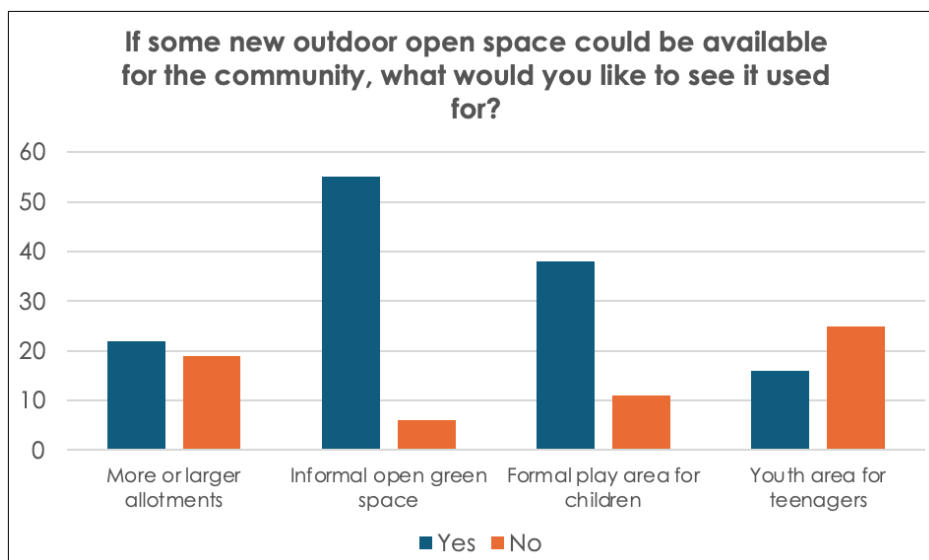
- Around The Huntsman P.H.
- Bend in Low Road outside Carr Cottage
- Bottom of St Peter's Close
- Corner of road near the rear entrance to Strumpshaw Steam Museum
- Corner of Stone Road/School Road bottom of hill
- Cuckoo Lane
- Garden of 17 Buckenham Road
- Kelcrow
- Long lane junction with High Noon/Stone Road
- Long Lane with its boundary with Brundall
- No 11 Long Lane
- Norwich Road east of Hemblington Road
- Norwich Road from Hemblington Road
- School Road
- Stone road - in dip behind Kelcrow barn
- The triangle at the North entrance to Hassingham

Comments

- Around The Huntsman P.H. and long lane junction with High Noon/Stone Road.
- bend in Low Road outside Carr Cottage is adversely flooded for days after rainfall
- Bottom of St Peter's Close several times a year
- Close area of St Peter's Close floods regularly when it rains, approx. 2 inches in depth
- Corner of Stone Road/School Road bottom of hill
- Cuckoo lane
- Despite drainage, the bottom of St Peter's Close behind the church floods regularly, and has several times flooded the garden of 17 Buckenham Road. Also outside Huntsman Pub. A good pub ? because of it
- Drainage problems from Kelcrow and No 11 Long Lane, also at the Huntsman end of St Peter's Close
- Low Road from Stone Road for most of its length
- N/K
- No idea.
- Norwich Road east of Hemblington Road and Long Lane with its boundary with Brundall
- Norwich Road from Hemblington Road to The Huntsman Pub
- Norwich Road outside Huntsman
- Norwich road outside the former huntsman pub. The bottom of St Peter's Close floods regularly after heavy rainfall. Hemblington road properties used to flood but I'm unsure how this is affected now. New properties along mill road and the old hamper factory have not assisted the impact on the very poor drainage and run off infrastructure.
- Norwich Road outside the Huntsman pub/boundary with Longwood
- Not aware of any others
- Outside the Huntsman pub
- School Road – surface water run off from fields, long term problem. Farmers are trying
- School Road near cottages (near Long Meadow)
- Stone road - in dip behind Kelcrow barn, surface water run off. also long Lane as it approaches Lackford Run. also rainwater pouring down long lane from the shoulder of mutton towards Brundall
- The triangle at the North entrance to Hassingham and the corner of road near the rear entrance to Strumpshaw Steam Museum.

Question 8: If some new outdoor open space could be available for the community, what would you like to see it used for?

Summary: Some support for more or larger allotments. A lot of support for informal open green space. Some support for formal play area for children. Limited support for youth area for teenagers, and more saying no.



More or larger allotments	Drop-in	Online	Total
Yes	11	11	22
No	9	10	19

Informal open green space	Drop-in	Online	Total
Yes	32	23	55
No	4	2	6

Formal play area for children	Drop-in	Online	Total
Yes	22	16	38
No	6	5	11

Youth area for teenagers	Drop-in	Online	Total
Yes	6	10	16
No	15	10	25

Comments

- Available for the use and enjoyment of all age groups
- Better mobile signal and superfast internet
- Details of location required
- It is important to cater for all age groups, in particular younger people who are the future
- May be more organised activities and schemes for teenagers
- More benches e.g. Barn Hill, Wood Lane
- Outdoor senior gym equipment and picnic areas
- Salt bin at bottom of Mill Road for when it ices over
- Salt bin at top of St Peter's Road is a good idea
- Support the rejuvenation of Buckenham and Hassingham Social Club
- The Huntsman Pub should be re-opened and the open space used for some of the above ideas

BUSINESS

Question 9: If you work in the parish or run a business (or would like to), what would help you most to set up, continue or enhance your business?

Summary: Limited input for this question. Broadband mentioned multiple times.

Comments

- A creative office space like Blofield.
- An event bus service
- Better internet connection.
- Better mobile signal and broadband
- Consistent broadband and mobile signal
- Customer loyalty
- Evening buses
- Gas would be nice but not likely
- improve Wi-Fi
- Increased electricity capability for EV charging etc
- N/a
- n/a
- N/A
- No knowledge
- Reliable, faster broadband and improved mobile phone signal
- small start up business workshops spaces-
- Suitable premises
- Super fast Broadband

DEVELOPMENT

Question 10: Do you think you will be looking to move house within the next 5 years within the parish?

Summary: 19% of respondents think they may be looking to move house within the next 5 years. Interest in bungalows.

	6	5	11 (19% of respondents)
	38	19	47 (81% of respondents)
			58

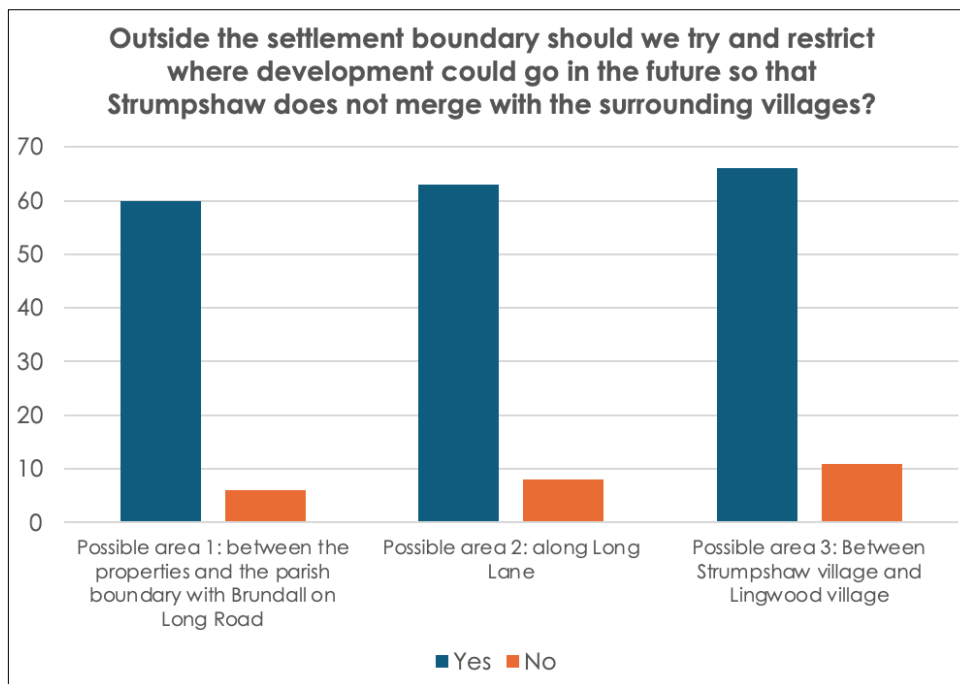
Comments – if yes, please say whether you are looking for a bigger or smaller house and what type or property you might be looking for?

- 3 bed
- Bungalow with smallish garden
- I'd be looking to move in to some form of eco style housing which didn't disrupt the environment
- Not known
- Not sure

- Small preferably bungalows with small garden
- Smaller homes with less garden
- smaller house (bungalow) - more affordable housing for people who work on the land or at Strumpshaw Fen. Less executive homes
- Smaller house, preferably a bungalow

Question 11: Outside the settlement boundary should we try and restrict where development could go in the future so that Strumpshaw does not merge with the surrounding villages?

Summary: There is support for each of the areas.



Possible area 1: between the properties and the parish boundary with Brundall on Long Road	Drop-in	Online	Total
	Yes	40	20
No	0	6	6

Possible area 2: along Long Lane	Drop-in	Online	Total
	Yes	44	19
No	2	6	8

Possible area 3: Between Strumpshaw village and Lingwood village	Drop-in	Online	Total
	Yes	56	10
No	0	10	10

Yes	48	18	66
No	3	8	11

Comments

- 30mph is fine for village it just needs to be enforced
- Absolutely no building should go onto the Long Lane Strumpshaw S Bends. The land is a natural divide between Brundall and Strumpshaw, the vista on the approach is beautiful and provides a wealth of suitability for wildlife. It is part of Strumpshaw and should stay that way. The views of housing were built would be ruined for ever more. The road would need altering beyond recognition. It would be devastating.
- Absolutely no to 3, that will provide the opening to build behind all the north side houses later!
- Allow small development of area Mill Road/Norwich Road junction, possibly community area
- Any development needs to be small and not merge with the surrounding villages. It should be adjacent to the existing development boundary's
- Area 1 - far too low lying. land has been flooded most of the winter.
- Area 2 - would need to ensure no further water run off to lower lying areas of long lane
- Areas 1, 2, 3 should remain as it is now
- infrastructure on a scale to support new estates would destroy the current village character
- None
- Only way to preserve physical identify
- The verge along Long Lane is protected for wildlife at the top.
- This question ignore the fact that part of Chapel Road is within the Strumpshaw boundary
- Very important to keep the housing in Strumpshaw and Lingwood separate from each other

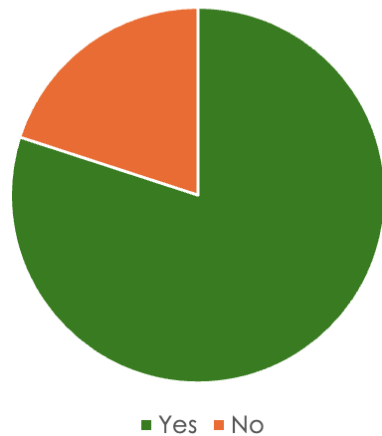
Question 12: Should we have Non-designated Heritage Assets in the Neighbourhood Plan?

Summary: There is more support for having Non-designated Heritage Assets in the Neighbourhood Plan than not. Ideas include

- Buildings
- Old road signs
- Pill box on road to Buckenham station
- Pubs
- Steam Museum
- Strumpshaw Hall
- Church

No one has suggested they want their property being considered as a Non-designated Heritage Assets.

Should we have Non-designated Heritage Assets in the Neighbourhood Plan?



	Drop-in	Online	Total
Yes	14	18	32
No	3	5	8

Comments - What possible assets should be in the list e.g. road sign posts, pill boxes, buildings?

- All the above should be considered in their design and age as future buildings of interest for their future uniqueness and not discarded/updated without consultation with appropriate organisations
- buildings
- It's very important to keep Strumpshaw heritage but each one needs discussing on its own merits. I am unable to make sweeping generalisations on this forum on this matter.
- Not Known
- Old road signs
- Pillbox on road to Buckenham station
- pubs
- Shoulder of Mutton
- Shoulder of Mutton
- Shoulder of Mutton
- Steam museum
- Steam museum
- Strumpshaw Hall
- The church is very important
- The Huntsman
- The pubs.
- Traditional road sign posts, pill boxes, notable buildings with a historical significance or origin
- Village pub

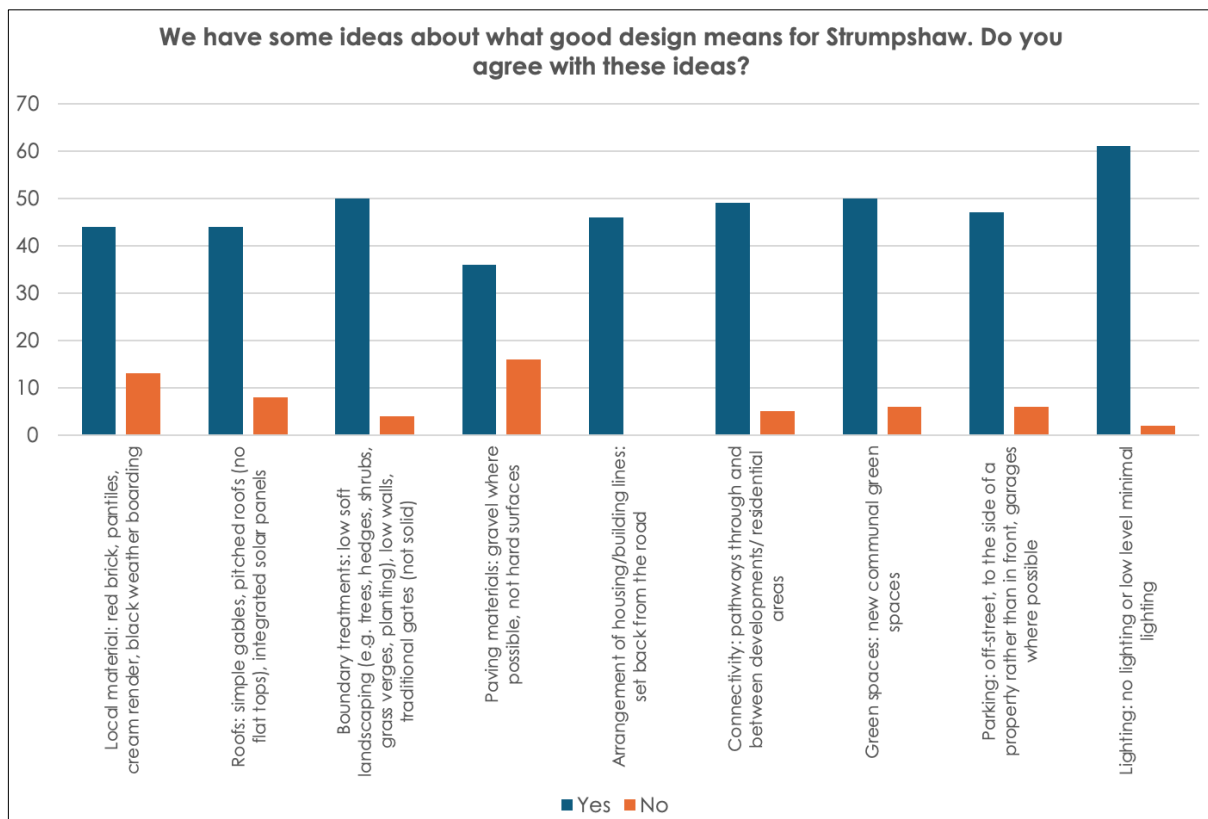
Comments - If you are interested in your property being considered as a Non-designated Heritage Assets, please let us know.

- No responses

GOOD DESIGN

(Question 13) We have some ideas about what good design means for Strumpshaw. Do you agree with these ideas?

Summary: More support for the ideas than not. Some concern about local materials and paving in particular.



Local material: red brick, pantiles, cream render, black weather boarding	Drop-in	Online	Total
Yes	23	21	44
No	9	4	13

Comments

- Include the use of flint in any buildings

Roofs: simple gables, pitched roofs (no flat tops), integrated solar panels	Drop-in	Online	Total
Yes	26	18	44
No	2	6	8

Comments

- Integrated solar panels should be a separate heading. Integrated panels are expensive and have their own negative issues
- Integrated solar is poor value. This should not be mandatory
- Not sure integrated solar panels are the way forward

Boundary treatments: low soft landscaping (e.g. trees, hedges, shrubs, grass verges, planting), low walls, traditional gates (not solid)	Drop-in	Online	Total
Yes	28	22	50
No	1	3	4

Comments

- More hedges, never enough
- Fruit trees not ornamental ones
- Solid gates are not an issue, helps with privacy
- Enhance entrance points to the village with top quality wooden 'gate style ' village name boards, also a village sign if a design exists.

Paving materials: gravel where possible, not hard surfaces	Drop-in	Online	Total
Yes	17	19	36
No	10	6	16

Comments

- Gravel is not disability friendly. This is too prescriptive and poorly thought through
- Prefer semiporous hard surface drives
- Pavements extremely difficult for prams, buggies, pushchairs and OAPs
- Gravel good for drainage but not good if you have difficulties walking or wheelchair

Arrangement of housing/building lines: set back from the road	Drop-in	Online	Total
Yes	21	25	46
No	0	0	0

Comments

- No more new builds
- There are some very interesting modern designs that fit in well within the individuality of Strumpshaw

Connectivity: pathways through and between developments/ residential areas	Drop-in	Online	Total
Yes	28	21	49
No	3	2	5

Comments

- The drainage between Lingwood and Hemblington is struggling to keep up as it is
- re- connectivity negotiate with farmers to purchase strips of land behind field hedges - see the footpath linking little Plumstead to the school.
- maintenance of existing road footpaths (e.g. cutting back overgrowth) is also important. so no point creating new footpaths if they cannot be maintained.
- connectivity - should also consider cyclists- some drivers drive too fast, can be terrifying.

Green spaces: new communal green spaces	Drop-in	Online	Total
Yes	29	21	50
No	2	4	6

Comments

- None

Parking: off-street, to the side of a property rather than in front, garages where possible	Drop-in	Online	Total
Yes	26	21	47
No	2	4	6

Comments

- Difficult if houses also set back from road!
- This is too prescriptive

Lighting: no lighting or low level minimal lighting	Drop-in	Online	Total
Yes	38	23	61
No	0	2	2

Comments

- None

Other comments

- Be careful not to make good design overly restrictive. Good design of the 60s, 70s etc is now bad design. Allow innovation
- No mansions i.e. 4+ bedroom houses
- Restrict building height to two stories and reasonable separation between units
- Houses with gardens big enough to support growing some produce for household
- This is far too limiting on a forum such as this. There are planning applications that are used for this. This is far too general and I would need to discuss in much more detail. This suggestion is causing me concern at the generalisation and restricted nature of this question.
- as above
- None
- More housing will be inevitable but thoughtful design for the age appropriateness for future tenant/owner is paramount.
- Speeding through village and increase in traffic through the village. More 30mph signs to remind people

(Question 14) Any other comments? – recorded on post-it notes, in notebooks and online

- Excellent display providing plenty of opportunity to 'voice' concerns
- More family friend
- Maintaining energy security and capacity i.e. electricity – this is a very good point
- Ensuring that the water and sewage infrastructure is adequately maintained and meet future demand
- Road safety signs needed on Hemblington Road, near Ha Ha Farm
- Hunting is not conservation. Protect the fen
- Traffic issues when Ha Ha farm having pumpkin/sunflower events
- Agree with this
- Hunting should stop
- Explore community based alternative savers of energy/heating as most houses are oil heated which will not be possible in the future
- Low cost housing desperately needed
- Agree with this
- I have lived in Strumpshaw for 28 years now. It is vitally important to remember to balance the beauty of Strumpshaw countryside and it's buildings along with the need for housing and future progression. A great deal of empathy and thought should be put into the forward planning. Strumpshaw is a very special area. The fact it sits in between two big villages and still retains it's own individuality as a village is inherently vital.
- CPRE's guide to quiet lanes states that they are minor rural roads designated to pay special attention to the needs of walkers, cyclist and other vulnerable road users and to offer protection from speeding traffic. Buckenham Road, Low Road and Cuckoo Lane would all fall into this category and enhance the enjoyment and safety of vulnerable road users.

- thank you for your efforts in producing this survey for the benefit of the community
- Hope these answers are of assistance to producing a new Neighbourhood Plan.
- Well done for producing such a thought provoking informative document.
- Reference to Strumpshaw also being a haven of heritage and open green spaces etc etc for neighbouring parishes to appreciate and enjoy, given that much of their integrity has been lost to development in recent decade or two.
- Piece of land horses were kept on, corner of Barn Hill being built on - Info from Hilary is that this field is in multiple 1m2 plots, which was done on purpose to prevent it being sold for building. Means it is protected but also prevents positive uses (possibly to be investigated)
- Grit box on Buckenham Road, Strumpshaw
- Settlement boundary – I would like to see
 1. The land next to 40 Norwich Road (The Beeches) which I own included in the settlement area
 2. The proposed church car park and plot next to it included in the settlement area
 3. Consideration given to including the southern side of Buckenham Road (next to Rider's Stable) in the Settlement Area
- 'Trod' along Long Lane up to the church – not a Public Right of Way – but used by custom – Gillian Barham (see Marriot) walked to school What is its status? Looks like working highway – can it be a PRoW?
- Safer footpaths
 1. Complete footpath on Norwich Road so they join up (between Pages and Mill Road)
 2. Stop car parking on the path outside Shoulder of Mutton
 3. Maintain all hedges along Norwich Road so the paths are wide enough for walkers with children
 4. Maintain dirt path to Brundall from Buckenham Road (overgrown in summer causing people to walk on the road that has a national speed limit!)
 5. Enforce the speed limit through the village
- Flooding
 - What is happening re the flooding that has year on year been more and more? What proposals are in place to improve this?
 - What proposals will happen if The Huntsman is sold bearing in mind the flooding that causes it's closure because of increased premiums and insurer not covering flooding
 - What future proposals will be put in place to combat flooding if there are any future developments

Flags in map

1. Strumpshaw Trust Marsh
2. Stone Pit – Strumpshaw PC
3. Site of windmill
4. Area to be included in boundary settlement
5. Fruit orchard
6. Good to keep these small woodlands

Appendix 3(c): Letter to owners of potential Non-designated Heritage Assets



Dear Strumpshaw parish residents

Non-designated Heritage Assets

As part of developing the Neighbourhood Plan for Strumpshaw, we have the opportunity to identify locally important heritage assets that are not Listed. The purpose of the Neighbourhood Plan is to develop a new set of local planning policies for Strumpshaw, which will be used in the determination of future planning applications.

We are writing to you because a building you own/have an interest in, has been identified for potential inclusion in the Neighbourhood Plan, as a Non-designated Heritage Asset.

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, historic association, landscape interest, landmark status or social/communal value. These do not have the same level of protection or restrictions as those on the national list of Listed Buildings.

If a building is identified as a Non-designated Heritage Asset, it can still be altered or amended and there are no additional regulations or consents required to undertake any works to it. It simply means that any proposals that already require the benefit of planning permission that may affect your property should take your building's architectural or historic significance into account.

We are looking to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that as many as possible of the important characteristics of Strumpshaw parish are publicly recognised to help maintain and enhance the cultural integrity of the village and hamlets within the parish.

We are asking whether you would like your property to be considered as a Non-designated Heritage Asset and named in the Neighbourhood Plan. **Please send this via email to strumpshawplan@gmail.com, or as a letter to Tanya Rowlandson, Parish Clerk, 16 Margetson Avenue, Thorpe St Andrew, Norwich, NR7 0DG. Please state your name and address, and a 'yes' or 'no' with your rationale, by 23rd August 2024.**

We will then assess the property based on the criteria set out in the 'Local Heritage Listing: Historic England Advice Note 7', page 9.¹ We will subsequently contact you to confirm whether or not your property meets the criteria for NDHA status.

Any questions, please do not hesitate to contact Rachel Leggett (consultant supporting the Neighbourhood Plan work) on strumpshawplan@gmail.com.

Thank you. We look forward to hearing from you.

Yours sincerely

Tanya Rowlandson

Strumpshaw Parish Clerk

On behalf of Strumpshaw Neighbourhood Plan Steering Group

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

APPENDIX 4: Pre-submission consultation on the draft Neighbourhood Plan (February/March 2025)

Appendix 4(a): Posters/flyers for pre-submission consultation.



Appendix 4(b): Local Green Space letter

Strumpshaw Neighbourhood Plan

Consultation: 1st February to 17th March 2025

**Drop-in exhibition, 10am-3pm on Saturday, 1st February
at Strumpshaw Community Hall**

January 2025

Dear Landowner,

Local Green Spaces

This letter is to advise you that the draft Strumpshaw Neighbourhood Plan will shortly be published for public consultation on 1st February with a six-week public consultation period lasting until 17th March 2025. We will be also holding exhibitions in the Strumpshaw Community Hall on Saturday, 1st February from 10am to 3pm.

The Neighbourhood Plan is being prepared by a local Steering Group on behalf of Strumpshaw Parish Council. It is a planning policy document which will guide future development in the area. It can be read here from 1st February: www.strumpshaw-pc.gov.uk/neighbourhood-plan

Strumpshaw's rural character and green spaces have been a key consideration in the preparation of the Neighbourhood Plan. A number of green spaces have been identified which are considered to be locally important and would benefit from being protected from development.

A piece of land that you own/have an interest in has been suggested for inclusion in the draft Strumpshaw Neighbourhood Plan as a Local Green Space.

A Local Green Space can be designated for protection if it is:

- a. In reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

Further information on Local Green Spaces can be found here:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The Local Green Space suggestions are currently in draft. As someone who has a potential interest in one of the identified pieces of land, the Neighbourhood Plan Steering Group are inviting your views as to whether you think it should feature in the final version of the Strumpshaw Neighbourhood Plan.

The Steering Group feel it is important to gain the views of landowners before any final decisions on the final Plan are made. The list of potential Local Green Spaces are shown below. More information can be found in the draft Neighbourhood Plan.

Please send us any comments you have by emailing strumpshawplan@gmail.com by 17th March 2025.

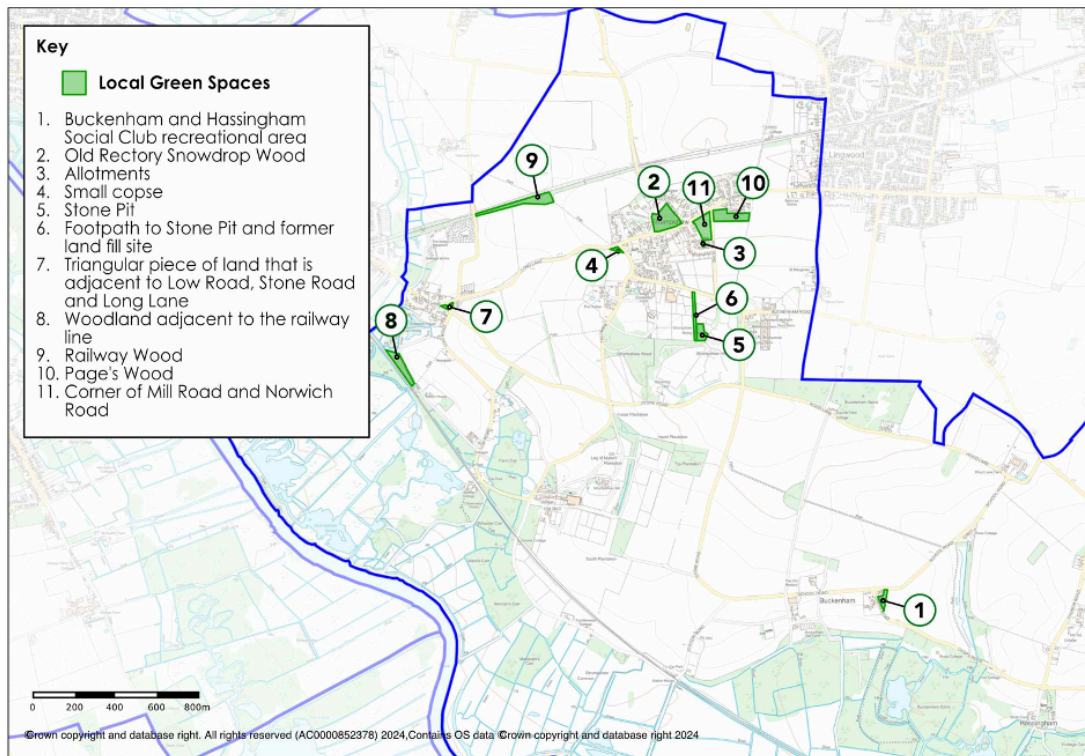
Thank you.

Yours faithfully

Strumpshaw Neighbourhood Plan Steering Group

Potential Local Green Spaces

1. Buckenham and Hasingham Social Club recreational area
2. Old Rectory Snowdrop Wood
3. Allotments
4. Small copse
5. Stone Pit
6. Footpath to Stone Pit and former land fill site
7. Triangular piece of land that is adjacent to Low Road, Stone Road and Long Lane
8. Woodland adjacent to the railway line
9. Railway Wood
10. Page's Wood
11. Corner of Mill Road and Norwich Road



Appendix 4(c): Non-designated Heritage Assets letter



Strumpshaw Neighbourhood Plan

Consultation: 1st February to 17th March 2025

**Drop-in exhibition, 10am-3pm on Saturday, 1st February
at Strumpshaw Community Hall**

January 2025

Dear property owner,

Non-designated Heritage Assets

This letter is to advise you that the draft Strumpshaw Neighbourhood Plan will shortly be published for public consultation on 1st February with a six-week public consultation period lasting until 17th March 2025. We will be also holding exhibitions in the Strumpshaw Community Hall on Saturday, 1st February from 10am to 3pm.

The Neighbourhood Plan is being prepared by a local Steering Group on behalf of Strumpshaw Parish Council. It is a planning policy document which will guide future development in the area. It can be read here from 1st February: www.strumpshaw-pc.gov.uk/neighbourhood-plan.

We are writing to you because a building or area of land you own/have an interest in, has been suggested for inclusion in the draft Neighbourhood Plan as a Non-designated Heritage Asset (Important Unlisted Building).

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, historic association, landscape interest, landmark status or social/communal value. These do not have the same level of protection or restrictions as those on the national list of Listed Buildings.

If a building is identified as a Non-designated Heritage Asset, it can still be altered or amended and there are no additional regulations or consents required to undertake any works to it. It simply means that any proposals that already requires the benefit of planning permission that may affect your property should take your building's architectural or historic significance into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that some of the important characteristics of Strumpshaw are recognised.

The Steering Group feels it is important to gain the views of property owners before any final decisions on the final Plan are made. The list of potential Non-designated Heritage Assets is shown below. More information can be found in the draft Neighbourhood Plan.

Please send us any comments you have by emailing strumpshawplan@gmail.com by 17th March 2025.

Thank you.

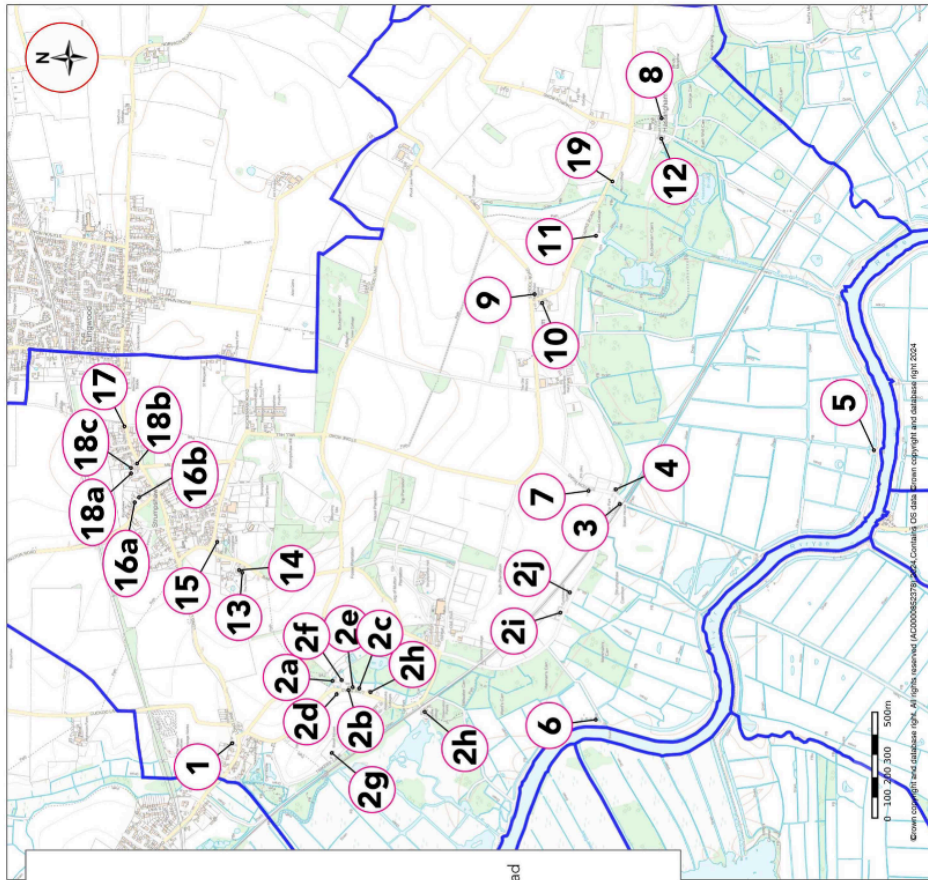
Yours faithfully

Strumpshaw Neighbourhood Plan Steering Group

Potential Non-designated Heritage Assets

1. The old Strumpshaw primary school
2. Marshman's cottages*:
 - a. Marsh Cottage, Low Road (SE)
 - b. Carr Cottage, Low Road (SE)
 - c. Wood Cottage, Low Road (SE)
 - d. Grove Cottage, Low Road (SE)
 - e. Meadow Croft Cottage, Low Road
 - f. Spruce Cottage, Low Road (SE)
 - g. Marsh House, Tinkers Lane
 - h. RSPB marshman's cottage
 - i. Stromessaga, Low Road
 - j. Tumbleweed, Low Road
3. Buckenham Railway Station
4. Oakleigh Cottage
5. Buckenham Ferry Drainage Mill
6. Strumpshaw Steam Engine House
7. WW2 Pill box
8. Hassingham Hall
9. The Old School, Buckenham
10. White Cottage
11. Broad House
12. Broad Farm
13. The Hollies
14. Holly Lodge
15. Thatchers, Hollies Cottage, Buckenham Road
16. Houses along Hemblington Road
 - a. The Cedars
 - b. Brandon House
17. The Huntsman's Pub
18. Beech Drive barns
 - a. Little Barn, Beech Drive
 - b. South Barn, Beech Drive
 - c. Thatch Barn, Beech Drive
19. Run Cottage

* Groupings of properties.
SE: Strumpshaw Estate.



Non-designated Heritage Assets

- * Groupings of properties.
SE: Strumpshaw Estate.
- 1. The old Strumpshaw primary school
- 2. Marshman's cottages*.
 - a. Marsh Cottage, Low Road (SE)
 - b. Carr Cottage, Low Road (SE)
 - c. Wood Cottage, Low Road (SE)
 - d. Grove Cottage, Low Road (SE)
 - e. Meadow Croft Cottage, Low Road
 - f. Spruce Cottage, Low Road (SE)
 - g. Marsh House, Tinkers Lane
 - h. RSPB marshman's cottage
 - i. Stromessagel, Low Road
 - j. Tumbleweed, Low Road
- 3. Buckenham Railway Station
- 4. Oakleigh Cottage
- 5. Buckenham Ferry Drainage Mill
- 6. Strumpshaw Steam Engine House
- 7. WW2 pill box
- 8. Haslingham Hall
- 9. The Old School, Buckenham
- 10. White Cottage
- 11. Broad House
- 12. Broad Farm
- 13. The Hollies
- 14. Holly Lodge
- 15. Thatchers, Hollies Cottage, Buckenham Road
- 16. Houses along Hiembington Road
 - a. The Cedars
 - b. Brandon House
- 17. The Huntsman's Pub
- 18. Beech Drive barns
 - a. Little Barn, Beech Drive
 - b. South Barn, Beech Drive
 - c. Thatch Barn, Beech Drive
- 19. Run Cottage

Appendix 4(d): Consultation response form (also online).

STRUMPSHAW Neighbourhood Plan

DRAFT Neighbourhood Plan
CONSULTATION RESPONSE FORM
Consultation period: 1st February to 17th March 2025.

The Strumpshaw Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2045. The Steering Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online at www.strumpshaw-pc.gov.uk/neighbourhood-plan, so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to Broadland District Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Strumpshaw Parish Council is required to share personal details of those that have commented on the document to Broadland District Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Strumpshaw Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the website.



BY 17th March 2025, please deliver your form to the post box at the Strumpshaw Community Hall
email strumpshawplan@gmail.com, or complete this form online at www.strumpshaw-pc.gov.uk/neighbourhood-plan

Please note, if you have any further comments, you are welcome to add another page, or email strumpshawplan@gmail.com.

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

DEVELOPMENT, DESIGN AND HERITAGE	
POLICY STR1: New housing	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR2: Design guidelines and codes	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>(See: DESIGN CODES AND GUIDANCE (Appendix document))</i> <i>Comments</i>	
POLICY STR3: Business premises	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR4: Heritage assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

NATURAL ENVIRONMENT	
POLICY STR5: Natural assets and biodiversity	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

POLICY STR6: Ecological corridors	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR7: Local Green Spaces	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR8: Important local views	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR9: Dark skies	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR10: Localised surface water flooding and sewage management	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

ACCESS	
POLICY STR11: Highway safety (previously adopted policy)	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR12: Public access	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	





COMMUNITY	
POLICY STR13: Existing and new community infrastructure	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
POLICY STR14: Former landfill site	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

OVERALL , do you
<input type="checkbox"/> Agree with the draft Neighbourhood Plan
<input type="checkbox"/> Disagree with the draft Neighbourhood Plan
<i>Any further comments about the draft Neighbourhood Plan</i>

THANK YOU.

**Appendix 4(e): Log of all comments and responses to pre-submission consultation (Regulation 14).
Strumpshaw NEIGHBOURHOOD PLAN**

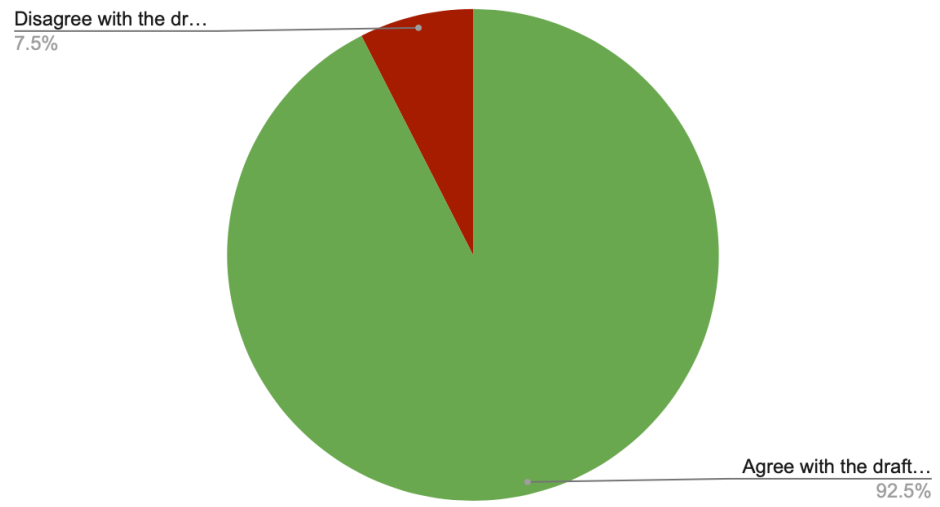
Table code

	Supportive comment or no change to the Plan
	Change to map or supporting text
	Change to policy/text.
	Change made

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).

GENERAL COMMENTS

Count of OVERALL, do you



Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
1	Broadland District Council	General	<p>A pleasure to read a well-presented plan which has been positively prepared for the benefit of the community. A shared vision links to clear objectives in a cohesive manner and is addressed by a comprehensive set of policies. Ambition is shown through the production of a supplementary Design Guide and Housing Needs Assessment. Finally, it is heartening to see a commitment to monitoring and reviewing the implementation of the neighbourhood plan against prospective planning applications.</p> <p>Two key areas for review are set out below. We feel the proposed extension to the settlement limit should be granted greater prominence with a section in the supporting text setting out the relevant considerations and justification. Also ensure that you are relating the plan back to the latest version of the NPPF, particularly in relation to the Housing Needs Assessment.</p>	Supportive comment. Other comments addressed below – proposed extension to the settlement limit, and updated references to the latest NPPF.	Amendments

2	Broads Authority	General	<p><u>Comments on Neighbourhood Plan</u> The policies in the July 2014 adopted Neighbourhood Plan can be found in chapter 4 and <u>along with</u> a description of why they have been reviewed.</p> <ul style="list-style-type: none"> a. Throughout - references to NPPF need checking and updating as the most recent one is 2024. b. 1.5 as well as <u>desk-based</u> research. c. 1.7 and 1.8 – I have not seen people named in a NP document before... d. 2.1 – refer to the Broads Authority e. Figure 3 – show BA area on plan f. 2.2 – the Local Plan for the Broads does not say this. g. Footnote 3 - link does not work. h. Throughout - as this is a planning document, don't say 'Broads National Park' – say 'Broads' and that the Broads has a status equivalent to a National Park. i. 2.9 – not sure if referring to the 2006 Broadland Local Plan is relevant. j. 2.9 – need to refer to the LCA for Broads Authority. k. 2.12 – It lists 2014 services. We are in 2025 – what is Strumpshaw served by now? The list of the current provision would be helpful. l. 2.13 says 'The two SSSIs are managed by the RSPB and contain two livery stables and a steam museum'. I don't know where the second livery stable is, but I am pretty certain the steam museum and one of the livery stables are outside the SSSI boundary. In any case they should review this statement and make sure it is correct(ed). m. 2.18 – adoption likely to be mid 2026 	Minor modifications	<ul style="list-style-type: none"> references to the latest NPPF b. amended this is normal procedure d. added in reference to Broads e. added Broads area f. amended h. changed to Broads National Park in first instance i. Updated Character Assessment for Broads l. Removed
---	------------------	---------	---	---------------------	---

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
			<ul style="list-style-type: none"> n. Images need alt text o. Social objective 2 – what about other forms of lighting? p. Figure 17 – I can't see a settlement boundary on the plan. 		<ul style="list-style-type: none"> n. All images to have alt text o. Amended to 'lighting (including streetlights)' p. Added settlement boundary to map

3	Norfolk County Council Minerals and Waste	General	<p>Minerals and Waste</p> <p>We have the following comments to make on the Strumpshaw Neighbourhood Plan Pre-Submission consultation.</p> <p>Thank you for consulting Norfolk County Council in its capacity as the Mineral and Waste Planning Authority for Norfolk, regarding Strumpshaw Neighbourhood Plan (Pre-Submission Version) Consultation (February 2025).</p> <p>The Norfolk Minerals and Waste Local Plan (NM&WLP) identifies the minerals and waste development needs for Norfolk, and together with the Local Plans produced by Norfolk's Local Planning Authorities and Neighbourhood Plans, form the Development Plan for Norfolk, as acknowledged in the current Neighbourhood Plan Introduction text. The Norfolk Minerals and Waste Local Plan can therefore provide important spatial planning context to the Neighbourhood Plan area. Minerals and waste development itself is outside the scope of neighbourhood plans, however, the NPPF requires minerals, minerals infrastructure and waste management facilities (including waste water treatment) to be safeguarded. Further information in relation to Neighbourhood Plans can be found at https://www.norfolk.gov.uk/article/38668/Minerals-and-waste.</p> <p>It is noted there are several historical and character references to former sand and stone pits, and the former landfill site in the parish, which now form open</p>	Minor amendments	<ul style="list-style-type: none"> a. Added reference to Minerals and Waste document in supporting text b. Added Norfolk County Council into 1.4 c. Added 'Norfolk Minerals and Waste Local Plan' to figure 8 d. Paragraph 2.19, added "The Norfolk Minerals and Waste Local Plan (NM&WLP) identifies the minerals and waste development needs and safeguarded minerals and waste sites in
---	---	---------	--	------------------	---

			<p>green spaces and natural assets and biodiversity within the parish.</p> <p>We have the following comments to make:</p> <p>a. There are no existing allocated minerals or waste sites within Strumpshaw in the current adopted Norfolk Minerals and Waste Development Framework documents. There are also no allocated minerals or waste management sites for future development within Strumpshaw in the emerging Norfolk Minerals and Waste Local Plan (NM&WLP), which is anticipated to be adopted in spring 2025.</p> <p>b. The third sentence of paragraph 1.4 (Background) omits the Norfolk Minerals and Waste Local Plan from the Development Framework for the area, which was previously acknowledged in the introduction of the current neighbourhood plan. The following amendments should be made and are shown in bold and <u>underlined</u>: 'Once the Neighbourhood Plan is 'made', it will form part of the development plan for Broadland District Council, and the Broads Authority and Norfolk County Council, informing their determination of planning applications. Strumpshaw Parish Council will also use the Neighbourhood Plan to respond to planning applications.'</p> <p>c. Figure 8 sets out the spatial and strategic policy context and does not include the Norfolk Minerals and Waste Local Plan, which is part of the Development Framework for development for</p>		<p>Norfolk, and together with the Local Plans produced by Norfolk's Local Planning Authorities and Neighbourhood Plans form the Development Plan for Norfolk. The current Norfolk Minerals and Waste Development Framework, consisting of three policy documents was adopted between 2011 and 2017. At the time of writing, Norfolk County</p>
--	--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
			<p>Strumpshaw. Therefore Figure 8 should be amended to include the Norfolk Minerals and Waste Local Plan on the same tier as the Neighbourhood Plan, Greater Norwich Local Plan and Broads Local Plan, to ensure the strategic context is represented for applications being determined within Strumpshaw parish.</p> <p>d. A new paragraph (2.19) should be inserted after the last sentence to paragraph 2.18 – “The Norfolk Minerals and Waste Local Plan (NM&WLP) identifies the minerals and waste development needs and safeguarded minerals and waste sites in Norfolk, and together with the Local Plans produced by Norfolk’s Local Planning Authorities and Neighbourhood Plans form the Development Plan for Norfolk. The current Norfolk Minerals and Waste Development Framework, consisting of three policy documents was adopted between 2011 and 2017. At the time of writing, Norfolk County Council were reviewing their Local Plan, scheduled for adoption in 2025.”</p> <p>e. No comments on the Design Guide.</p> <p>Norfolk County Council as the statutory authority for minerals and waste planning in Norfolk wishes to be kept informed as the Neighbourhood Plan is progressed.</p>		<p>Council were reviewing their Local Plan, scheduled for adoption in 2025.”</p> <p>e. No change</p>

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
4	Norfolk County Council – Public Health	General	Public Health Thank you for consulting Norfolk County Council Public Health (NCC PH) regarding the Pre-Submission Neighbourhood Plan for Strumpshaw. If not already done so, you may find it helpful to consult the Health in Neighbourhood Plans guidance, attached with these schedule of comments, which supports communities to embed health in their plans and includes examples of good practice.	No comment, information provided	No change

5	Environment Agency	General	<p>Water Resources</p> <p>Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you.</p> <p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with their 2024 Water Resources Management Plan. The Local Planning Authority's Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g.</p>	Suggested additional wording.	Add in paragraph from Environment Agency
---	--------------------	---------	--	-------------------------------	--

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
			<p>85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p> <p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk)</p>		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
6	National Gas Transmission	General	<p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • _https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	No comment, information provided	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
7	National Highways	General	<p>Thank you for consulting National Highways on the abovementioned Neighbourhood Plan. National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer. No Comment.</p>	No comment	No change
8	Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan.	No comment	No change

9	Sport England	General	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p>	No comment, information provided	No change
---	---------------	---------	--	----------------------------------	-----------

		<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider</p>		
--	--	---	--	--

		<p>community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p>		
--	--	---	--	--

		<p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p>		
--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
			Sport England's Active Design Guidance: https://www.sportengland.org/activedesign		
10	Individual 1	General	Remove pages wood immediately	Request to remove a Local Green Space	Removed
11	Individual 2	General	Good piece of work thanks. It would be good if the community could progress the community action projects.	Supportive comment	No change
12	Individual 7	General	Congratulations on an enormous amount of hard work on behalf of the local community. Thank you.	Supportive comment	No change
13	Individual 10	General	We need dog poo bins near Buckenham Station and surrounding areas.	Project comment	No change. Passed on to Parish Council as a potential project
14	Individual 15	General	No new housing. All the map displays are appalling. Difficult to read.	General comment	No change
15	Individual 16	General	In the comments for more footpaths there was a request for a footpath on Hemblington Road but I would disagree with this as not many people walk down the road there as it leads out of the village and the road is too narrow and winding anyway. I would not like a footpath down Hemblington Road	Project comment	No change. Passed on to Parish Council as a potential project
16	Individual 32	General	Enact it! Parking by the pub is a real danger and needs addressing	Comment on parking at pub	No change, not within the remit of the Plan

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
17	Individual 33	General	Please could my name be spelt correctly on page 5, it is Blyth not Blythe. I commend the team on the effort and detail that has gone in to the draft plan and will definitely support it in any referendum.	Typo and supportive comment	No change Amended typo
18	Individual 36	General	Needs more environmental planning for solar, wind, heat pumps	General comment	No change
19	Individual 37	General	Somewhere in between	General comment	No change
20	Individual 38	General	Thanks to all who have worked on this. Tremendous dedication and effort. My major concern however is that it will be overridden by higher authorities with different priorities. In particular, Planning authorities often allow consent contrary to local objections and current 'anti-Nimbyism' will give carte-blanche to development regardless of any local Plan. I hope not - but....	General comment	No change
21	Individual 39	General	Under Community action projects could examples of "Quiet Lanes" be given to indicate practical implementation of schemes. Proposed Quiet Lanes: Carrs Road, Hassingham to Buckenham School Road/Station Road, Buckenham Low Road, Strumpshaw (Strumpshaw Hall/RSPB to junction with Stone Road, Cuckoo Lane, Strumpshaw, Buckenham Road/Buckenham Lane, Strumpshaw	Project on Quiet Lanes – other locations suggested	No change. Passed on to Parish Council as a potential project

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
22	Individual 40	General	<p>All maps should be maximized to fill width of the page, with legends below, rather than legends taking up valuable map 'presentation' space. Also the poor quality of some maps is heavily criticized by some individuals, including myself. Some typos yet to be addressed.</p> <p>In general, the Neighbourhood Plan is excellent. supported by sound policies and well presented.</p>	Comment on the quality of the maps	Enhanced the maps
23	Individual 41	General	Agree except for the comments already mentioned	General comment	No change
24	Individual 50	General	Unless some or all of the matters mentioned in our comments we will have no alternative but to oppose the Draft.	General comment	No change

25	Individual 53	General	<p>Notes additional to the Response already submitted by Tim Holt-Wilson (NGP).</p> <p>I have been actively researching the local Ice Age geology and landforms for some years, assembling considerable material for a hopefully comprehensive scientific publication which is at a draft stage. Once completed, there should be information that justifies some good sign boards!</p> <ol style="list-style-type: none"> 1. The waste-backfilled Strumpshaw Pit shows no geology whatsoever. The landscaped cap does not even reflect the original geomorphology. The summit of the hill was not surveyed before being removed by quarrying! It had a windmill on top and was a few metres higher than today. Some rather wild height exaggerations are sometimes quoted. 2. The small Poor Pit at the northwestern corner of Strumpshaw Pit, which Tim mentioned, does have useful exposures of coarse gravels typical of deposition by a major subglacial watercourse at/near the point where it lost pressure on exiting from the subglacial tunnel. I believe the Parish owns this site, which in any case is totally unsuitable for development. A signboard might be good here, I can look at the site in the summer and suggest content. 3. West of the (backfilled) Strumpshaw Pit, Barnes Hill has a couple of useful exposures. The land is part of the Strumpshaw Estate. At least as interesting is the morphology of Barnes Hill, which retains much of the shape from when the gravels were deposited. The Barnes Hill – Strumpshaw Hill – 	Further information provision on geomorphology	Condense comments into a paragraph and check with Norfolk Geological Partnership regarding accuracy. Request map.
----	------------------	---------	--	--	---

			<p>Buckenhams Woods ridge is in its entirety a significant geological feature, quite the largest area of higher relief (in E Norfolk terms!) in the area.</p> <ol style="list-style-type: none"> 4. There are several small, relatively shallow, aggregate pits in Buckenhams Woods. All of these are useful for geological research/teaching and they should not be infilled. Occasionally, faces (sand and gravel) can be cleaned to better expose the sediments and to keep small sections open. I believe the Parish owns some of the pits, and there are at least two private owners of parts of this woodland. 5. The sediments exposed in the privately-owned Crag pit just a short distance up the road from Buckenhams Station on the eastern side will be further investigated in close co-operation with the current owner. This will involve very little disturbance but should provide useful results. 6. The "Sandpit" on the RSPB Strumpshaw Fen reserve, not far from the Reception Hide, is a CGS within a larger Biodiversity site (presumably a CWS). I have been studying the exposed deposits for a few years, in collaboration with Prof. Jenø Nagy (emeritus) of Oslo Univ., who is lead author on the first scientific article. Two other articles are being prepared. We hope that once these are out, the RSPB will support a considerably revised signboard! Tim Strudwick, the Reserves Manager, has been extremely helpful and supportive. 7. There are several other old Crag pits near the Yare valley floor in Strumpshaw. These should be 		
--	--	--	--	--	--

			<p>preserved and not used as tips (the all-too-common fate of geologically interesting holes and hollows!), and if any need to be backfilled or otherwise made inaccessible, it is important that the sediment sections first be cleaned up, sampled and recorded. The results should then be published <i>and</i> presented to the public.</p> <p>8. Lots of interesting and exciting things happened in the Ice Age, it is most unfortunate that Geology is almost absent from the school curriculum, but much can be done to make up for this. Even the concept of a kilometre thick ice sheet covering Strumpshaw over 400,000 years ago, is pretty difficult to grasp. And it was "only" about 15-12,000 years ago that Norfolk was an arctic desert, with subfreezing temperatures and frozen ground. Sandstorms picked up huge quantities of sand from the dry bed of the North Sea and deposited it over much of E Anglia as "cover sand". It can be seen in the upper part of many ditch walls and roadside embankments, as a rather loose fine-grained sand. During glacial periods, so much ice was locked up in ice sheets on land that global sea level fell over 100 m. During the last million years we have been part of the continent for perhaps 80 percent of the time. Go back 2 million years and Strumpshaw was often covered by the "Crag Sea".</p> <p>9. A final geodiversity issue. There are quite a number of hollows in the parish (and in adjacent Lingwood and Blofield parishes). These were first noticed and photographed by Mike Page, who discussed them with the late David Fagg who ran</p>		
--	--	--	--	--	--

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	Summary of comment	Action
			<p>the Norwich Astronomical Society. There he informed the late Jenny Everett who “co-opted” me – we were both members of the Geological Society of Norfolk. A number of investigations have been carried out on selected hollows including geophysical (with UEA) and coring. The late Jenny Gladstone (GSN and NGP) wrote a UEA diploma dissertation on the landscape, which in part focused on these hollows. This is a work in progress project, with promising provisional results. If any hollows are in danger of being filled in or otherwise destroyed, it is important that they be investigated first.</p>		

OTHER SUPPORTING CHAPTERS

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
26	Broadland District Council	Referendum (page 6)	Paragraph 1.10 – This paragraph is slightly misleading. A referendum may be required if the independent examiner determines that the modifications change the nature of the original Neighbourhood Plan. If the examiner recommends that the Plan should proceed to a referendum, then both local planning authorities have to come to a formal view on whether the plan meets the basic conditions, with or without the examiner's recommended modifications, and on that basis whether to proceed to a referendum (as is the case for new Neighbourhood Plans). However, if the examiner determines that a referendum is not required, then the examiner's modifications are binding and the local authorities are required to make the modified plan within five weeks of receiving the examiner's report.	Comment on referendum	Amended paragraph
27	Broadland District Council	Location and population (page 9)	Updated parish figures using 2021 Census data are available at NomisWeb . Navigate to Data Sources > Census of Population > 2021 Census > Parish Profiles. You can then query datasets by a particular geography; in this case, select "some" parishes, then list areas within Broadland and select Strumpshaw only. You will need to do this for each relevant dataset (age, households etc)	Update needed to census data	No change, the 2021 figures are in the paragraph
28	Broadland District Council	Policy context (page 12)	Para. 2.16 – the latest version of the NPPF was published in December 2024.	Update needed to NPPF references	Updated all NPPF references

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
29	Broadland District Council	Objectives (page 21)	<p>"3. Resist any development which is in parts of the Parish that are outside the settlement limit."</p> <p>'Resist' is perhaps not the right word? Consider 'presumption against'. Development would include all sorts of things not just housing and there may be self build units etc allowed in line with local plan policy. Saying resist is also contrary STR1 "<i>Outside the defined settlement boundary, development proposals will only be permitted where they are in accordance with national and district level policies.</i>" (page 33).</p>	Suggested amendment to Objective 3	No change, this was an adopted Objective in the previous Neighbourhood Plan
30	Broadland District Council	Objectives (page 22)	<p>We would appreciate clarification on the rationale used in updating some objectives. Why specify "legally designated" nature reserves? Three of the "achieved" 2014 NP objectives appear to have an ongoing element; on what basis are these completed?</p> <ul style="list-style-type: none"> • 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. <p>We understand the aim in 2014 was to influence the Mill Meadow development, but these objectives may yet retain value.</p>	Justification required for amendments to objectives	Added in justification to changes to objectives

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
31	Broadland District Council	Figure 17 (page 26)	From our reading, the key does not accurately fit the map. Natural assets do not appear to be shown as they are in Figure 36. Furthermore, it is unclear as to the significance of the community infrastructure (Figure 51), as these are not shown on the key.	Amendments to clarity of map suggested	Amended map (figure 17)

32	Broadland District Council	Appendix B:	<p>Affordable Housing definition no longer includes Starter Homes; these have been superseded by First Homes. The Glossary should be updated with the most recent Dec 2024 definition for AH which also reflects the increased emphasis on delivery of Social Rent tenure:</p> <p>From NPPF Dec 2024 Affordable housing Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: 20</p> <p>a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision</p>	Suggested amendments to glossary	Amended glossary to be in line with new NPPF
----	----------------------------	-------------	---	----------------------------------	--

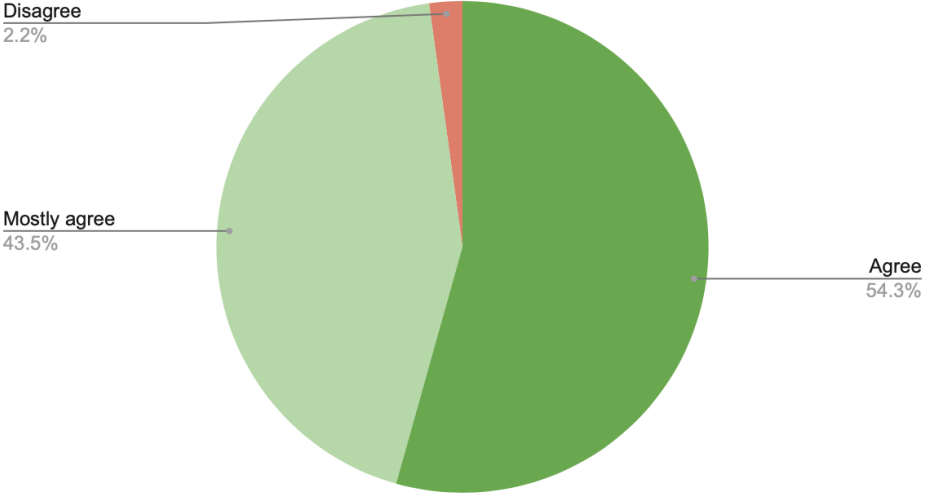
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>(and, in this context, is known as Affordable Private Rent).</p> <p>(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.</p> <p>First Homes - Probably sensible to include the definition for First Homes and around the eligibility criteria within the main Glossary.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
33	Broadland District Council	Data profile	Note that this document is mistakenly titled ' <i>Rackheath NP</i> '.	Amendment to document name suggested	✓ Amend
34	Broads Authority	CIL	10.1 – do you want to say there is no CIL in the Broads area? 10.5 – LPAs are required to review their Local Plan every 5 years. And you need to mention the Broads Authority as well.	Suggested amendments to paragraphs	Para 10.2, added in sentence regarding no CIL in the Broads area Para 10.5, added in Broads Authority
35	Broads Authority	Policies map (figure 17)	a. Figure 17, page 26: the symbol for non-designated heritage assets on the key appears to be different to that on the map (e.g. on the map the pink circles are infilled with colour) b. Figure 17, page 26: Are there any 'Natural assets' shown on the map? There is a symbol in the key but can't see any green circles on the map. Is it because they too are infilled in the map and blend in with the other green areas? Remove the symbol from the key if there are not any on the map. c. Figure 17, page 26: are there not any important views along the river, for example at RSPB Strumpshaw? Or along the track from Station Road to the Strumpshaw pumphouse?	Suggested amendments to map	a. No change, works at this scale b. Make natural assets on the map clearer c. Addressed below

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
36	Norfolk Wildlife Trust	Vision	Vision Statement We particularly support the wording concerning new development being 'environmentally sustainable and responsive to climate change, with thriving biodiversity.'	Supportive comment	No change
37	Norfolk Wildlife Trust	Community Action Projects	9. Community action projects We particularly support the community project to create a central green space for community use. This would provide a great opportunity to provide benefits for the community and wildlife, whilst increasing biodiversity. In light of this, we offer the following suggestion; not mowing the edges, corners or margins, enabling the grass to grow long in these areas through the main flowering period of March-July. We recommend using native species in any planting plans. A pond could also provide additional benefits. Connecting this green space to other habitats in the area and providing other features for wildlife would be particularly welcomed.	Suggested additional detail for community action project	Added in further detail to community project

STR1: New housing

Count of POLICY STR1: New housing



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
38	Broadland District Council	Figure 21 (page 31)	This figure sets out a proposed amendment to the Strumpshaw settlement limit to encompass the Mill Meadow development. We recommend that a section of supporting text accompanies this rationalisation, preferably with its own sub-heading. Describe the proposed amendment, explain why the change is being proposed and explore potential impacts. For example, consider the possibility for applications on garden plots or through GNLP Policy 7.5 for small scale windfall housing development adjacent to settlement boundaries. Could an extension to the settlement limit better allow for progressing exception sites (for purely affordable housing) – if suitable sites come forward in the future?	Suggests further justification required for proposed amendment to the settlement limit	Added in paragraph to supporting text to explain the change to the settlement boundary

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
39	Broadland District Council	Policy STR1 (page 33)	<p>As above around Strategic Gaps – the delivery of potential exception sites for purely AH could be considered as a positive outcome of these – if adjacent to extended settlement boundary?</p> <p>Housing Mix – we agree that the delivery of smaller family homes rather than executive style houses does seem to be reflected by the HNA findings.</p>	<p>Question over development of Affordable Housing (exception site) in the Strategic Gap</p> <p>Supportive comment regarding housing need</p>	<p>No change, the Strategic Gap is to maintain integrity of the landscape/ townscape, so all forms of development would be resisted</p>

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
40	Broads Authority	STR1	<p>Policy STR1</p> <p>a. You say 'extended settlement boundary' – are you extending it then as part of this Local Plan? Or are you referring to the settlement boundary as set out in the GNLP? If the latter, isn't just 'the settlement boundary'?</p> <p>b. third bullet point – would '...and <u>heritage</u> history of the area' be better?</p> <p>c. Under location and scale – but if they are in the development boundary, how does needing to be 'near community facilities' work? And what is 'near'?</p> <p>d. You say 'district level' – what does that mean? The Broads Authority is not a 'district', but we are a Local Planning Authority and have a Local Plan.</p>		<p>a. Clarified new settlement boundary (not that in GNLP)</p> <p>b. Changed 'history' to 'heritage'</p> <p>c. Amended 'near' to 'within easy walking distance of'</p> <p>d. Amended 'district level' to 'Broadland and Broads Authority'</p>

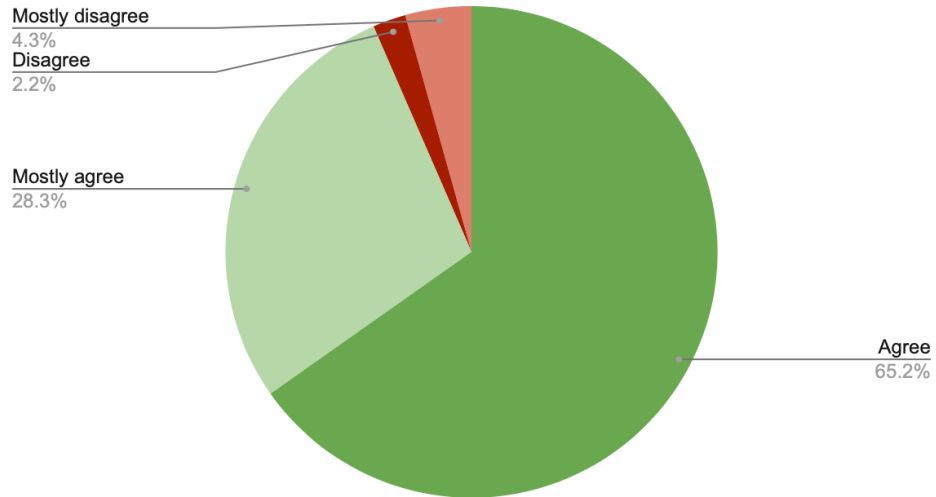
Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
41	CAM Architects Ltd.	STR1	<p>I'm writing on behalf of our clients who own a piece of land to the south of the community hall and bound by Buckenham road and Mill road to the east and south and development to the north and west.</p> <p>We understand from the draft Neighbourhood Plan that there is an identified need for housing, particularly for single storey housing and specifically for older peoples homes. We would like to discuss with you how we can do something on the site which meets the needs and aspirations of the Neighbourhood Plan. We would kindly request if we could perhaps meet either on-line or in person to discuss the Neighbourhood Plan, housing need and how we could put together an acceptable proposal for assisted living homes, which the Neighbourhood Plan and also Norfolk County Council adult services identify for the County.</p> <p>Please do not hesitate to contact me to discuss any of the above further and we would greatly appreciate if we could arrange to meet up to discuss the above further. I look further to hearing from you.</p>	Interest in housing on Mill Road site	No change, Parish Council have made a decision that they do not want the site to be developed

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
42	Individual 6	STR1	Do not agree to limit to 3 bedrooms. Do not agree regarding single dwellings need to near community facilities	Disagrees with housing mix	No change, states 'principally' in line with the Housing Needs Assessment.
43	Individual 9	STR1	Strongly support to maintain of the identified strategic gaps	Supportive comment	No change
44	Individual 13	STR1	Village should be allowed to expand to it's natural boundaries and encourage young families as the village has an aging population.	Supportive comment	No change
45	Individual 15	STR1	No new housing	Statement about no new housing	No change
46	Individual 24	STR1	Housing should be a mix and not limited to 3-bed or less. Need to have provision for larger families and caring for older or less mobile relatives	Comment about housing mix	No change, states 'principally' in line with the Housing Needs Assessment
47	Individual 25	STR1	Do not agree with stipulating houses hours have 3 bedrooms or fewer. Some families are larger plus some families have elderly parents to accommodate	Comment about housing mix	No change, states 'principally' in line with the Housing Needs Assessment

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
48	Individual 26	STR1	Keep strategic gaps - 3 area would form the 2 villages, not desirable	Supportive comment	No change
49	Individual 29	STR1	Keep strategic areas so village is not joined up to Brundall, Lingwood	Supportive comment	No change
50	Individual 31	STR1	Development only by sub-division within existing parish boundaries	Comment about sub-division	Not clear what sub-division means, no change
51	Individual 32	STR1	At the last consultation many residents signalled that they would like to see more affordable housing, This hasn't really happened. Will it happen if it is requested by residents?	Comment about Affordable Housing	No change, STR1 supports Affordable Housing
52	Individual 34	STR1	Some new appropriate housing is vital to keep a mixed aged population in the village	Supportive comment	No change
53	Individual 35	STR1	Housing needs addressing affordability and mix of housing very important	Supportive comment	No change
54	Individual 38	STR1	On Housing Mix - use of 'principally' is a hostage to fortune? It could easily be misinterpreted and be seen as licence to build contrary to plan.	Comment about the word 'principally'	No change, the wording allows for some variation
55	Individual 39	STR1	It's difficult to read Figure 20 on page 31: Greater Norwich Local Plan settlement map for Strumpshaw, showing the settlement boundary. As this is a key map could it be enlarged/made more distinct/readable?	Comment about the clarify of the map	Enlarged map
56	Individual 42	STR1	Must be considered in light of local amenities	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
57	Individual 49	STR1	We fully support the principles on maintaining the strategic gaps set out in Paragraphs 5.8 - 5.10.	Supportive comment	No change
58	Individual 50	STR1	All new developments should encourage small residential units (1 or 2 bedrooms) rather than just saying "up to 3 bedrooms" in order to create a more balanced residential profile in the village . Also the current settlement limits should be reviewed.	Comment about wording	Amended wording to say 'dwellings or 1, 2 and 3 bedrooms.'
59	Individual 51	STR1	a) I am assuming that 'small-scale' infill development is defined? b) 'principally' comprise - How definitive is this? Rather tenuous and leaves scope for developers to interpret it as they wish? c) Strategic gaps: they will no longer be 'gaps' if ANY development is allowed! - irrespective of their character.	Comment about clarify on wording	Add in definitions

Count of POLICY STR2: Design guidelines and codes



Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
60	Broadland District Council	Design (para. 5.18, page 34)	<i>"Being able to influence the design of a development at an early stage, will increase the likelihood that development in Strumpshaw will be acceptable."</i> Consider more specific wording such as <i>"like "Early engagement and consultation with the community will increase the likelihood that development in Strumpshaw will be acceptable."</i>	Suggested wording change	Change to 'Being able to influence the design of a development at through the Design Code and Guidance document will enable the community to appreciate that it has a voice.'

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
61	Broadland District Council	1.5 Planning policy and guidance (page 8)	No need to reference the 2016 Site Allocations DPD, as this has been superseded by the Greater Norwich Local Plan.	Reference	AECOM removed reference to DPD
62	Broadland District Council	2. Local character (pages 10-11)	Typo: " <i>Local Pan for the Broads</i> ". Several times: one on page 10 under 2.2, another one page 11 under 2.3 & twice under 2.4.	Typo	AECOM amended typo
63	Broadland District Council	3.1 Introduction (page 15)	Perhaps the final paragraph of this page (" <i>Most guidance and codes...</i> ") could be emphasized through use of bold or italic font? As it is relevant to entire parish and not just character areas and therefore carries significance.	Emphasise wording	AECOM amended
64	Broadland District Council	3.3.3 Boundary treatments (page 24)	You could specify native hedges (as an alternative to 'natural hedge') to avoid laurel hedges popping up. Native hedges don't have to be species rich and could comprise entirely of beech or hornbeam. These are still good for wildlife and look good. If you mention hedgehog gaps (hedgehog permeable fencing) it will link with Policy STR6.	Further detail suggested	AECOM amended
65	Broadland District Council	3.5.1 Biodiversity (page 31)	Code: re 10% BNG please see earlier comments as not all development is subject to this statutory requirement.	Further detail suggested	AECOM amend to say 'where required'
66	Broadland District Council	3.5.2 Water management and SuDS (page 31)	This resource may also be of interest: https://www.wwt.org.uk/uploads/documents/2019-07-22/1563785657-wwt-rspb-sustainable-drainage-systems-guide.pdf	Reference	AECOM added in reference

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
67	Broadland District Council	Area 6 (page 44)	The last three rows of the table are lacking detail.	Further detail suggested	AECOM added: Homes and buildings - Mix of housing types and eras, more compact layouts with higher building density. Well-preserved traditional architecture with new buildings using the local material palette. Good amount of garden spaces and vegetation throughout. General - The landmark church tower is visible above and in between buildings from certain locations along the residential lanes.
68	Broadland District Council	Area 9 (page 47)	The last row of the table is empty.	Further detail suggested	AECOM added: The area is bordered by farmland and woodland, making it unsuitable for infill development

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
69	Broadland District Council	Area 11 (page 48)	The last two rows of the table are empty.	Further detail suggested	AECOM added: Homes and buildings - Variety of architectural styles and detailing, using predominantly red brick and clay roof tiles. Properties are large, with generous gardens and General - The area is adjoining farmland to the north and woodland to the south, which is also partially within the Broads Authority Executive Area. The church located away from the road is a key landmark.
70	Broadland District Council	Area 12 (page 49)	The last two rows of the table are empty.	Further detail suggested	AECOM add in further text
71	Broads Authority	STR2	Policy STR2 Design guidelines and code: In the first para I think the phrase 'and be physically integrated where possible' could be expanded on as I'm not clear what it means. I am guessing that it means physically located within the settlement but clarification is required.	Suggested amendment to wording	Removed 'and be physically integrated where possible'

72	Broads Authority	STR2	<p><u>Comments on Design Guide</u></p> <ul style="list-style-type: none"> a. Page 16 – guidance in middle column refers to figure 08. Figure 08 does not really provide explanation – what is important in figure 08 for it to be referenced in the guidance? b. Page 16 – Figure 09 seems important, but is not referenced anywhere. c. Page 23 – what are the ‘positive architectural elements’? What are the ‘traditional styles’? There is no talk of these as far as I can see. d. Figure 29 – title talks about new homes, description talks about existing and new build and there are letters and numbers and one set is purple and one set is orange... not clear what I am looking at and how to use it. Also not clear how this relates to building regulations. e. 3.5.1 – no mention of potential for wildlife features as part of new development. f. 3.5.2 – just say Broads. g. 3.5.3 – no mention of the area being in water stress and no reference to the commitment by LPAs in Norfolk to at least 110l/h/d. h. 3.5.6 – would welcome reference to not adding to light pollution as some EV charging points have lots of lights on them and the Broads has intrinsic dark skies. i. Page 8 – NPPF 2024 j. Page 22 – Loft conversions – change ‘should’ to ‘will’ in sentence on ‘additional considerations will apply’ k. Table on page 25 – I don’t understand what the numbers relate to (e.g. 1:3 to 1:5). It should 	Suggested amendments to the Design Code	<p>AECOM</p> <ul style="list-style-type: none"> a. Figure 8 needs to be clearer b. Need a reference to figure 9 - Guidance reworded: <i>Similarly, the size and pattern of plots, as well as front and back gardens, should embrace informal variations, as locally exemplified in Figures 08 and 09.</i> c. Further clarity needed on positive architectural elements and traditional styles - Material palette on page 23 improved. d. Clarity needed on whether this is for all buildings, or just homes. What the difference is between the purple and orange text. And how it relates to Building Regulations - Introductory paragraph added to 3.5. ‘Required’
----	------------------	------	--	---	---

			<p>either remove these or make clear what they are.</p>		<p>and 'Desired' added above purple and orange strategies in the diagram.</p> <p>e. Add in wildlife features - The text already listed some wildlife features. Wording in third bullet amended.</p> <p>f. Amended wording</p> <p>g. Add wording - Added last sentence in the 3.5.2 introductory text: 'Due to the evidence of water stress and environmental considerations, the Local Plan for the Broads requires all new, replacement, or converted dwellings to achieve maximum water consumption of 110 l/p/d.'</p> <p>h. Added wording</p> <p>i. Updated NPPF date</p> <p>j. Changed to 'will'</p>
--	--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
					k. Add clarity – name of guidance/codes - Amended. All ratios preceded by 'Street width to building height ratio of'

73	Norfolk Wildlife Trust	STR2	<p>Policy STR2: Design guidelines and codes</p> <p>Climate change is one of the most significant and fastest growing threats to society. Due to the climate emergency and the need for an emphasis on the importance of designing for net zero, homes should be designed & built to best net zero standards, with minimal embodied carbon, high energy efficiency, & renewables as standard.</p> <p>We welcome the wording in S3.5 Sustainability and eco-housing of the Design Code, and the wording in the code on page 35 that 'New developments must achieve net-zero standards....'</p> <p>We particularly advocate the addition of green roofs/walls to buildings as appropriate, particularly on community buildings. (They can also be used successfully on smaller roofs such as on bicycle sheds). They can provide numerous benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency. (NPPF Para 164)</p> <p>We therefore recommend that under the guidance section on page 32 which begins 'Trees and vegetation have the ability to absorb moisture...', particular reference should be made to green roofs/walls, (or elsewhere), for example:</p>	Suggested further detail	<p>AECOM Page 32 which begins 'Trees and vegetation have the ability to absorb moisture...', particular reference should be made to green roofs/walls, (or elsewhere), for example: 'The addition of green roofs and/or green walls to buildings should be encouraged where possible and appropriate.' – wording added</p>
----	------------------------	------	---	--------------------------	---

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
			'The addition of green roofs and/or green walls to buildings should be encouraged where possible and appropriate.'		
74	Individual 6	STR2	Should not limit design and aesthetics to essentially brick buildings - innovation/passive house etc should be encouraged	Comment about design	No change, the Design Guidance and Codes covers a variety of topics
75	Individual 10	STR2	Speeding humps harm cars - waste of public money. EV charging points are a safety concern. Our water is a safety concern see BBC reporting on PFAS forever chemicals in the water. Energy companies are operating fraudulently - see companies house	Comment about infrastructure	No change, beyond the remit of the Neighbourhood Plan
76	Individual 11	STR2	Traffic calming important to village. Does the current electoral infrastructure give provision for election vehicle charging points	Comment about infrastructure	No change, beyond the remit of the Neighbourhood Plan
77	Individual 12	STR2	Development guidelines and code should allow creativity and new ideas. Development should include sustainability criteria. Development should only include eco-housing criteria as these are generally expensive and to the detriment of low income groups	Comment about infrastructure	No change, cannot insist that all housing is eco
78	Individual 13	STR2	Too controlling!	Negative comment	No change
79	Individual 15	STR2	No new housing	Statement	No change
80	Individual 21	STR2	It is important to maintain the rural character of Strumpshaw.	Supportive comment	No change

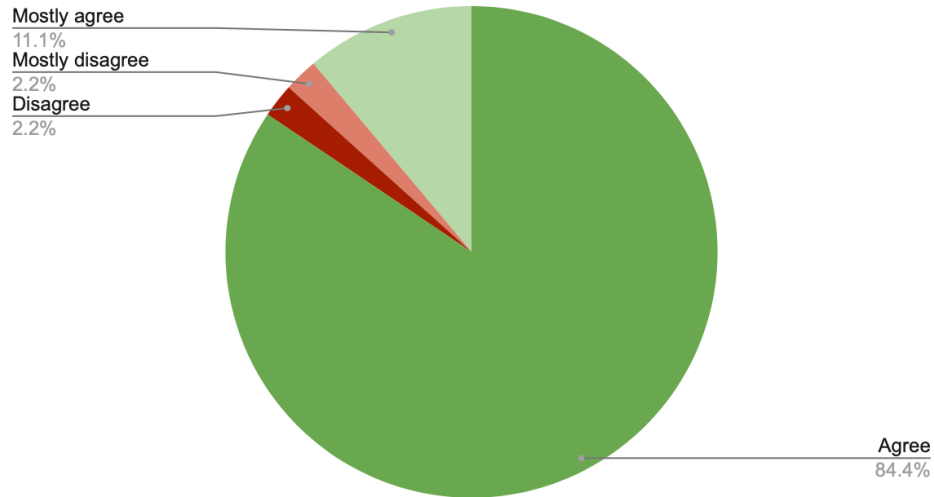
Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
	Individual 26	STR2	All OK	Supportive comment	No change

81	Individual 39	STR2	<p>When referring to Appendix C in the Plan make it clear within the text that it is a separate document to avoid searching for it at the end of the plan.</p> <p>Comments on App C:</p> <p>a. There is no mention of cycleways and only mention of cycles in relation to parking and storage. Given Strumpshaw is on a well-used cycling route, especially in Summer and the plan is promoting "active travel" there needs to be clarity on where and how the plan can contribute to improved, safer, cycling. This can be combined with improved footpaths and connectivity. For example, p.28, para 3.4.3 - there is an opportunity to include cycling in this section and where it states, "Non-motorised connectivity within the parish should be improved", provide examples. It has already been recognised by the parish council that the PROW between CA1 and CA2 needs to be improved and I believe NCC Highways are looking into this. It would be even better if it can be upgraded to a shared cycleway/footpath. This would link to ongoing cycleway improvements from Brundall to Postwick and into the city.</p> <p>b. p.30, Fig 29. The text for Flood resilience and resistance should read '.... removable air brick covers ... ', not 'back covers'. Why just treated wooden floors? Norfolk pamment tiling is common in the area and could be included among 'solid floors'. Where solar panels are mentioned it might be</p>	Comments about additions	<p>Make it clear in the Plan that the Design Guidance the Codes document is a separate document.</p> <p>AECOM</p> <p>a. Add in further detail on cycleways - First bullet in 3.4.3 improved to: Non-motorised connectivity within the parish should be improved, for example by creating new cycleways. Such routes should connect to the existing cycling network, and surrounding settlements, like Brundall. Such routes could consider shared cycleway/footpaths.</p> <p>b. Typo amended. Norfolk pamment tiles added.. Remove 'with removable air back</p>
----	------------------	------	--	--------------------------	--

			<p>useful to refer to p.35, para 3.5.5, for additional information.</p> <p>c. p.31 where it states, "If removal is necessary, new planting must provide for 10% biodiversity gain." But BNG requires 10% gain in any case and so if there has been removal (a reduction of biodiversity) then the requirement will be for additional biodiversity on top of the 10% BNG.</p> <p>d. p.33 refers to the "flood risk zone". There is a map in the main document but not in the design code appendix. Could a flood map be included here as well, or at least a reference to the flood map in the main doc: p.64, para 6.23.</p> <p>e. p.34 On waste water management. Due to nutrient neutrality, septic tanks should not be allowed where there is no connection to mains sewerage. Packaged Treatment Plants (PTP) are allowed instead. Should this be included here?</p> <p>f. p.35, second para on Guidance: what does this mean? Perhaps revise the wording?</p>		<p>covers, treated wooden floors etc'. Also, add in sentence to say that the diagram is generic – added in caption. Reworded to 'For retrofits, photovoltaic (PV) add-ons should be sensitively integrated into the building's exterior to minimise visual impact, ideally oriented away from the street (if possible). If screening with vegetation is proposed, the design must ensure it does not compromise the efficiency of the PV panels.'</p> <p>c. Remove sentence 'If removal is necessary...' - This has already been amended to another comment above. I think it is</p>
--	--	--	--	--	--

Ref	Respondent	Reference (paragraph or policy number)	(See: DESIGN CODES AND GUIDANCE (Appendix document)) Comments	Summary of comment	Action
					<p>clear now and satisfies both comments.</p> <p>d. Add flood map - Reference to the flood map has been added, to avoid repeating the same map.</p> <p>e. Add preference - New bullet added at the end of 3.5.3</p> <p>f. Clarification of wording - amended</p>
82	Individual 43	STR2	Do Broadland DC actually take the Neighbourhood Plan into account when approving planning applications. On example is unsightly gates completely out of character with the code.	Comment on use of the Plan	No change, Neighbourhood Plan is not adopted yet
83	Individual 50	STR2	However it is a pity that good residential design policies are not currently required by Broadland District Council judging by the remarkably average quality of most recent housing developments in the village!!	Comment about current development	No change

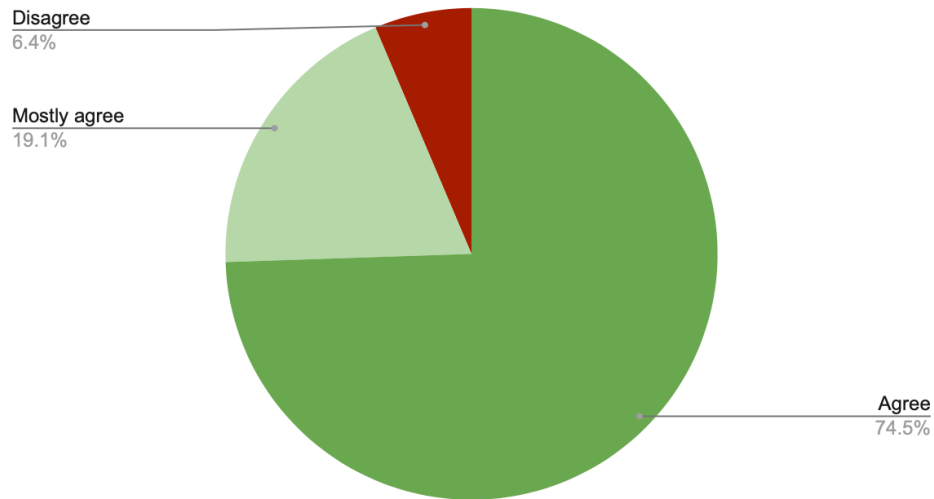
Count of POLICY STR3: Business premises



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
84	Individual 13	STR3	To be encouraged in the right location	Supportive comment	No change
85	Individual 15	STR3	None	None	No change
86	Individual 18	STR3	There must be sufficient premises as residents must earn money	Supportive comment	No change
87	Individual 21	STR3	Businesses which are permitted should be useful or beneficial to the community in some ways	Supportive comment	No change
88	Individual 26	STR3	NA - there are more except garage and pub?	Question	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
90	Individual 29	STR3	Should a community shop be considered?	Question	No change, beyond the remit of the Plan
91	Individual 34	STR3	Agree that some small businesses is good for job opportunities, particularly for the young	Supportive comment	No change
92	Individual 42	STR3	To be clear about what 'small business' means	Suggest clarity	No change, there is no mention of small business
93	Individual 50	STR3	One of the last businesses in the village (The Hamper People) which was a regular source of employment to local people was allowed to be demolished and developed for housing ! Presumably this action would have been resisted if this Policy had been in force at the time?	Question	No change

Count of POLICY STR4: Heritage assets



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
94	Broadland District Council	STR4 NDHAs (page 41)	Some NDHAs have archaeological significance as records of past human activity: The drainage Mill, steam engine house, and Pill box should all have Yes for archaeological interest as upstanding archaeological evidence of past uses. See: Statements of Heritage Significance: Analysing Significance in Heritage Assets.	Suggests further information added	Amended

95	Broads Authority	STR4	<p>a. Para 5.34, page 39 The last sentence regarding NCC being able to provide high level archaeological advice does not seem to relate to this section on NDHAs. That might be better placed under 5.32 the list of designated heritage assets, maybe in a section on archaeology, where it can be stated that NCC would be consulted on archaeological implications of any new development (this would happen through the local planning authorities during their consultation on planning applications). Any SAMs and any areas of archaeological interest identified on the Norfolk HER within the parish could also be listed?</p> <p>b. Page, 40 para 5.35 add 'when a planning application is being determined'.</p> <p>c. Page 40, para 5.36 could perhaps re-word the first sentence to something like, 'The following is a list of proposed non designated heritage assets. Where building owners objected to their inclusion they have been removed from the list'.</p> <p>d. Page 40 – list of NDHAs – Buckenham Railway Station has group value with other stations on the line; Buckenham Ferry Drainage Mill has group value with other drainage mills in the Broads</p> <p>e. Page 40 – list of NDHAs –The Hoellies – it states 'substantial residence newly built by Barnes family' but then dates it to early 1800s – clarification with wording required.</p>	Reference to archaeological interest	<p>a. Added in references</p> <p>b. Amended paragraph</p> <p>c. Amend paragraph</p> <p>d. No change, other railways and mills are outside the parish</p> <p>e. Amended 'newly built' to 'amended by'</p>
----	------------------	------	---	--------------------------------------	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
96	Norfolk County Council – Historic Environment	STR4	<p>Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> 1. Study Historic England's published guidance and consider how the plan can take its advice on board. 2. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at heritage@norfolk.gov.uk. 3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration. 	References suggested	No change

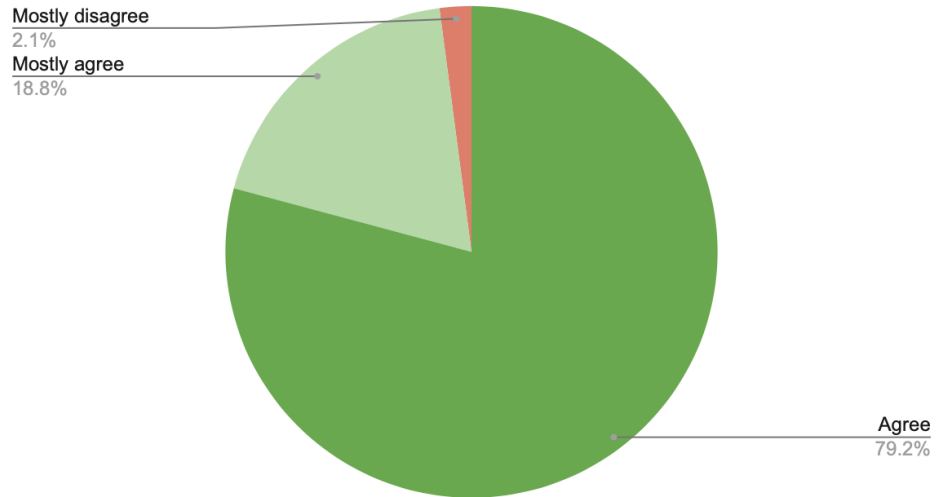
97	Strumpshaw Estate	STR4	<p>Thank you for your email. I copy below my email of the 28th August in which we said "could we lodge a formal request for all our relevant properties to be excluded from your intention to list them a non-designated heritage assets" We couldn't at that point identify which properties you had written to or intended to list so we could not individually list them.</p> <p>The properties that form part of the estate, and which we so far know you intend to list are as follows -</p> <ul style="list-style-type: none"> • Marsh Cottage, Low Road • Carr Cottage, Low Road • Wood Cottage, Low Road • Grove Cottage, Low Road • Meadowcroft Cottage, Low Road • Spruce Cottage, Low Road • Tumbleweed Cottage, Low Road • RSPB Reserve and Cottage • WW2 Pill Box • Strumpshaw Steam Engine House <p>As previously stated, we would be more than happy to engage with the council on their plans, but at this point in time and in the absence of any direct approach to us for appropriate consultation we have little choice but to request that the above properties are excluded from you intention to list them as non-designated heritage assets.</p>	<p>Suggests removal of the following proposed NDHAs:</p> <ul style="list-style-type: none"> • Marsh Cottage • Carr Cottage • Wood Cottage • Grove Cottage • Meadowcroft Cottage • Spruce Cottage • Tumbleweed Cottage • RSPB Reserve and Cottage • WW2 Pill Box • Strumpshaw Steam Engine House 	<p>Removed all Strumpshaw Estate properties from policy.</p> <p>Added in supporting paragraph to state that the Strumpshaw Estate properties (including Marshman's cottages belonging to the Estate) are within a 'Conservation Management Plan'.</p>
----	-------------------	------	---	---	---

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			We can confirm that all of the above properties form part of strict conservation management regimes in any regard.		
98	Individual 2	STR4	figure 23 shows Strumpshaw old hall not Strumpshaw hall as the caption says	Amend figure 23 suggested	Amended title
99	Individual 6	STR4	Protecting heritage must be proportionate and also acknowledged. These buildings need to be energy efficient and will require retrofit and sympathetic extensions/refurbishment of they are to survive.	Comment about energy efficiency	No change, beyond the remit of the Plan
100	Individual 20	STR4	Will retract other objectives concern over. No heritage assets from late 20th century?	Suggests more NDHAs	No change, late 20 th century not considered heritage
101	Individual 34	STR4	Very important to maintain the village heritage	Supportive comment	No change
102	Individual 37	STR4	Many of the cottages are already in some kind of heritage scheme. Tumbleweed Cottage is part of Strumpshaw Estate with No 7, 6, E and H	Suggests some dwellings are already protected	Removed from policy (see above)
103	Individual 50	STR4	There are sufficient existing planning controls in existence to make this Policy unnecessary	Suggests policy not needed	No change
104	Individual 51	STR4	What are the qualifications for these assets? Is there a methodology? And can they be made public? In that way we may be able to identify others e.g. Elizabeth Cameron's wood?	Question about assessment	No change, assessment is in the Plan

105	Individual 54	STR4	<p>I am writing to you about Marsh House (originally known as Bellevue House) Tinker's Lane, which has been included in the list of Potential Non-Designated Heritage Assets. It is listed as number 2.g. under Marshman's cottages (Grouping's of properties SE: Strumpshaw Estate). However this is not correct as it is an independent property that was not part of the Strumpshaw Estate. The following summary confirms this.</p> <p>The Strumpshaw Parish Enclosure Award of 1822 shows that the house and surrounding land was owned by Samuel Waters. My late husband, Dr Martin George, and I believe that Samuel Waters' brother John (whose initials J.W. appear on the chimneys with the date 1788) was responsible for converting what was originally a small, two roomed cottage into a house. The Tithe Map of 1846 shows that the house and surrounding plot was owned by James Denton who, my research has shown, had married Samuel Waters' daughter Susannah. He also leased 3 fields owned by Thomas Colman Fox which were cultivated with arable crops.</p> <p>The map of Thomas Tuck's estate, as advertised and purchased by William J.O.Holmes in 1881, shows that the house and plot were owned by Henry Flowers and were not part of the Tuck estate. Henry Flowers had married Charlotte, the second daughter of James Denton. Census returns show that he was living in the house in both 1881 and 1891. He was appointed the Lord</p>	Supportive comment with further detail	Added detail
-----	---------------	------	---	--	--------------

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>Mayor of Norwich 1904 and died in 1909. We bought the property from Charles M. Scholfield in 1966. He was a builder from Norwich who was renovating the house as it had fallen into disrepair. He told us that there had been a dairy at the back of the house where the kitchen is now and the western end of the house was originally a barn with hay loft above. It seems that it was a farmhouse rather than a marshman's cottage. We had an extension built at the east end of the house in 1977.</p> <p>I am happy for the house to be included as a Potential Non-Designated Heritage Asset.</p>		

Count of POLICY STR5: Natural assets and biodiversity



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
106	Broadland District Council	Figure 35 (page 53)	It is it difficult to distinguish between woodland opportunity and the tree canopy as the colours are too similar.	Comment on clarity of map	Removed woodland from map

107	Broadland District Council	Policy STR5 (pages 54-55)	<p>The Planning Policy Guidance on Biodiversity Net Gain:</p> <p>a) advises that policies do not need to duplicate statutory provisions for BNG, and;</p> <p>b) cannot require it where it is incompatible with the framework – i.e. require 10% BNG on all development. As I read it the Policy STR5 would seek all development to deliver a minimum of 10% BNG, which is incompatible with the legislation as some proposals, such as self-build, are exempt.</p> <p>c) Integrated bird boxes, bat boxes and hedgehog highways do not contribute to the 10% BNG as BNG is habitat based. The policy can secure these measures in addition to (e.g. as general biodiversity enhancements) and would benefit from being more specific (see the list below for ideas). The habitats created for BNG will be bee and butterfly friendly.</p> <p>Neighbourhood plans provide the opportunity to set out locally specific actions. Rather than reiterate national requirements around Biodiversity Net Gain, consider adding specific detail to the proposed enhancements:</p> <ul style="list-style-type: none"> • If discussing hedgerows, the plan could specify mixes of species and provenance. • Incorporate the British Standard BS 42021:2022 of one bird box per dwelling and one bat box per four dwellings. • Require two hedgehog accessible gaps in each garden – these can include raised gates for discretion and tidiness. 	Further detail suggested	<p>Add in 'Appropriate'</p> <p>Add in 'in addition to biodiversity net gain'</p> <p>Add the detail into the supporting text rather than policy</p>
-----	----------------------------	---------------------------	---	--------------------------	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<ul style="list-style-type: none"> • Specify that native species must be of local provenance and set a target, e.g. at least 80% native planting. • Suggest that any non-native plants must provide ecological value, e.g. by following Royal Horticultural Society advice. • If discussing buffers, what width of buffer would constitute a minimum? 10m? 15m? • New woodlands: again, specify a mix and provenance. Situate adjacent to complementary conservation features, e.g. a new woodland immediately adjacent to an existing pond could change the ecological composition of the pond. • Consider restoring ghost ponds and requiring new ponds on development sites. • Bee bricks are possible in garages, as there are no insulation requirements. • Another idea is requiring developers to provide a fruit tree in every garden on new developments. 		

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
108	Broads Authority	STR5	<ul style="list-style-type: none"> a. 6.2 – The BA LCA probably needs referencing. b. Footnote 12 - link is broken. c. Policy STR5 – what does requiring 10% BNG add to mandatory BNG? Is it in addition? Also, to what development proposals does this apply? What about those that are exempted from mandatory BNG by regulations? d. 6.11 – you might want to refer to the Broads Nature Recovery Strategy 2024-29 e. 6.17 A range of answers came back <u>and</u> <u>were</u> used to inform policy STR7. f. 6.18 – seems logical to say that dark skies is addressed in the Local Plan for the Broads. 	Suggested amendments	<ul style="list-style-type: none"> a. Added reference b. Link not broken c. Amended as above d. Add reference e. Amend f. Add reference

	Norfolk Wildlife Trust	STR5	<p>Policy STR5: Natural assets and biodiversity The supporting text to this policy usefully includes a list of important habitats and sites within the Neighbourhood Plan boundary and maps for context.</p> <p>We support the policy wording to conserve and enhance the listed natural assets and designated sites. As Priority Habitats are of principle importance for the purpose of conserving biodiversity, we recommend that these are also included in the list of natural assets. (See map on page 53 for reference.)</p> <p>Policy 3 of the Greater Norwich Local Plan (GNLP), Mar 2024 advises that: '....It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.' The State of Nature report (1) highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery. Given the pressures facing biodiversity, The Wildlife Trusts recommend an ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature. Natural England's biodiversity net gain study (Vivid Economics, June 2018) considered the impacts on the economics and viability of development and concluded that a biodiversity net gain requirement was not expected to affect the financial viability of</p>	Suggests increase in Biodiversity Net Gain of 20% and further wording	<p>No change, policy states 'at least 10%'. Reference Wildlife Trust in supporting text, given development is likely to only be infill.</p> <p>Add in further wording, 'f. Buffer zones should be implemented around sensitive wildlife sites, including County Wildlife Sites, as appropriate, to protect these sites from any adverse impacts from development.'</p>
--	------------------------	------	--	---	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition. Although we support this policy and welcome the section on enhancing biodiversity, we recommend an aspiration for new development to deliver 20% biodiversity net gain (which is in keeping with the GNLP policy wording.)</p> <p>The GNLP Policy 3 states that, 'Development proposals should enhance the natural environment through: Avoiding harm to designated and non-designated assets of the natural environment.' Buffer zones are crucial in helping to protect sensitive landscapes and areas of high biodiversity from any negative impacts of development. We therefore recommend including the following as part of the policy wording, to ensure this policy is robust: 'Buffer zones should be implemented around sensitive wildlife sites, including County Wildlife Sites, as appropriate, to protect these sites from any adverse impacts from development.'</p>		
109	Individual 2	STR5	need to add RNR 285 Stone Road	Suggested adding in RNR285	Added in RNR285 to policy and map
110	Individual 6	STR5	Do not agree on 10% net gain as mandatory - very difficult on small plots/Affordable Housing. Also what criteria/measure is 10% based on?	Questioning BNG	No change, set in legislation

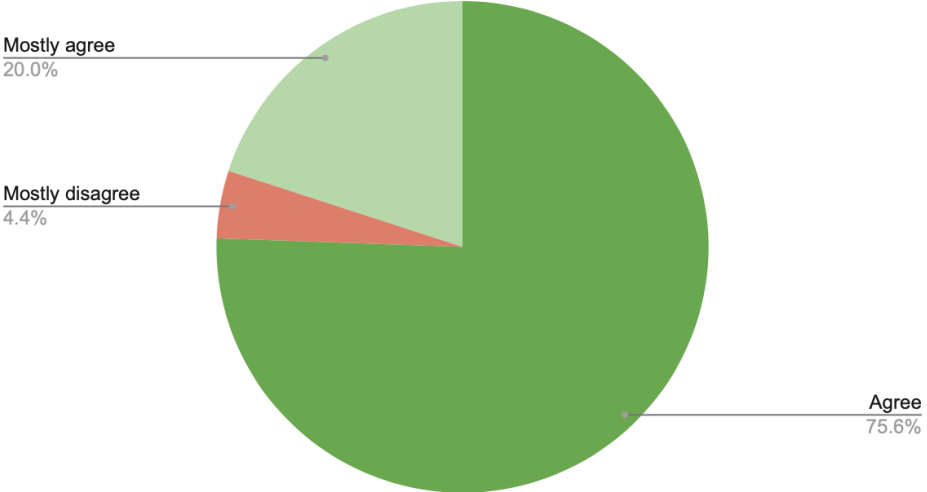
Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
111	Individual 7	STR5	Absolutely!	Supportive comment	No change
112	Individual 11	STR5	Nature needs to be carefully managed but also maintained by selective coppicing, trimming, cutting back, especially over hanging trees, bushes etc over footpaths and roads	Comment about maintenance	No change, beyond the remit of the Plan
113	Individual 12	STR5	Local farmers need to be encouraged to support this policy and work with local community to constructively deliver mutual benefits	Supportive comment	No change
114	Individual 18	STR5	Buckenham Wood is an important asset, preferably no sycamores to be planted (not native)	Supportive comment	No change
115	Individual 20	STR5	Preserve but don't create more. Area has sufficient green space. No heritage assets from late 20th century?	Comment about volume of natural assets	No change
116	Individual 21	STR5	It is important that any developments/changes should be positively enhance the natural assets and biodiversity	Supportive comment	No change
117	Individual 29	STR5	Particularly agree with the 'enhancing biodiversity'	Supportive comment	No change
118	Individual 33	STR5	Under point e) of Enhancing Biodiversity perhaps you could mention "swift bricks" and similar as these are integral to the building which prevents owners removing them and are actually better for birds as they provide a cooler environment than a wall mounted box.	Suggests adding in swift bricks	Added in swift bricks
119	Individual 34	STR5	Very important to enhance the natural environment	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
120	Individual 38	STR5	Not sure why the Old Rectory Snowdrop Wood is not included in 'Natural assets and biodiversity' list?	Suggests additional natural asset	No change as private land
121	Individual 39	STR5	Given loss of national and global biodiversity and the need to protect and enhance nature, consideration could be given to increasing the minimum 10% Biodiversity Net Gain (BNG) which is now a requirement to a higher figure such as 15 or 20%.	Suggests increase in Biodiversity Net Gain of 20% and further wording	As above

122	Individual 45	STR5	<p>Policy STR 5: Natural assets and biodiversity</p> <p>We have three comments:</p> <p>1) Section 6.10 is defective because it should read: <3 Candidate County Geodiversity Sites : Buckenham Station Pit; Strumpshaw Pit; The Sandpit (Strumpshaw Fen).></p> <p>2) Figure 36 is defective, because asset 4c (The Sandpit) is not in the village at the corner of Norwich Road and Mill Road as shown on the map but is actually down on the RSPB reserve at grid. ref. TG34140648. We don't know how this error got into the system.</p> <p>3) The green box STR5 is defective because it should read: <4. Candidate County Geodiversity Sites a. Buckenham Station Pit b. Strumpshaw Pit; c. The Sandpit (Strumpshaw Fen).></p> <p>While measures for 'Enhancing biodiversity' are included we note that Policy STR5 does not explain how geodiversity could be enhanced within the parish. We recommends this can be done by including a short paragraph as follows, in line with the NPPF: <Enhancing Geodiversity Earth heritage assets within the parish will be conserved by scoping them for potential impact of development, and appropriate mitigation measures</p>	Comments about Geodiversity	<p>6.10 amend to Strumpshaw Fen.</p> <p>Amend figure 36</p> <p>Amend The Sandpit to Strumpshaw Fen location.</p> <p>Good practice paragraph added to supporting text: Earth heritage assets within the parish should also be investigated and appropriate mitigation measures agreed for any negative impact.</p>
-----	---------------	------	---	-----------------------------	---

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			agreed for any negative impact, for example provision of interpretive materials and/or of accessible exposures of notable geological features .>		
123	Individual 50	STR5	Strumpshaw village is primarily a place for people to live in and whilst natural assets and biodiversity are an important part of this objective this Neighbourhood Plan goes too much in their favour to the detriment of the primary purpose of the village and this aspect needs toning down.	Comment about too much emphasis on natural assets	No change, responding to community consultation
124	Individual 51	STR5	I wondered whether 'the wood' that forms part of Elizabeth Cameron's property can be designated as a natural asset? (see STR.4) comment. Not clear how or why '10%' has been arrived at - why not be bold and make it 20%? How will this be assessed at the proposal stage?	Suggests additional natural asset. Suggests increase in Biodiversity Net Gain of 20% and further wording	As above

Count of POLICY STR6: Ecological corridors

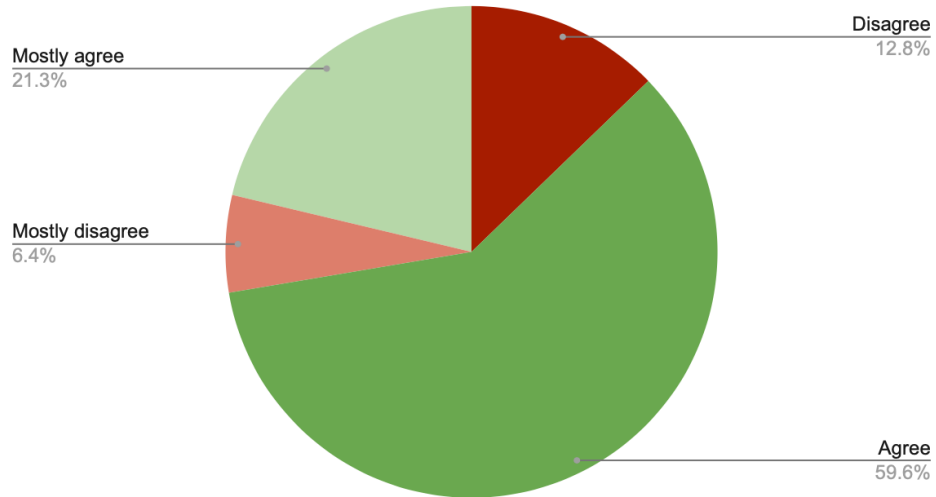


Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
125	Broadland District Council	Policy STR6 (page 56)	<p>The Norfolk Local Nature Recovery Strategy is due to be published later this year. Further information is available here https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies and here https://www.local.gov.uk/pas/environment/nature-recovery-local-authorities/local-nature-recovery-strategies. The public consultation on the Norfolk LNRS will start shortly.</p> <p>This one has been published by the West of England and ours may look similar https://www.westofengland-ca.gov.uk/what-we-do/environment/the-local-nature-recovery-strategy/</p> <p>The LNRS will include a local habitat map (which will identify ecological corridors and identify areas where, for example, new wetland can be created, and new woodlands can be planted), and identify biodiversity priorities.</p> <p>A plan showing the location of the ancient grassland (STR6 (b)) would help as this information is not available in the public realm.</p>	Suggests references	<p>Add in further references.</p> <p>Map of ancient grasslands is not available.</p>

126	Norfolk Wildlife Trust	STR6	<p>Policy STR6: Ecological Corridors</p> <p>The ability to link habitats via green corridors is vital to allow wildlife to survive and thrive. We therefore welcome this policy on ecological corridors.</p> <p>The map on page 56 is very useful, showing the existing network of green ecological corridors. This will be helpful in identifying where opportunities exist for further linking habitats (in line with any areas also identified in the Local Nature Recovery Strategy). The upcoming mandatory system of Local Nature Recovery Strategies (LNRS) will be important in mapping the most valuable areas for nature. We recommend that this section includes reference to this for example, (or similar): 'Opportunities to create, enhance & restore habitats and strengthen ecological connectivity should work alongside priorities identified by the Norfolk Local Nature Recovery Strategy (LNRS).'</p>	Supportive comment. Suggests adding in reference.	
127	Individual 6	STR6	Not a policy but a wish list. Development should only be expected to contribute to it's immediate surroundings.	Comment about location	No change, covers whole parish
128	Individual 18	STR6	Must be provision for wildlife	Supportive comment	No change
129	Individual 20	STR6	Requires qualified guidance	Guidance suggested	No change, set in legislation

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
130	Individual 38	STR6	Under enhancing biodiversity - why 10% and not 20%? It should be 'must' rather than 'expected'? How will this be calculated and by whom? This needs to be more specific re: responsibility for policing the measure. Similarly, under Ecological corridors.	Suggests increase in Biodiversity Net Gain of 20% and further wording	As above
131	Individual 50	STR6	See above comments on STR5.	As above	As above
132	Individual 51	STR6	expected to retain' seems rather ambivalent? Be bold - make it 'must be'. Perhaps this is the strongest expression that is permitted?	Suggests strengthening words	Changed 'will be expected' to 'should'

Count of POLICY STR7: Local Green Spaces



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
133	Broadland District Council	Local Green Spaces (page 57)	The NPPF references here are out of date – they are not referencing the December 2024 version of the NPPF. These paragraphs are now 106-108. Other references within the document to sections of the NPPF should also be reviewed to ensure they are correct.	Suggests updating NPPF references updated	Updated NPPF references

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
134	Broadland District Council	Appendix A: 11 (page 92)	Revisit the justification that the corner of Mill Road and Norwich Road is demonstrably special to a local community and holds a particular local significance. Which planning application was refused on appeal by the House of Lords - 752301 in 1976? Consider whether there is more recent evidence available to overcome the 1975 condition, and that designating the site as a Local Green Space is viable in light of this condition. Consider whether the statements made in this section can be evidenced, e.g. the meteorites. Note also the repeated sentence " <i>Potentially this site has significant amenity value for</i> ".	Suggests reviewing the justification for Mill Road Local Green Space	Removed from policy

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
135	Norfolk County Council – Corporate Property	STR7	<p>Corporate Property</p> <p>We have reviewed the Strumpshaw Neighbourhood Plan Reg 19 consultation on behalf of NCC as landowner. There is a small triangular piece of land adjacent to Low Road, Stone Road and Long Lane no.7, owned by NCC which has been allocated as Local Green Space for special protection. The land holds a particular local significance and is described as a hub for wildlife.</p> <p>Having reviewed the NCC land ownership records this land forms part of the public highway and any designation as local green space may limit the ability for NCC to fulfil its statutory duties with regard to highway improvements, management and maintenance. We would therefore object to the current version of the Neighbourhood Plan and ask for local green space No.7 to be removed.</p>	Requests removal of Local Green Space 7	Moved to Natural Asset policy STR5, remove from STR7

136	Norfolk County Council – Strategic Transport	STR7	<p>Strategic Transport</p> <p>The Strategic Transport team have several concerns relating to Local Green Spaces. The Green Space map within the NP (pg. 58) was not clear enough to determine whether some of the proposed allocations impacted highway land / Public Rights of Way. Individual plans of these allocations should be provided to allow the HA undertake a more detailed review.</p> <ol style="list-style-type: none"> 1. Buckenham and Hasingham Social Club recreational area – No Objection 2. Old Rectory Snowdrop Wood – No Objection 3. Allotments – No Objection 4. Small copse – No Objection 5. Stone Pit – No Objection (from a highway perspective, but former landfill site could be NCC land. Minerals & Waste may be able to clarify this). 6. Footpath to Stone Pit and former land fill site – Objection - Footway is a Public Right of Way (FP17). Green Space allocation could impact highway rights. 7. Triangular piece of land that is adjacent to Low Road, Stone Road and Long Lane – Objection - Highway land 8. Woodland adjacent to the railway line – Objection – Plan is not clear. May impact Byway Open to All Traffic (BOAT7). A more detailed plan is needed. 9. Railway Wood – Objection – Public Right of Way (FP5) crosses proposed Green Space allocation which could impact highway rights over land. 	<p>NOTE: more detailed maps were provided to NCC.</p> <p>Objections to: 6, 7, 8, 9, 10, 11</p>	<p>6. Keeping in as a LGS. Add in further detail about the green space either side of the PRow.</p> <p>7. Remove as LGS. Move to Natural asset</p> <p>8. Remaining as a LGS. Put detailed maps in appendix</p> <p>9. Keep as LGS. The PRow does not cross the LGS. Owned by BADCOG.</p>
-----	--	------	--	--	---

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>10. Page's Wood – Objection – Plan is not clear. Proposed Green Space allocation may impact Public Right of Way (FP3) to the east and highway rights over land.</p> <p>11. Corner of Mill Road and Norwich Road – Objection – Plan is not clear. Green Space allocation may impact highway land at junction Mill Lane / Norwich Road and highway land adjacent to Mill Lane.</p>		<p>Add in map from BADGOG.</p> <p>11. Not impacting on highway land. See below</p>
137	Norfolk County Council – Lead Local Flood Authority	STR7	<p>LLFA Review of Local Green Spaces (LGS)</p> <p>The document proposes 11 no. new Local Green Spaces identified within Policy STR7: Local Green Spaces and Figure 38. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment on LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.</p>	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
138	Norfolk Wildlife Trust	STR7	Policy STR7: Local Green Spaces We support the 11 designated 'Local Green Spaces', as they provide habitats for wildlife and will act as natural wildlife corridors. We welcome the wording 'To enhance biodiversity, developers should seek opportunities to connect Local Green Spaces with existing green corridors.'	Supportive comment	No change

139	Strumpshaw with Hassingham and Buckenham PCC	STR7	<p>I write as Secretary of Strumpshaw with Hassingham and Buckenham PCC.</p> <p>I have reviewed the Neighbourhood Plan online and attended the display in Strumpshaw Community Hall this morning.</p> <p>Policy STR 7 - DESIGNATED GREEN SPACE - Buckenham and Hassingham Social Club and it's curtilage</p> <p>The land on which the above hall is built and it's curtilage is owned by Strumpshaw with Hassingham and Buckenham PCC.</p> <p>In the last 12/18 months there has suddenly been a revival, led by one or two Buckenham residents, to try to get Buckenham Community hall up and running. Strumpshaw PCC has supported them in this and Strumpshaw Church members have also been supportive. The surrounding land is used by them, very occasionally for parking a few cars, and a few small children kicking a ball. There was talk of a fete but nothing happened.</p> <p>Suddenly we are told that our land is being designated a Green Space without any reference to the PCC. We are afraid that this is being used by a few people to make sure nothing could ever be built there. Section 6.16 Page 57. "The designation of Local Green Spaces should not be used as a mechanism for resisting development." There appears very little justification for it. The land is rarely used and</p>	Suggests removal of Local Green Space 1	Removed as Local Green Space due to its importance as a green space.
-----	--	------	---	---	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>most residents live within close walking distance.</p> <p>The PCC will support Buckenham Social Club in what they are trying to do for their community for as long as it takes.</p> <p>HOWEVER - children grow up, people come and go, communities change. This parcel of land would make two very obvious building plots, surrounded by existing high hedges, with no visual detriment to adjacent properties whatsoever. Whilst the PCC have no plans in that direction at present, we feel that future PCC's cannot have their hands tied irrevocably. Indeed, a future community at Buckenham might very well welcome two rural bungalows to strengthen their remote community. This proposal seems very short sighted and over protectionist. We are not talking about a housing estate! The PCC has Grade 1 and Grade 2* churches to maintain and might in 10, 15 or 20 years time need to raise funds. A lot can change in that time.</p> <p>Please review this decision.</p>		

140	Churchwarden, Strumpshaw with Hassingham and Buckenham	STR7	<p>It was good to meet you at the Strumpshaw Community Hall this morning. I promised to email you about proposed policy STR7 as it relates to space 1 in Appendix A on page 83 of the draft plan. (Buckenham and Hassingham Social Club recreational area).</p> <p>1. The ownership of the land is incorrectly described. I attach a further copy of the Land Registry entry relating to the ownership of the majority of this land. As we discussed, you have noted that about half an acre of the land belongs to Strumpshaw with Hassingham and Buckenham PCC vested in the Diocesan Board of Finance. This section contains the vehicular access to the area.</p> <p>2. I question whether designating this tract of land as local green space fully meets the criteria in paras 6.15 and 6.16 on page 57.</p> <p>3. Designating this land as Local Green Space would inhibit the land owners from being able to maximise the value of the land if they eventually decide or need to sell. The continued existence of the Buckenham and Hassingham Social Club over the next 20 plus years cannot be taken as a given. The operation of the Village Hall will depend on the goodwill of the few people who live in Buckenham and Hassingham at any one time. There have been times in the last few years where serious consideration was given to closing and selling the Village Hall. Similarly, the Parochial Church Council may need to sell its portion of the land to enable the continuation of the major work of the PCC, which is to further the Christian religion. If the land is designated as Local Green Space the situation</p>	Suggests removal of Local Green Space 1	As above
-----	--	------	--	---	----------

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>could arise where it becomes an unloved and overgrown tract of land.</p> <p>4. This tract of land is very close to the Buckenham Carrs green ecological corridor which in any case will act to preserve biodiversity in the area.</p>		

141	Lanpro	STR7	<p>We write on behalf of our client who owns land south of Norwich Road and west of Mill Road in Strumpshaw which is within the Neighbourhood Plan area in response to the consultation on the revised draft of the Strumpshaw Neighbourhood Plan. The area of interest is shown on the enclosed Location Plan (drawing number: 4374 LAN XX XX DR A 0001 P02), enclosed at Appendix 1, while an indicative plan (drawing number: 4374-LAN-XX-XX-SK-A-0100), showing a potential layout for residential development is provided at Appendix 2.</p> <p>Background and Context</p> <p>The Site comprises of approximately 0.85 hectares of land on the corner of Norwich Road and Mill Road and lies adjacent to the settlement boundary. The entirety of the Site lies within Flood Zone 1 regarding flooding from rivers and the sea. In terms of surface water flooding, the majority of the Site is at very low risk, although a portion of the northern part of the Site has an area of higher risk. However, given the limited extent of this relative to the overall area of the Site, it is anticipated that any risk of surface water flooding could be minimised and mitigated. The line of trees on the western boundary benefit from a Tree Preservation Order (TPO) and the boundary treatment is identified as a 'key green feature' in the Strumpshaw Neighbourhood Plan (Adopted 2014).</p> <p>Draft Neighbourhood Plan Designation</p> <p>The specific areas of interest and concern relate to the proposal at draft Policy STR7 to continue designating the Site as Local Green Space. This is</p>	Suggests removal of Local Green Space 11	Removed as Local Green Space
-----	--------	------	---	--	------------------------------

		<p>currently identified in Policy 6 of the adopted Strumpshaw Neighbourhood Plan as one of two 'key green features' which the plan seeks to protect.</p> <p>Our client is concerned that the proposal to formally designate this area as Local Green Space will not be in either their interests as the owners of the land, or of the wider community. As set out below, the owners have an important role to play in realising the aspirations set out in a Neighbourhood Plan, and at present the proposed designation of private land would not represent an acceptable outcome, whereas our suggested alternative is considered mutually beneficial to all parties.</p> <p>In the course of preparing the Neighbourhood Plan, each of the sites identified by the Parish Council as either allocations where development was promoted, or designations where additional restrictions may be placed on development, were assessed and need. The examiner's report for the 2014 Neighbourhood Plan stated:</p> <p><i>'Two key green features within the settlement boundary are identified, both are privately owned. I have considered whether the owners were properly given the opportunity to participate in the consultations, and I am satisfied. The objection - as I understand it this is not made by an owner - was that it was not possible to implement this policy. If the owners consent to the policy, I see no problem with it. The NPPF enables communities to identify green areas of particular importance to them for special protection in neighbourhood plans (NPPF paras 76 and 77).'</i></p>		
--	--	--	--	--

		<p>The above finding appears entirely contingent on the owner granting access, which is entirely within their gift, and as such remains an aspiration, rather than a firm commitment, and it therefore remains the case that the designation of this area as Local Green Space is not deliverable.</p> <p>It is also the case that the land is not open to the public and much of it cannot be seen due to the boundary treatments. However, these boundary treatments are in relatively poor condition, thus limiting their amenity value. A robust case can therefore be made that the current designation of the Site should not continue to be reflected in the new, updated Neighbourhood Plan.</p> <p>Our client has previously liaised with the Parish Council during the call for sites process that preceded the publication of the latest draft. The Parish have previously indicated that they would like to purchase the land in order to provide an area of amenity value for the community. While this forms part of the proposal we have been working on for the development of Site, the Parish Council appear unwilling to acknowledge that residential development should come forward alongside the provision of open space accessible to the public.</p> <p>It is proposed that providing the remainder of the land not required for the development of three dwellings as shown on the latest Site Plan, along with a financial contribution to enable initial works associated with</p>		
--	--	---	--	--

		<p>facilitating public access and subsequent community use would be beneficial and directly related to the scale and nature of the proposals. With the exception of the area identified for the provision of the three dwellings, the remainder of the Site would be offered to the Parish Council for the provision of publicly available open space.</p> <p>The draft version submitted for consultation in February 2025 identifies the Site as a 'Local Green Space', and it is currently listed as one of 11 areas for 'special protection' in Policy STR7 of the Pre-submission draft document.</p> <p>Appendix A of the Draft Neighbourhood Plan includes a justification for Local Green Spaces, which it states provides justification for the inclusion of each Local Green Space identified based on the information and direction contained within Paragraphs 100 – 103 of the National Planning Policy Framework (NPPF). These paragraphs have subsequently been re-numbered following the updates to the NPPF in December 2024, provide a statement of national planning policy in relation to the provision of open space and recreation. It is notable that the paragraphs previously cited by the Parish Council did not include what was formerly Paragraph 104, now re-numbered Paragraph 107, which sets out the limitations to the designation of Local Green Space. Paragraph 107, when read in its entirety, states that:</p> <p><i>The Local Green Space designation should only be used where the green space is:</i></p>		
--	--	--	--	--

		<p><i>a) in reasonably close proximity to the community it serves</i></p> <p><i>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife, and</i></p> <p><i>c) local in character and not an extensive tract of land.</i></p> <p>We do not dispute that the Site is consistent with the requirements of Parts a) and c) above, in that it would be in reasonably close proximity to, and we would agree that the Site is accessible to the community it serves, and local in character and not an extensive tract of land.</p> <p>However, it is necessary for the proposed site to meet all of these requirements, and it is not considered that it is sufficiently well-justified in relation to Part b).</p> <p>Firstly, given that the land has been and continues to be in private ownership and has not at any stage been accessible to the public, it has not benefitted or could not be considered to have 'particular local significance' on the basis of its historic significance or recreational value. Much of the justification for the designation of the Site as Local Green Space is based on its potential amenity value. While it could be considered to have a degree of tranquility and richness in its wildlife based on its ability to support protected species, there have not been any particular</p>		
--	--	---	--	--

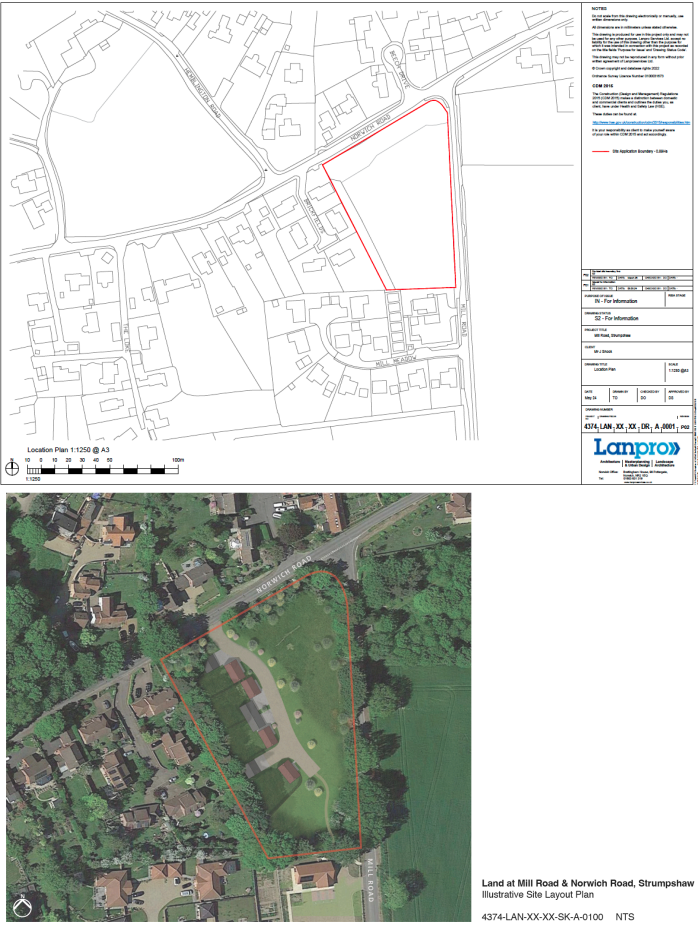
		<p>characteristics of the Site identified as being of particular importance in this regard.</p> <p>It is notable that the justification for the proposed allocation provided at Appendix A of the Draft Local Plan makes reference to 'The Sandpit', which is identified as a 'candidate County Geodiversity site', this may have been mistaken for a site also known as 'The Sandpit' at Strumpshaw Fen which is currently identified as a County Geodiversity Site. The Grid Reference (TG34140648), for this corresponds with a location 1.7km to the south-west.</p> <p>Much of the justification for the continued designation of the land as a Local Green Space is based on its potential amenity value. While it could be considered to have a degree of tranquility and richness in its wildlife based on its ability to support protected species. While Appendix A also refers to 'The Sandpit', which it refers to as a 'candidate County Geodiversity site'. While the map at Figure 36 of the draft Neighbourhood Plan identifies the Site (as a Candidate County Geodiversity Site under Part 4.c. of Policy STR5), this may have been mistaken for a site also known as 'The Sandpit' at Strumpshaw Fen which is currently identified as a County Geodiversity Site. The Grid Reference (TG34140648), for this corresponds with a location 1.7km to the south-west.</p> <p>Norfolk Geodiversity Partnership have confirmed that this is not among the numerous candidate County Geodiversity Sites under consideration. Those in Strumpshaw include Buckenham Station Pit</p>		
--	--	---	--	--

		<p>(Candidate Site Ref: BRL43; Grid Reference: TG352058), and at Strumpshaw Pit/Stumpshaw Hill Gravel Pits (Candidate Site Ref: BRL44; Grid Reference: TG35280724)</p> <p>The justification for the designation of the Site also refers to this having been the subject of a planning application. While it is correct that an application was refused and an appeal dismissed, this dates back to 1976 which pre-dates both current planning policy and indeed the current legislative framework for decision making which is derived from the Town and County Planning Act, 1990.</p> <p>Appendix A of the Draft Neighbourhood Plan also states that “the area attracts wildlife, including the Greater Spotted Woodpecker, muntjac and Chinese Water Deer.” While this is not disputed, none of these are particularly rare, indeed these are best described as common and widespread throughout East Anglia, and there is no reference made to any particular characteristic of the site that makes it particularly attractive to wildlife. By reason of it being undeveloped and given the widespread nature of the species in question, this site would have the potential to attract some wildlife. This would not be diminished significantly in the event that part of it were to be the subject of some development in a form similar to that shown on the plan enclosed at Appendix 2.</p> <p>The indicative proposals demonstrate that a substantial part of the Site1 (approximately 0.48 hectares of a total of 0.85 hectares, equivalent to</p>		
--	--	--	--	--

			<p>around 56.5%), would be provided as open space and made available for public access. This would have numerous benefits including for the local community and members of the public, who would benefit from the Site being accessible. This in itself would represent a betterment relative to the current situation.</p> <p>Significantly, this form of development would provide a direct link between Norwich Road and the Community Hall to the south. The alignment of any dwellings provided in the western part of the Site would enable the space provided to be fully overlooked by houses which would make this significantly safer and more inviting to pedestrians at all times of the day.</p> <p>It is clear that this would represent a significant improvement to the condition of the Site and a substantial enhancement to its biodiversity. A minimum 10% uplift in biodiversity value would be a mandatory requirement of any planning permission and this would be reflected in the design of any proposals at such a time that a scheme is prepared for submission as part of a planning application. This would undoubtedly enhance the value of the Site for wildlife with the modest scale of development taking place alongside corresponding measures to provide improvements to the ecological value of the Site.</p> <p>Conclusion</p>		
--	--	--	---	--	--

			<p>Ultimately, the aspiration to provide an area of open space for the benefit of the public can only be achieved if this is facilitated by development. Our client is not seeking to maximise the potential of the Site in financial terms, and is not seeking to provide a comprehensive form of development across the entirety of the Site. Indeed, their long-standing position has been that an area of the land to the east of the Site would remain undeveloped, but a limited scale of development on the western part, backing on to existing homes at Brickfields, alongside the provision of public open space, would represent a logical extension and rounding-off of built development in this area, creating a frontage onto the public realm, rather than public spaces adjoining the rear of private gardens. The latter would not represent good design or be conducive to the provision of safe and well-overlooked public spaces.</p> <p>The situation described above, and the resulting benefits to the community can only be achieved in the event that the land is not designated as a Local Green Space. In our view this would neither be necessary nor desirable at this stage, however, there may be a situation whereby the eastern part of the Site could be protected from development in perpetuity once any development had been completed. This does not however appear to be appropriate at this stage, particularly in light of the points raised above relating to the justification provided at Appendix A of the draft Neighbourhood Plan.</p>		
--	--	--	--	--	--

			<p>In order to ensure that the benefits arising from the development of the western part of the Site can be realised, it is maintained that this must not be designated as Local Green Space. As set out above, it is acknowledged that part of the Site could ultimately be made available for use by the community, which it has not and has never been at any stage in the past. The area that would remain following development, should this proceed, would potentially provide a valuable resource as open space, whilst also enabling there to be significantly improved accessibility for pedestrians between Norwich Road and Mill Road, where a well-designed, overlooked, safe and convenient access between the geographical centre of Strumpshaw and the Village Hall can also be provided.</p> <p>We would welcome discussions with the Parish Council, the local planning authority and any other representatives of the community about how the Neighbourhood Plan could make reference to this Site. Initially, the removal of the Site from the list of proposed Local Green Space allocations would be the most conducive means of securing a mutually-beneficial outcome for both the landowner and the Parish Council.</p>		
--	--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			 <p>Location Plan 11250 @ A3</p> <p>Land at Mill Road & Norwich Road, Strumpshaw Illustrative Site Layout Plan 4374-LAN-XX-SK-A-0100 NTS</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
142	BADCOG	STR7	At our main committee meeting last night, everyone agreed that Railway Wood should be in your Neighbourhood plan, so therefore please include it. Thanks for letting me know about this. Very best regards	Support for Railway Wood in Plan	No change
143	Individual 1	STR7	Remove pages wood immediately please	Suggests removal of Local Green Space 10	Removed as Local Green Space
144	Individual 6	STR7	This a duplicate of policy 6 to the extent, policy 7 states developers have to seek opportunities set out in policy 6.	Suggests overlap of policies	No change, policy 7 and 6 differ
145	Individual 7	STR7	Questionable at Buckenham Social Club	Suggests removal of Local Green Space 1	Removed as Local Green Space
146	Individual 9	STR7	The proposed designation of Buckenham Village Hall land is incorrectly described and does not meet the criteria for designation. I will write about this separately	Suggests removal of Local Green Space 1	Removed as Local Green Space
147	Individual 13	STR7	in a small village surrounded by open countryside there is no need for further private green spaces in the village	Comment on private green spaces	No change
148	Individual 24	STR7	Some spaces are very small and isolated. Need to carefully consider impact on wildlife etc if these were to disappear - may have regional impact!	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
149	Individual 25	STR7	Would like to see the cover of Mil Road and Norwich Road developed in some way as to my mind it is a bit of an eye sore as it does not appear to be managed in any way	Comment about Local Green Space 11	No change, the Plan does not propose change
150	Individual 26	STR7	Not needed! Keep the present ones but no expansion	Comment about need for policy	No change
151	Individual 31	STR7	Submitted separately. No to green space at Buckenham Village Hall. Land owned by church. Permissive use they Strumpshaw Parochial Church Council for community events	Suggests removal of Local Green Space 1	Removed as Local Green Space
152	Individual 36	STR7	Not convinced we need play areas	Comment about play areas	No change
153	Individual 41	STR7	Pages Wood (owned by myself) must NOT be included. Please remove all reference!!	Suggests removal of Local Green Space 10	Removed as Local Green Space
154	Individual 47	STR7	PLEASE REMOVE PAGES WOOD	Suggests removal of Local Green Space 10	Removed as Local Green Space

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
155	Individual 50	STR7	By and large current planning regulations are sufficient to maintain privately owned Local Green Spaces in sufficient good order to benefit the community as a whole and further regulation / restriction is unacceptable. In particular the land adjoining Buckenham and Hassingham Social Club (described as being used for recreational use , which it is not) must not be included as that would inhibit it's future use and value.	Suggests removal of Local Green Space 1	Removed as Local Green Space
156	Individual 51	STR7	These might also be 'heritage assets' and need special protection.	Comment about Local Green Spaces also being Heritage Assets	No change, Local Green Spaces protect the spaces

157	Individual 52	STR7	<p>We are writing to you with regards to the Draft Neighbourhood plan for Strumpshaw which has been shared and open for public consultation until the 17th March 2025.</p> <p>The purpose of this letter is to strongly object to the inclusion of our mother's private property within this Neighbourhood plan as a Local Green Space.</p> <p>We have previously written to object to her private property being proposed as a Non-Designated Heritage asset. We are grateful that the house itself has now not been included in the draft proposal. However, we are disappointed that no one has contacted my mother to make her aware that her Woodland was to be included in the Neighbourhood plan. This is all the more frustrating as my mother at 85 years old, with some significant health challenges, and no internet presence. She has had to rely on a friend in the village to alert her to this inclusion. This is unacceptable given that she is the person this inclusion impacts. The inclusion of the woods also shows a complete lack of understanding of the demographic within the village this plan is trying to support and protect. I have included a scan of the letter she has asked to be shared on her behalf. It clearly shows the impact this has had on her feeling of safety in her own private property.</p> <p>For 50 years my Mother and late Father have protected this area of woodland in the heart of Strumpshaw. They have maintained the woodland to</p>	Suggests removal of Local Green Space 2	Removed as Local Green Space
-----	---------------	------	--	---	------------------------------

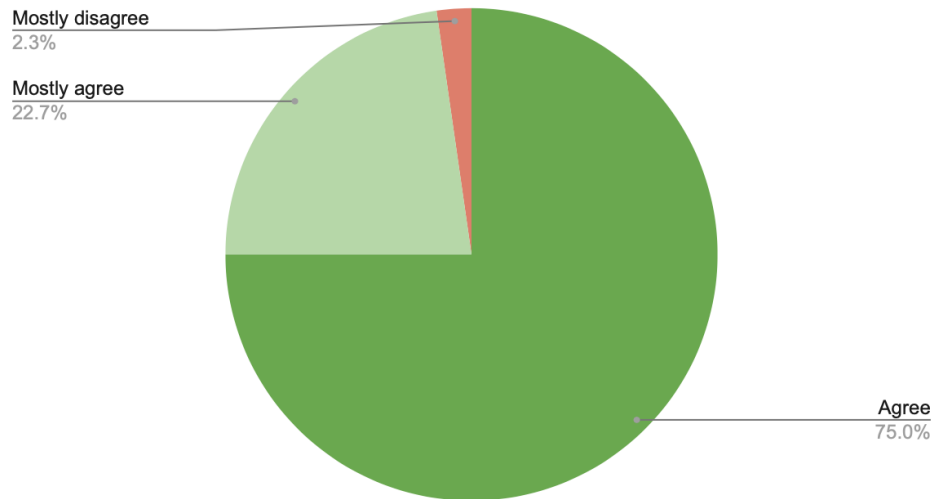
		<p>provide a wonderful area and habitat for nature in their private residence. They have personally had Tree Preservation orders placed on the woodland and the larger trees around the whole property to ensure this will always remain a key feature within Strumpshaw. The inclusion of the woodland in the Local Green Spaces appears to be driven by various comments noted in the public consultation. It is important to highlight that the reason you call the wood 'The Old Rectory Snowdrop wood' is because of my mothers work who planted ALL of the snowdrops and a significant number of the trees through her own hard graft over the 50 years she has owned the property. In her various roles within the village, she has opened her 'private ' garden for various events. This is entirely at her choice for a particular event, generally to raise money for the Church or local charities. She has run these events right up to the last Snowdrop Walk in February where she raised a significant amount of money for the church. However, it is and remains her choice to open the garden to the public.</p> <p>In your Draft plan you make reference in the justification for local green spaces being selected. Areas are considered: 'Demonstrably special to a local community and holds a particular local significance'. Your wording in your justification is misleading and takes no account to the personal choice my mother has made to allow people into her private woodland. It's her choice and any inclusion as a local green space increases the likelihood of people viewing this private property as a place they may</p>		
--	--	--	--	--

		<p>enter at their choosing. This is simply not the case. In fact, your wording infers that Scouts, Cubs, choosing. This is simply not the case. In fact, your wording infers that Scouts, Cubs, Brownies and guides are welcomed to use the wood, but make no reference that this is only on the occasions where my mother provides permission, otherwise this would be trespassing. In Policy STR7, Paragraph 103 it states 'The Local Green Space designation should only be used where the green space is: b. Demonstrably special to a local community and hold local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. It appears you are trying to use the times my mother has kindly opened the woodland to the public to justify its inclusion. The general public can see the woodland from the public highway, but they do not have access to the woodland.</p> <p>The boundary on Norwich Road is a mature Holly hedge which she maintains and offers no clear view into the woodland. The boundary on Hemblington lane is a picket fence, which allows glimpse of the woodland. However, such inclusion of the property in a local plan could increase the likelihood of trespassing, with significant impact on our mothers safety and well-being for our mother and any future owners of the property would then be entirely within their rights to erect a more substantial fence to protect their private property from trespassing.</p>		
--	--	---	--	--

			<p>Unlike the other proposed 'Green spaces' in this draft, The Old Rectory and its grounds are entirely privately owned. There is no public access without permission, and it is not a public amenity green space. Further, it is already subject to Tree preservation order which will protect the woodland from development. Adding a further unsolicited layer of protection could significantly impact the property. This feels as though a community she has supported unwaveringly for 50 years is exerting restrictions over her private property simply because she has been generous enough to allow its use for fundraising events.</p> <p>At 85 years old my mother has created this space and chosen to open it for people to enjoy on various occasions. Any new owner of the property would have no obligation to do the same. They cannot change the woodland due to the tree preservation orders in place. The current inclusion as a green space could have implications on the wider property and potentially would mean this is being used as a mechanism for resisting development within Strumpshaw, which as Policy STR7 Paragraph 103 states should not be the justification of 'Local Green spaces'.</p> <p>My mother and her four sons, who also own a share of the property in trust following their father's death, therefore object to this being included in the Local Neighbourhood plan.</p>		
--	--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>We would ask that you confirm receipt of this objection and keep us well informed to any part of the draft plan that directly affects The Old Rectory, Strumpshaw.</p> <p>We look forward to hearing from you.</p>		

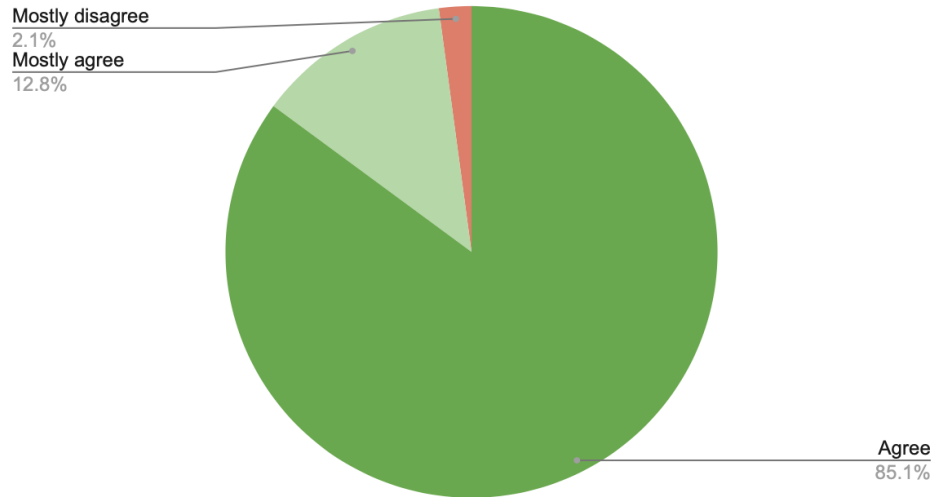
Count of POLICY STR8: Important local views



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
158	Broadland District Council	Important local views (pages 59- 62)	<p>We were somewhat surprised there was no important view directly overlooking the Broads, considering their intrinsic relationship to the landscape character of the parish. E.g. looking south-east from Buckenham station.</p> <p>In addition, rather than including a standard 'view' symbol in Figure 40, best practice is to draw a view cone which illustrates more precisely the parameters of the view (i.e. the location, axes and extent of the view). This helps to provide clarity for decision-makers.</p>	<p>Suggest adding more view(s) over Broads</p> <p>Also amend symbol used on map</p>	Amended symbol used on map
159	Individual 6	STR8	All building and development will affect view points otherwise there would be no villages etc. Development areas are far enough away - not really a policy. Should not stop needed homes.	Questioning need for policy	No change, supported by community consultation
160	Individual 13	STR8	View E is not worth protecting	Question over view E	No change, important view
161	Individual 16	STR8	Also the view from Buckenham road looking north across the fields towards the railway line and beyond is beautiful and frames that part of the village	Additional view suggested	View added as G
162	Individual 19	STR8	As a former resident of Pack Lane, lovely view across fields west to Norwich ad beautiful sunsets	Additional view suggested	View added as F
163	Individual 20	STR8	Don't seem evenly distributed. No view of river	Additional view suggested	Map amended

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
164	Individual 33	STR8	Could the final paragraph be slightly stronger worded. Say by adding after "local views should" in the first line "be actively discouraged or must only be supported where it can be demonstrated that". Would also need to delete the words "demonstrate that"	Suggested amendment to wording	No change, policy written in positive way
165	Individual 39	STR8	A suggestion is to include views across the marshes. Whilst I can't envisage many developments that may interrupt or spoil views across the marshes there may be future infrastructure that could intrude? E.g. view from Buckenham railway station across the marshes.	Additional view suggested	View added as H
166	Individual 50	STR8	The planting of a hedge on the south east side of Norwich Road from the then Post Office towards Lingwood has destroyed a unique historic view of the adjoining field at eye level and it is matters such as this which need to be carefully considered when assessing the importance of local views.	Comment about hedges	No change

Count of POLICY STR9: Dark skies



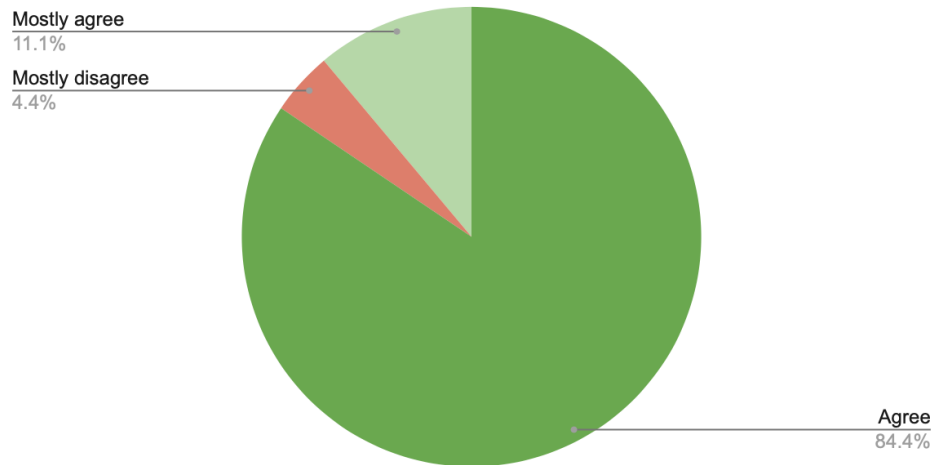
Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
167	Broadland District Council	Policy STR9 (page 64)	This is wonderful to see. If you haven't already, view the Bat Conservation Trust advice in this area.	Reference suggested	Added in further advice on bats

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
168	Broads Authority	STR9	<p>STR9</p> <p>a. I would suggest that the four elements need to be separated out to 4 different points. A couple of points are in the same para and are not really related and could be lost:</p> <ol style="list-style-type: none"> 1. Development proposals should take account of the existing dark skies in Strumpshaw parish (figure 41) and limit the impact of light pollution from artificial light. 2. Street lighting will not be supported on any development. 3. For new individual dwellings and businesses, lighting necessary for security or safety should be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting, movement sensitive lighting and restricting hours of lighting. 4. Lighting likely to cause disturbance or risk to wildlife will not be supported. <p>b. Uses the word 'should' whereas other policies use much stronger wording. Why is that?</p> <p>c. Would it be logical to say that proposals for new lighting need to be fully justified in the first place? Also, did you want to mention anything about light spill from internal lighting such as glazed facades and roof lights and that this needs to be mitigated?</p>	Suggested amendment to the policy structure	<p>a. Change to structure of policy</p> <p>b. Change to 'must'</p> <p>c. Add in 'and must be justified'. Also, 'Appropriate measure must be taken to address light spill from internal lighting'</p>

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
169	Norfolk Wildlife Trust	STR9	Policy STR9: Dark Skies Due to the known adverse impacts on nocturnal wildlife from light pollution, we fully support this policy on Dark Skies and particularly that 'Street lighting will not be supported on any development' and 'Lighting likely to cause disturbance or risk to wildlife will not be supported.'	Supportive comment	No change
170	Individual 11	STR9	Already light pollution from areas of development from Blofield having an impact on Strumpshaw's dark skies	Supportive comment	No change
171	Individual 12	STR9	Agree with policy but policy needs to ensure its implemented in ways that are consistent with person safety	Supportive comment	No change
172	Individual 13	STR9	Not an issue - we are near Norwich which has a warm nighttime glow!	Not supportive	No change, reflects community consultation
173	Individual 26	STR9	Keep dark!	Supportive comment	No change
174	Individual 38	STR9	Absolutely	Supportive comment	No change
175	Individual 40	STR9	Note that dark sky policies, which are fully supported for this Neighbourhood Plan, often conflict with measures to address speeding through villages in rural areas because the interventions require lighting. Highways do need to review their lighting policies in order to take into account such dark sky policies and develop more integrated solutions.	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
176	Individual 43	STR9	Needs to be better policing of intrusive lights put up by residents where some increase light pollution and would scare off wildlife.	Comment about private lighting	No change
177	Individual 50	STR9	The enforcement of a dark skies policy should be extended to existing properties as well as new developments although it is appreciated that enforcement would be challenging !	Comment about private lighting	No change
178	Individual 51	STR9	Absolutely agree.	Supportive comment	No change

Count of POLICY STR10: Localised surface water flooding and sewage management



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
179	Broadland District Council	Flooding and localised flooding (page 65)	The Environment Agency have published a map demonstrating areas at risk of surface water flooding, available on the Gov.uk website . This supports the assertions made at points 1, 2 and 5 of your map and may provide further areas to examine.	Comment about flood map	Added in Environment Agency map
180	Broadland District Council	Policy STR10 (page 66)	The final paragraph of the policy is not proportionate in its approach. It would be unreasonable to expect any development (including, for example, a porch extension) to contribute to an improved sewerage system. We would suggest that the phrase 'any new development' is revised and made more proportionate.	Comment about the size of development	Changed to 'Any new build which will have an impact on the sewage system...'

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
181	Broads Authority	STR10	<p>STR10</p> <p>a. 6.24 – isn't the issue 'surface water flooding' rather than drainage?</p> <p>b. What is 'immediate vicinity'?</p> <p>c. How do you expect a scheme to 'take account of all relevant evidence of flooding'?</p> <p>d. In the preceding supporting text, you don't talk about sewerage system having issues. What are the issues here? Are you on mains sewerage? What is development meant to do?</p>	Suggested amendments	<p>a. Amend to 'drainage and flooding'</p> <p>b. No change</p> <p>c. Put in reference to flood maps.</p> <p>d. Add in sentence saying, 'there is concern locally about an old and pressured sewage system from additional development'.</p>

18 2	Norfolk County Council – Lead Local Flood Authority	STR10	<p>Lead Local Flood Authority</p> <p>Thank you for your consultation on the Strumpshaw Neighbourhood Plan Revised for 2025 – 2045 Draft for pre-submission consultation February 2025 and the Strumpshaw Design Codes and Guidance Document Dated August 2024 (LLFA Reference: FW2025_0104) received on 12th February 2025. Whilst the LLFA do not appear to have been consulted on or provided comments relating to previous versions / stages of the Strumpshaw Neighbourhood Plan via the NCC Corporate response process, we note that this current version is seeking to revise policies within the Strumpshaw Neighbourhood Plan which was adopted in July 2014.</p> <p>The LLFA comments at Regulation 19 stage are as follows:</p> <ol style="list-style-type: none"> a. The LLFA welcomes references made in the documents and proposed policies to flooding from sources such as surface water and rivers (fluvial from the River Yare) and its tributaries), as well as the need for new developments to be sustainable, protect the environment and consider the impacts of climate change. Of the 14 policies proposed, Policy STR2: Design guidelines and codes, Policy STR5: Natural assets and biodiversity, Policy STR6: Ecological corridors and Policy STR10: Localised surface water flooding and sewerage management and their supporting text, along with Section 3.5.3 Domestic Water Management of the Design Codes and Guidance document, are of most relevance to matters for consideration by the LLFA. b. The LLFA further welcomes references made in the documents to flood risk and the need to ensure that new development does not exacerbate existing flooding and surface water drainage problems in the Parish (many such areas relating to surface water flooding are identified I Figure 	Suggested amendme nts	Add all references to supporting text (appendix)
---------	--	-------	---	-----------------------------	---

			<p>44) or create flooding issues in other areas and promotes domestic water management measures within its new and updated policies such as Policy STR2: Design guidelines and codes, Policy STR5: Natural assets and biodiversity, Policy STR6: Ecological corridors and Policy STR10: Localised surface water flooding and sewerage Management. The LFFA particularly welcomes the inclusion of Policy STR10 in the Plan which states developments must not cause or contribute to new flooding or drainage issues and should mitigate its own drainage impacts. The LLFA would however suggest that this policy could be further enhanced by making reference to the benefits of incorporating Sustainable Drainage Systems (SuDS) into new developments, highlighting the wider benefits of doing so and the four pillars of SuDS, along with giving consideration to all sources of flooding such as risks from groundwater flooding, along with including interactive mapping covering the whole plan area.</p> <p>c. The LLFA would also suggest that the document would benefit from references made in relevant policies and supporting text to the availability and need to adhere to guidance from relevant Agencies such as the NCC LLFA (in respect of the most UpToDate NCC LLFA Guidance Document, currently being Version 7.2 February 2025 available on our website), any relevant Internal Drainage Boards (in this case The Broads IDB) and the Environment Agency in respect of flood risk management, drainage and flooding matters. The LLFA advise that other than the Rover Yare (an EA main reiver), there are also networks of ordinary watercourses within the Parish which fall under the control of the Broads IDB and therefore mapping identifying these would be helpful within the plan.</p>		
--	--	--	---	--	--

		<p>d. The LLFA also welcomes references made to the Strumpshaw Neighbourhood Plan complimenting existing Local and Strategic Planning Policies relating to flooding, drainage, biodiversity, sustainable development and climate change contained within documents such as the Greater Norwich local Plan (GNLP), Broads Authority Local Plan and the National Planning Policy Framework (NPPF).</p> <p>e. According to LLFA datasets (extending from 2011 to present day), we have 11 no. records of internal flooding and 9 no. records of external/anecdotal flooding in the Parish of Strumpshaw. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. Please note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>f. We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports here.</p> <p>g. We are aware of AW DG5 records within the Parish of Strumpshaw, however this will need to be confirmed with/by Anglian Water.</p> <p>h. According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) and surface water flowpaths present within the Parish of Strumpshaw.</p> <p>i. The LLFA recommend inclusion of surface water flooding maps within the Neighbourhood Plan representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> • GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map • Norfolk County Council (NCC) – Flood and Water Management Policies 		
--	--	---	--	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<ul style="list-style-type: none"> <li data-bbox="763 419 1541 520"> Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p data-bbox="647 563 902 592">Allocation of Sites</p> <p data-bbox="647 600 1581 1024">We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (however it is noted that no housing is being allocated within the document). If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.</p>		

<p>18 3</p>	<p>Internal Drainage Board/ Water Management Alliance</p>	<p>STR10</p>	<p>Thank you for consulting the Broads (2006) Internal Drainage Board/ Water Management Alliance on the Strumpshaw Neighbourhood Plan.</p> <p>Strumpshaw falls partially within the Internal Drainage District (IDD) of the Broads (2006) Internal Drainage Board (IDB) and therefore the Board's Byelaws apply to any development within the Board's area.</p> <p>The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p> <p>The area outside the Boards' IDD's falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy.</p>	<p>Further background information provided</p>	<p>Added all references to supporting text (appendix)</p>
------------------------	---	--------------	--	--	---

		<p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes, where development is proposed within or partially within a Board's IDD, please be aware of the following:</p> <p>Byelaw 3- Discharge of Surface Water into the Board's District</p> <ul style="list-style-type: none"> • If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. • If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf). • If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location. 		
--	--	--	--	--

		<p>Byelaw 3- Discharge of Treated Foul Water into the Board's District</p> <ul style="list-style-type: none"> • If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). <p>Byelaw 10- Work's within 9m of Board Maintained Watercourse/s</p> <ul style="list-style-type: none"> • Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure). <p>Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse</p> <ul style="list-style-type: none"> • Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4). • Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4). <p>For developments outside the Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p> <ul style="list-style-type: none"> • If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. 		
--	--	--	--	--

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<ul style="list-style-type: none"> • If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible. <p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
184	Norfolk Wildlife Trust	STR10	<p>Policy STR10: Localised surface water flooding and sewage management</p> <p>It is noted that there are a number of locations in the parish that have surface water drainage issues. Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution locally, increasing biodiversity and when used effectively can provide habitat connectivity. We therefore recommend that policy wording is included either within this policy or the Design Code to ensure that all proposals incorporate SuDS, for example: 'All proposals must incorporate natural Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure.'</p> <p>We recommend that specific reference is given on page 32 of the Design Code to figure 30 which provides important water management strategies.</p>	Suggested additional wording	<p>Add in 'All proposals must incorporate natural Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure.'</p> <p>AECOM added reference to figure 30 in the design code</p>

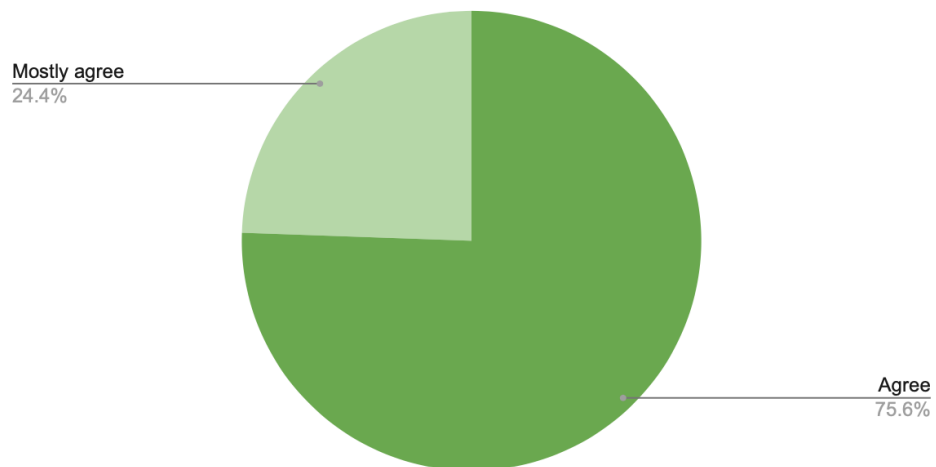
Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
185	Environment Agency	STR10	<p>Water Quality We have identified that the Plan area boundary includes the catchment for Whitlingham Waste Water Treatment Works (WWTW), which is currently operating close to or exceeding its permitted capacity. Given the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WWTW.</p> <p>We note that the Plan includes "POLICY STR10: Localised surface water flooding and sewage management", which states "Any new development must contribute to an improved sewage system for the parish, and not further exacerbate the problem." However, it may be appropriate to enhance the policy by requiring consultation with Anglian Water Services to ensure that the waste water flows from any windfall development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised.</p>	Suggested more details	Added into policy, 'Consultation is required with Anglian Water Services to ensure that the waste water flows from any windfall development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised.'
186	Individual 6	STR10	New development must comply as per planning strategy does not identify what action the community will take to lobby for Anglian Water to address the know identified problems	Suggest lobbying	No change, beyond the remit of the Plan
187	Individual 7	STR10	Definitely!	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
188	Individual 9	STR10	Surface water mixed with the sewage is frequently a problem. Improving the sewage system should be a high priority	Supportive comment	No change
189	Individual 10	STR10	The Council are responsible for allowing floods due to not addressing new sewage BEFORE NEW BUILDINGS. "Any new development must contribute to an improved sewage system for the parish". We have lost trust in the council putting profit before people.	Comment about delivery	No change, beyond the scope of the Plan
190	Individual 11	STR10	Existing areas need to be addressed! It has taken too long	Supportive comment	No change
191	Individual 12	STR10	The policy won't be effective unless farming practices change. Run off (rapid) from fields is a major contributor to flooding has to be better managed	Comment about farming practices	No change
192	Individual 18	STR10	There are plans to reopen the Huntsman Pub, but how will flooding outside be managed? It shut because insurance premium was exorbitant	Comment about the Huntsman Pub	No change, beyond the scope of the Plan
193	Individual 21	STR10	A very important policy	Supportive comment	No change
194	Individual 26	STR10	No further development which would cause flooding	Supportive comment	No change
195	Individual 27	STR10	No more housing as a risk of flooding	No further housing	No change
196	Individual 32	STR10	This is clearly a real problem and needs to be high on the priority list	Supportive comment	No change
197	Individual 34	STR10	Continually problem in the village	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
198	Individual 38	STR10	What happens when Anglian Water/Norfolk CC disown any responsibility and leave it to the developers to decide re risk of flooding? There is a history of this.	Comment about delivery	No change, addressed through policy
199	Individual 39	STR10	Mention was made of septic tanks earlier in these comments (see STR2). If it is not possible to connect to mains sewerage then packaged treatment plants should be installed in preference to septic tanks, especially as it reduces contamination due to nutrient runoff.	Comment about sewage treatment	No change, beyond the remit of the Plan. Building regulations
200	Individual 40	STR10	STR10 states: Development proposals within the immediate vicinity of the areas below, ... These areas are shown ABOVE this policy!! It would also be much better to enlarge the map (Figure X) to the full width of the page (more readable), which would also avoid splitting Policy STR10 between 2 pages.	Comment about layout	Remove part of sentence
201	Individual 41	STR10	Lackford Run needs complete dredge/overhaul and regular five yearly maintenance. Check the Lidar maps and see the massive area it covers....all destroyed by lack of regular maintenance. Several more flooding spots NOT listed.	Suggested other flooding areas	No change, maintenance of Lackford Run not Parish Council
202	Individual 44	STR10	Known pipework repairs should continue to be on Anglia Water agenda.	Comment about maintenance	No change, beyond the scope of the Plan
203	Individual 49	STR10	The continued surface water flooding issues referred to are of concern. Notwithstanding this appears to be caused by downhill run off from or near agricultural land, it is vital any new development addresses this issuer....	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
204	Individual 50	STR10	This is obvious and should already be enforceable for any developments of any magnitude. However existing rainwater / sewerage systems installed in accordance with previous legislation are a substantial contributor to our current problems and presumably cannot easily be adapted.	Supportive comment	No change
205	Individual 51	STR10	Rather obvious but it rather depends on who is actually made accountable - Anglia Water, NCC or the developers? Needs to be clarified otherwise there is no accountability.	Comment about delivery	Further information in supporting text

Count of POLICY STR11: Highway safety (previously adopted policy)



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
------------	------------	--	----------	-------------------------------	---------------

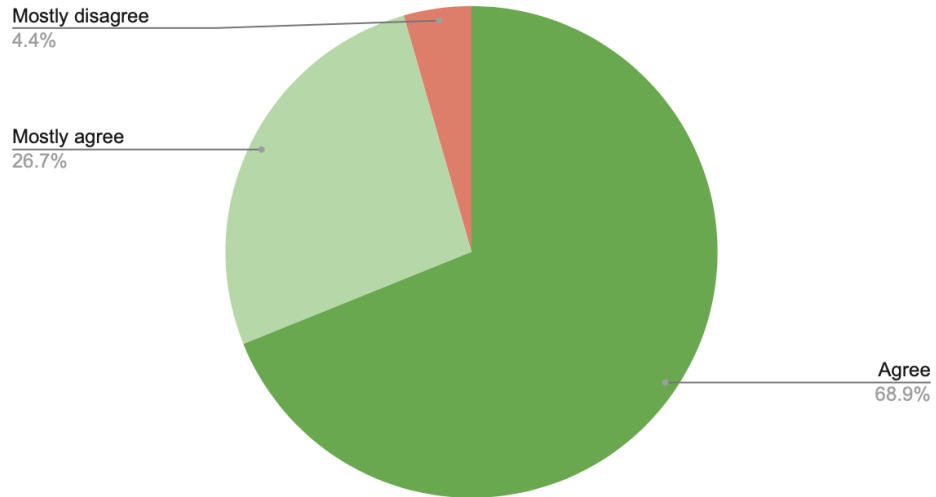
206	Broads Authority	STR11	<ul style="list-style-type: none"> a. 7.1 and 7.2 – are there peak hour, weekday services serving these bus stops? b. 7.4 – could you use a pie chart to compare the census data? c. 7.5 – I think you mean that the intermittent nature of the footway provision affects the safety of pedestrian movement – as written, it could be read as the footway affects the safety. d. 7.6 – what are average speeds compared to the speed limit? e. 7.10 The relevant section of the design guide is 3.4.3. 	Amendments suggested to supporting text	<ul style="list-style-type: none"> a. No change, bus timetable can change b. No change, data in the Plan c. Explain that having to cross the road has an impact on pedestrian safety d. Add in sentence saying 'SAM data has shown speeds in excess of 60mph in a 30mph area. Average speeds are 27mph-
-----	------------------	-------	---	---	---

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
					32mph at the bottom of Long Lane' e. Reference Design Guidance and Codes document
207	Individual 29	STR11	Gates' to village would draw motorists attention to the village and enhance the village	Suggested project	No change, supporting statement
208	Individual 34	STR11	Speeding not too bad a problem	Statement	No change
209	Individual 38	STR11	There needs to be more enforcement by local police of speed limits. There needs to be a reputation established for enforcement along Norwich Road. A more visible police presence.	Comment about police	No change, not a planning issue

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
210	Individual 39	STR11	There is little mention of improving roads and footpaths for cyclists, even though active travel is highlighted as important elsewhere in the plan. There is an opportunity in this policy to include reference to improving access, connectivity and safety for cyclists. For example, an upgrade of the PROW between CA1 and CA2 to provide a shared cycleway / footpath would improve safety for both cyclists and pedestrians. As street lighting is discouraged due to the dark skies policy then separation of cars from pedestrians and cyclists is even more important.	Suggested project	No change, delivery of this project is unattainable at this stage
211	Individual 40	STR11	End	Unclear comment	No change
212	Individual 41	STR11	Footpath needs completion on Norwich.....opp Hamper site.....several yards not completed by lack of consultation and poor planning whilst the team were on site.	Suggested project	No change, footpath has been completed
213	Individual 42	STR11	Fully in support of speed management through the village and quiet lanes	Supportive comment	No change
214	Individual 43	STR11	While the A47 widening roadworks are still in progress, there is a lot more traffic through the village. Hopefully this will ease off once the A47 is fully re-opened. It can be tricky crossing the road in the village current esp. with the pavement switching sides of the road.	Supportive comment	No change
215	Individual 44	STR11	Speed calming measures to be considered.	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
216	Individual 48	STR11	Village gates would enhance the entrance to the village from Brundall and maybe slow traffic down.	Suggested project	No change, supporting comment
217	Individual 49	STR11	I frequently walk in the village and vehicles exceeding the 30 mph is a constant concern.	Supportive comment	No change
218	Individual 50	STR11	This Policy has led to the ridiculous lack of a joined up footpath along Norwich Road and vehicles (including our new electric buses !) on a regular basis exceeding maximum speed limits and the Policy needs strengthening.	Supportive comment	No change
219	Individual 51	STR11	All the physical measures have pros and cons. The best way to ensure safety is to have clear signage, maintained footpaths and reduction of speed limit to 20mph. Then there needs to be enforcement - regular speed checks by the police or irregular presence to deter speeding. Then there needs to be notice of enforcement publicised in newspapers, magazines etc. Strumpshaw needs to be made renown for enforcement of speeding prosecutions.	Supportive comment	No change

Count of POLICY STR12: Public access

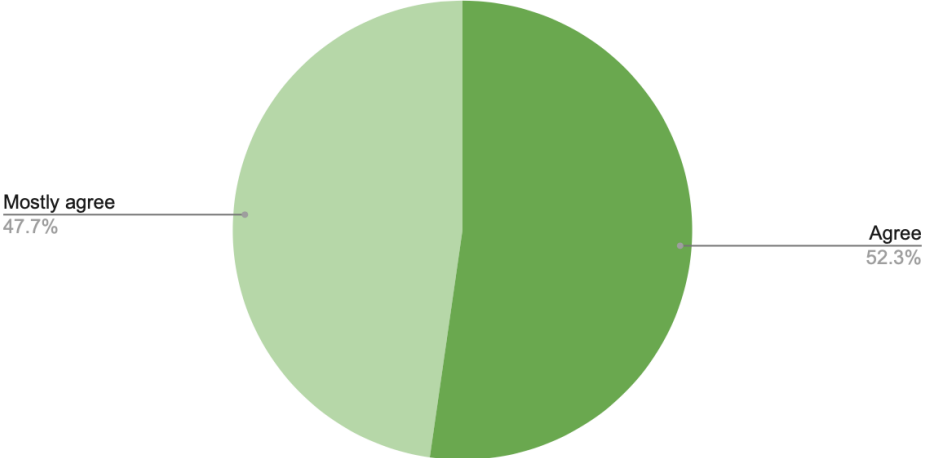


Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
220	Broadland District Council	Public Rights of Way (page 69)	Para. 7.10 - no apostrophe required in "it's".	Type	Amend
221	Individual 4	STR12	Improvements to public paths should be considered without risk of traffic. i.e.. Hemblington Road	Supportive comment	No change
222	Individual 6	STR12	Poor state of some existing footpaths and accessibility issues - should be able to walk safely along entire route including drop kerbs/crossing points. Improve footpath from Strumpshaw to Brundall	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
223	Individual 11	STR12	Improvements to footpath down Long Lane needs regular maintenance. Increased number pf users of the path between Brundall Strumpshaw.	Maintenance issue	No change, beyond the remit of the Plan
224	Individual 16	STR12	A footpath on Hemblington Road was mentioned but not many people use this road on foot and I think it is too narrow anyway.	Supportive comment	No change
225	Individual 20	STR12	Network of roads and public highways more than sufficient for population	Negative comment	No change, policy responds to community consultation
226	Individual 34	STR12	A green space as a children's play area would be great	Suggested project	No change, green space for community space in chapter 9
227	Individual 39	STR12	Connections to neighbouring parishes is particularly important as improvements for active travel cannot be viewed in isolation but through a network of connections. Reference could be made to the NCC Countywide Local Cycling and Walking Infrastructure Plan: https://www.norfolk.gov.uk/article/39084/Local-cycling-and-walking-infrastructure-plans	Reference suggested	Added reference to NCC Countywide Local Cycling and Walking Infrastructure Plan

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
228	Individual 43	STR12	It is a shame that the bus service does not run on Sundays and stops in the evenings.	Comment about bus service	No change, beyond the remit of the Plan
229	Individual 50	STR12	It would be a good start if existing public footpaths / Rights of Way were better maintained for safe public use !	Maintenance issue	No change, beyond the remit of the Plan
230	Individual 51	STR12	Public Rights of Way need to be maintained and enhanced. Again, it should be made clear who is responsible in each case by notices - so that public can report issues.	Suggested project	No change, maintenance issue for Norfolk County Council for PRow

Count of POLICY STR13: Existing and new community infrastructure



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
231	Broadland District Council	Policy STR13 (page 75)	Re. the third paragraph, Broadland District Council's 'Policy CSU2 – Loss of community facilities or local services' (within the Development Management DPD) states that proposals involving a change of use of a community facility will be considered where it has been demonstrated that the use is no longer viable (which Policy STR13 duplicates) ' <i>or plans for its replacement are included within the proposal</i> ' (which Policy STR13 does not allude to). Policy STR13 it includes an alternative condition that ' <i>an improved or equivalent facility can be located in an equally or more accessible position in the parish</i> '. This is arguably a weaker statement, as there is no implication that such an equivalent facility should be provided. Is this the intention?	Suggested amendment to policy	Added in, 'In line with Broadland District Council's Loss of Community Facilities or Local Services policy CSU2...'

<p>23 2</p>	<p>Broads Authority</p>	<p>STR13</p>	<p>STR13 – refers to policy X</p> <p>STR13 - As part of the Examination into the Local Plan for the Broads, the Inspector amended DM44... ...from... <i>Applications for the change of use or redevelopment of an existing community, visitor or recreational facility or service that meets a local need or contributes to the network of facilities through the Broads will only be permitted where:</i></p> <ul style="list-style-type: none"> a. <i>It can be proven that there is no community need for the service/facility; or</i> b. <i>It can be demonstrated through a viability assessment that the current use is economically unviable; and</i> c. <i>Details of consultation with the community regarding the change of use or redevelopment are provided; and</i> d. <i>There is an equivalent facility available or one is made available prior to the commencement of redevelopment, to serve the same need in an equally accessible and convenient location.</i> <p>...to... <i>Applications for the change of use or redevelopment of an existing community, visitor or recreational facility or service that meets a local need or contributes to the network of facilities through the Broads will only be permitted where:</i></p> <ul style="list-style-type: none"> a) <i>It can be proven that there is no community need for the service/facility; or</i> b) <i>It can be demonstrated through a viability assessment that the current use is economically unviable.</i> <p>(part c from the original is elsewhere in the adopted policy).</p> <p>Essentially, the 'equivalent facility' clause was removed. The Inspector said in her report:</p>	<p>Information about Broads Authority policy and suggested additional wording</p>	<p>Add reference to Broads Authority policy in policy.</p>
-------------------------------	-------------------------	--------------	--	---	--

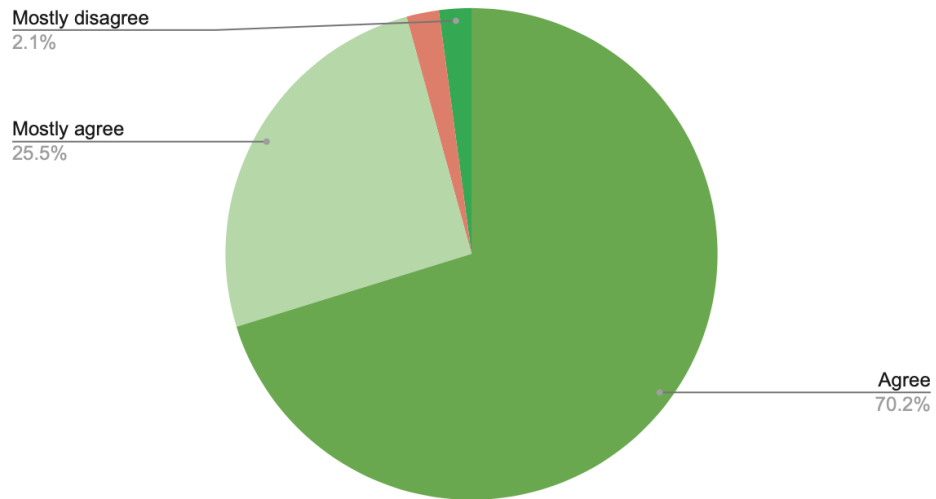
Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
			<p>97. Criterion d in Policy PUBDM43 allows the loss of community facilities where an equivalent facility is available. This could lead to the loss of valuable facilities in villages and fail to protect rural communities. The criterion should therefore be deleted, in order to ensure the policy is effective and consistent with national policy relating to the rural economy and healthy communities (M63).</p> <p>STR13 – last part about other types of community infrastructure – did you want to say 'subject to other policies in the Development Plan' like you do elsewhere?</p>		
233	Individual 5	STR13	Plan item 7 - not agree, needs further attention	Suggests removal number 7	No change, the policy supports the facility
234	Individual 6	STR13	Unsure why a community car park is required, unless part of central green space. Green space to include community pond	Comment about car park	Add in 'in an appropriate location'. Pond not included
235	Individual 7	STR13	Not for Plan item 7	Suggests removal number 7	No change, the policy supports the facility
236	Individual 8	STR13	Unsure of need of points C and D	Comment about points C and D	No change, increasing need

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
237	Individual 9	STR13	Add provision for a publicly available community noticeboard	Suggested project	Add into project list
238	Individual 11	STR13	Concerned over Huntsman that it may try for 'change of use' for development, once flooding issues are addressed	Suggested additional community infrastructure to be identified	No change, the Huntsman is potential but not existing community infrastructure
239	Individual 14	STR13	No electric vehicles charging points. Not needed. Will be available at Blofield/Postwick	Comment about electric charging points	No change, increasing need
240	Individual 20	STR13	Infrastructure seems sufficient for the population	Supportive comment	No change
241	Individual 26	STR13	No bus shelters needed. Electric charging at community hall	Comment about bus shelters	No change, increasing need
242	Individual 29	STR13	1. Public electric vehicle charging points should be available at Community Hall (and pub?) - should we have solar panels to power them? 2. Where would a place space be situated?	Supportive comment	No change. No site found for play area

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
243	Individual 33	STR13	Fully support a central green space and encourage it to include a community garden. Not sure a play space would get much use given the demographic of the area. Unclear as to what Community Car Parking would be for.	Supportive comment. Play space and community car park questioned	No change, supported proposals
244	Individual 38	STR13	Not sure about 'Community car parking' - open to abuse and discourages use of public transport?	Comment about community car parking	No change, supported proposals
245	Individual 39	STR13	There are a lack of youth activities in the parish but there is the 1st Lingwood/Strumpshaw Scout group: Chapel Road, Strumpshaw, NR13 4PA. The Scout Group has been given notice that they will need to seek a new venue as the current lease will be ending in the next few years. I suggest this community asset be listed under STR13 and a note attached that a new venue/location is being sought. https://www.scouts.org.uk/groups/10014141?loc=IP4&page=72&slug=1st-Lingwood%2FStrumpshaw	Comment about scout group location	Add into list in policy and map, '10, Scout Hut, Chapel Road'
246	Individual 42	STR13	Do we really need a village green or a play area when we live in the countryside and houses have gardens?	Comment about village green and play area	No change, supported proposals
247	Individual 48	STR13	A play space would really enhance village amenities.	Supportive comment	No change

Ref	Responde nt	Reference (paragrap h or policy number)	Comments	Summary of comment	Action
24 8	Individual 49	STR13	We do not agree with supporting a play space as a new community infrastructure. Liability and maintenance issues are onerous and local experience highlights the problems with graffiti, vandalism and anti-social behaviour.	Comment about play area	No change, supported proposals
24 9	Individual 50	STR13	There should be a stronger policy relating to our existing community infrastructure and also to include any new areas which may be added in the future.	Comment about being a stronger policy	No change, covered in the policy
25 0	Individual 51	STR13	Need a Community Notice Board in a location that has maximum public access - unfortunately the location of the Community Hall does not really achieve this. A site should be identified asap. Not clear what 'Community car parking' entails	Suggested project	Add into chapter 9, as above.

Count of POLICY STR14: Former landfill site



Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
251	Broadland District Council	Policy STR14 (page 77)	As set out in the HRA screening, this site is within the SSSI impact zone, and so "any future proposal for a small car park on the site would be subject to the required environmental assessments through the development management process, and it is expected that the impacts would be minimal".	HRA screening comment	Noted, no change to policy

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
252	Broads Authority	STR14	STR14 a. 'A <u>sympathetically designed</u> small car park'? b. What about cycle parking? c. When you say 'increased biodiversity' do you mean 'appropriate proposals to increase the biodiversity value of the site' or something like that? d. Anything about litter or dog bins?	Suggested additional wording to policy	a. Added 'sympathetically designed' b. Added 'and cycle parking' c. Amended to say 'Appropriate proposals to increase the biodiversity value of the site' d. No change, they are already in place
253	Norfolk Wildlife Trust	STR14	Policy STR14: Former landfill site We support the aim to increase biodiversity on this site but strongly recommend that any car park (as suggested in the policy wording) is not in close proximity to Strumpshaw Wood CWS/Ancient Woodland to avoid any potential negative impacts on these sensitive habitats. We recommend policy wording to cover this.	Suggested additional wording to policy	No change, the site is not next to Strumpshaw Wood
254	Individual 3	STR14	A car park will bring rubbish, drug users and people with no interest in walking	Negative comment	No change, supported
255	Individual 6	STR14	All seating in area	Unclear comment	No change
256	Individual 10	STR14	No car park. A car park will not increase biodiversity it will remove it.	Comment about car park	No change, biodiversity to increase overall

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
257	Individual 13	STR14	Please encourage NCC to allow better access to the waste tip to discourage fly tipping... the scourge of the countryside	Comment about delivery	No change, beyond the remit of the Plan
258	Individual 14	STR14	Car park - why?	Comment about car park	No change, meeting demand and preventing unplanned and dangerous parking
259	Individual 19	STR14	More tree planting on top area of landfill site - or is that not compatible with methane underneath?	Comment about biodiversity	No change, more planting has recently taken place
260	Individual 20	STR14	Recycling centre should be closed/moved	Comment about recycling centre	No change, beyond the remit of the Plan
261	Individual 33	STR14	Any car park would need to be locked at night to prevent anti social behaviour.	Comment about delivery	No change, beyond the remit of the Plan
262	Individual 34	STR14	Small car park would be a good idea	Supportive comment	No change
263	Individual 37	STR14	It needs a carpark for all the dog walkers	Supportive comment	No change
264	Individual 38	STR14	Not sure about 'car park' no matter how 'small'. It seems at odds with cleaning up the environment?	Comment about car park	No change, meeting demand and preventing unplanned and dangerous parking

					Action
265	Individual 41	STR14	Could do with better access to the area for disabled. I can only get my buggy in to the area at the footpath east of riding stables. Kissing Gates in other areas not suitable for buggies.	Comment about disabled access	No change, the carpark addresses the issue
266	Individual 45 (Norfolk Geodiversity Partnership)	STR14	Policy STR.14 Former Landfill site There is no mention of this old quarry site being a candidate County Geodiversity Site (BRL44). There is an opportunity to include a geoconservation exposure of the geology as part of enhancing natural history value for public amenity. Since the original detail is now buried by landfill, the best substitute geological exposure would be at the existing hollow called Parish Pit near TG 35233 07323 next to the site boundary on the north-west side. As the former quarry is a CCGS, we request that the geological interest be included in any interpretive information boards, and we suggest modifying the wording by including a new bullet point, as follows: <* Enhanced geodiversity through creating a geoconservation exposure at Parish Pit.>	Suggested additional wording	Added 'including geodiversity interest' to end Add project in chapter 9 about updating the County Council

Ref	Respondent	Reference (paragraph or policy number)	Comments	Summary of comment	Action
267	Individual 48	STR14	A car park would definitely improve the situation and stop people parking on the verges etc.	Supportive comment	No change
268	Individual 50	STR14	As the area is presumably owned by Norfolk County Council we feel the policy could be more definitive and include a specific aim to request the Council to provide the 3 listed objectives.	Suggested involvement of Norfolk County Council	No change, Norfolk County Council have made comment on the policy

Further comments on the SEA and HRA Screenings from the Broads Authority	Action
<p>Please find some additional comments below relating to SEA Screening and HRA Screening.</p> <p>1) 'significant effect' vs. 'significant detrimental effect' - Strictly I think the test is whether there is a significant effect, if a significant effect may occur then it goes to the AA stage, which is where detriment and integrity tests are applied. So when considering STR5: Natural assets and biodiversity (also STR6 Ecological Corridors), this could definitely have a significant effect on the ecology of the protected sites. I would expect on balance a positive effect, but a brief AA would be the way to show that the effects had been properly considered and detriment ruled out.</p> <p>2) 'Expected effects' this wording feels like it reverses the precautionary principle. The test at this stage is whether we can rule out effects, and if we can't then we AA, the test is not whether we expect effects and if we do then we AA. The latter test is part of the AA process, not part of the SA process.</p>	<p>✓ Address by Broadland District Council</p>

3) STR1: New housing – I think the analysis here could include the fact that the NP is not proposing New Housing additional to that set out in the Broads and BDC plans and that all new housing proposals would be subject to a separate HRA process and would need to comply with the relevant Broads and BDC habitats regulations plan policies in this regard. However, if they are extending the boundary settlement area then this could have an additional impact, by providing a planning argument for houses in places that would not otherwise be permitted – It is not clear if that extending the development boundary is what is being proposed or not, so I am not sure how that has been assessed? Of course if clarifications change the interpretation then the Screening report should be updated.

4) STR3: Design guidelines and codes and STR9: Dark skies. There are two issues to consider and we made these in comments on the plan itself: 1) "light spill from internal lighting such as glazed facades and roof lights and that this needs to be mitigated?" 2) "some EV charging points have lots of lights on them and the Broads has intrinsic dark skies". These are clearly important considerations and more light from these sources, in Strumpshaw itself, or potentially on sites adjacent to the NK2 sites, would be likely to damage the N2K sites. Imagine for instance a bank of electric car chargers in the RSPB carpark with green neon lights that attract the glow worms and moths away from their reedbed habitats. Yet the screening report concludes no expected effects for both policies. Either the policies won't have any risk of a significant effect or they may and require AA and potentially mitigation or amendment. Arguably the policies may need amendment only from a non-protected biodiversity perspective, but it is difficult to see why there would be a risk to biodiversity, but not the N2K site. Feels like an AA was needed here to identify the mitigation needed for the policies.

5) STR5: Natural assets and biodiversity - the application of the 10% intended here is unclear, so properly appraising the effect for the SA is also ambiguous. See our comments on the plan.

6) STR12: Public access – As the SA says "Improving access to the countryside does have possible implications in terms of recreational pressures on protected sites". The GIRAMS Action Plan contains a number of actions relating to managing visitors at

Strumpshaw, so more people walking onto the site is likely to have an effect (being in the GIRAMS AP is not a guarantee that work will be put in place in time to avoid a negative effect prior to the effect occurring, or that the proposed mitigation would be adequate).

I am unclear if the different steps that could be taken to implement the policy would be subject to further approval processes. While I imagine that a new public footpath would be subject to a HRA, the plan could result in private landowners developing a new permissive path network leading people to the N2K sites without any further regulatory oversight? Therefore unlike STR1 we cannot deflect the risk by saying it will be dealt with by another HRA process. Nor, I suspect, would such a plan even fall under the GIRAMS contribution programme.

In terms of audit trail we seem to have leapt from an SA conclusion of a likely risk to a 'no expected risk' conclusion with no quantification of the potential scale of the recreational changes that may arise or identification of the specific risks to the N2K sites. I think again an AA would be required to fully assess risks and support potential mitigation or amended wording that would manage the scale of change envisioned and hence scale of risk, which are currently undefined.

So in conclusion the SA seems to exceed the role of the SA and strays into the role of the AA, but does not contain the consideration and analysis of quantified risks against N2K objectives that we should see in an AA.

A fairly narrowly limited AA could have dealt with the outstanding points where we have not properly ruled out an effect.

Further comments on the Housing Needs Assessment from Broadland District Council

Action: no change, Housing Needs Assessment was correct at the time of writing.

Section	Response
<p>Executive summary (page 6)</p> <p>Affordability (para. 1.10, page 7)</p>	<p>Noting that the recent NPPF no longer requires inclusion of 25% of AHO to be for First Homes. Earlier comments and data on this NP were provided in January 2024 (see the last cell of this table). Therefore, we note that recent findings around First Homes at a 50% discount and the impact on site viability are noted later in the HNA. This is an important point to address – particularly as the HNA further states that they found that shared ownership is marginally more affordable than First Homes anyway. [So we assume this statement may take into account the increased delivery costs associated with providing First Homes]</p>
<p>Definitions (page 20)</p>	<p>First Homes needs updating re recent NPPF and emphasis on delivery of First Homes has reduced – with greater emphasis on delivering the more affordable Social Rent – as well as Affordable and Intermediate Rent (as required by Rent to Buy) tenures.</p>
<p>Affordable home ownership (paras. 4.25-7, page 25)</p>	<p>Pleased to see that Para 4.27 notes previous comments around the higher 50% discount level on FH effecting site viability – if higher levels of discount above 30% are demanded. Insistence on FH at higher discount may affect site viability (4.27).</p>

Section	Response
Affordable home ownership (paras. 4.29, page 26)	<p>No longer applicable as latest NPPF (Dec 24) no longer requires 25% of affordable homes to be First Homes. From NPPF:</p> <p><i>"31 The requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need."</i></p> <p>Note that the max 50% FH discount (if demanded) is generally considered to potentially affect site viability and could leads to reduced or no AHO affordable homes.</p>
Table 4-7 (page 31)	As above, reiterates around 25% FH so probably needs updating in line with recent NPPF.
Affordability (para. 4.55, p. 32)	Again, still indicates that this level of FH discount (50%) is recommended.
Affordable Housing policy (para.4.63, page 33)	<p>Incorrect, as National Policy no longer specifies 25% FH and so all of the AHO can be as shared ownership now (as considered the more affordable AHO tenure (such as at 40% equity share purchase.</p> <p>[In fact the most recent NPPF is emphasizing the need for including Social Rent within the Rented tenures]</p>

Section	Response
First Homes (C26, page 65)	<p>The main requirement in FH eligibility criteria is that purchasers should be First Time Buyers. This gets somewhat lost and is only shown as bullet point 4 – Purchasers must be first-time buyers.... (and should indicate that if a couple then both buyers must be FTB). This was the main criteria that had to be met (and signed by licenced conveyancer) before proceeded with assessing applicants' eligibility for the FH Pilot scheme. Also, applicants need to secure a mortgage for at least 50% of the discounted purchase price – again confirmed by conveyancer (to avoid cash buyers looking to get a discounted home when they can afford to purchase on the open market).</p> <p>Govt First Homes eligibility criteria:- Who is eligible to purchase a First Home? <i>"A purchaser (or, if a joint purchase, all the purchasers) of a First Home should be a first-time buyer as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers.</i> <i>Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 (or £90,000 in Greater London) in the tax year immediately preceding the year of purchase.</i> <i>A purchaser of a First Home should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price.</i> <i>These national standard criteria should also apply at all future sales of a First Home."</i></p>
First Homes (C26, page 65)	<p>Do NDSS need to be used in the calculation now as a 70m² bedroom house is significantly below the space standards now specified within the GNLP. For a 2-bedroom 4 person house the minimum NDSS space standards should be 79m². This would therefore increase the estimated build costs which may need to be referenced within their calculations. A 2-bedroom bungalow would need to be 70m² although we would not generally expect to see bungalows for AHO tenures. [Although, an AHO bungalow was previously delivered in the parish - see * highlighted below –this was changed from affordable rent tenure due to viability, but this was an exception]</p>

Section	Response
Table D-3 (E, page 73)	<p>No longer applicable for min 25% FH. Also noting that any comments around including a local connection for purchasers of First Homes will need specifying at the Planning stage – if this tenure is included.</p> <p>Currently the First Homes guidance leaves the inclusion of a local connection criteria with the relevant LA (via the s106 agreement). Similarly, the percentage discount applied is via the LA and both Broadland and South Norfolk used a 30% discount on recent First Homes pilot schemes as these were still affordable and came in under the first sale discount price cap of £250K.</p>
<p>Previous data for information Sent January 2024</p>	<p>The NP data for Strumpshaw (including Buckenham and Hassingham) around the Affordable Housing queries is:-</p> <ul style="list-style-type: none"> - Housing completion data for the past ten years - numbers and estimated completion dates Four New affordables delivered in last decade on Former Hamper People site 31 Norwich Rd Strumpshaw / Land Rear of 33 Norwich Road (Oakland Mews and Williams Black Way, Strumpshaw) Consisting of 3 x units for rent handed over to Victory / Flagship in August 2019 (2 x 1 bedroom flats and 1 x 3 bedroom house) *1 x 2 bedroom wheelchair accessible bungalow (shared equity) sales completed Nov 2021 (Asett Homes as RP for remaining equity) <p>[Note the above dates will vary from Diane's data as we take handover to the RP rather than practical completion]</p> <ul style="list-style-type: none"> - Affordable housing including council housing stock and housing needs register information <p>Including the above new builds the RP housing stock remaining within Strumpshaw could be up to 26 units. This does not take into account any loses under RTA and so this figure could be considerably lower than this – depending on RP disposals or RTA purchases over the last decade</p> <p>From the Councils Housing list we have the local needs data showing 3 households (current residents) registered. Because of the small data size we have not identified the property sizes required and this data does not include other households in housing need with a local connection to the parish (such as those working in the parish or with a close family connection to the parish)</p> <ul style="list-style-type: none"> - Second home information from Council Tax records – none available.

