

Postwick with Witton Neighbourhood Plan 2024-2038



Consultation Statement 2025

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Introduction

Overview of Postwick with Witton Neighbourhood Plan

1. Postwick with Witton Neighbourhood Plan (NP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Development Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared by [Collective Community Planning](#) on behalf of Postwick with Witton Parish Council to fulfil the legal obligation of the Neighbourhood Development Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Explains how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted; and
 - d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.
4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Development Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
 - a) Publicise, in a manner that is likely to bring it to the attention of people who live, work, or carry on business in the Neighbourhood Development Plan area:
 - i. Details of the proposals for a neighbourhood development plan;
 - ii. Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.

5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Development Plan, and ensure that the wider community:
 - Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;
 - Has opportunities to be actively involved in shaping the emerging Neighbourhood Development Plan; and
 - Is made aware of how their views have informed the draft Neighbourhood Development Plan.
6. This statement provides an overview and description of the consultation that was undertaken by the NP steering group on behalf of Postwick with Witton Parish Council, in particular the Regulation 14 Consultation on the pre-submission draft. The steering group have endeavoured to ensure that the NP reflects the views and wishes of the local community and the key stakeholders.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Postwick with Witton NP that was consulted upon as part of the Regulation 14 Consultation.
8. A significant amount of work went locally into engaging with the community early in development of the NP, so that it could be informed by the views of local people. Consultation events took place at key points in the development process. A range of methods were used and at every stage the results were analysed and shared with local people.

Summary of Early Engagement of the Review

Date	Activity	Summary
July 2023	Area Designation	The Parish area was designated as the NP Area in July 2023 by Broadland District Council and endorsed by the Broads Authority in August 2023 ¹ .
July 2023 onwards	Monthly Parish Council meeting agenda item ²	The NP has been a standard agenda item at Parish Council meetings since July 2023 when discussions first began on developing a NP, finding a consultant and collecting evidence. Monthly minutes can be read on the Parish Council website from this date.

¹ [Postwick with Witton Neighbourhood Plan | Broadland and South Norfolk](#)

² [Meetings – Postwick with Witton Parish Council](#)

Date	Activity	Summary
July 2023	NP steering group established	A steering group comprising members of the steering group and residents established and has met monthly throughout development of the plan.
22 January- 9 February 2024	Initial community survey ran for just over 2 weeks	<p>The consultation was advertised via a letter that was dropped through every door in the parish (Appendix A). It was possible for residents to complete a copy of the survey online or via paper copies that were available from members of the steering group.</p> <p>The online surveys explained at this stage the survey was voluntary and anonymous and that all age groups, residents and business owners were encouraged complete it.</p> <p>The survey included 24 questions. Overall, 64 responses were received.</p>
9 March 2024	Drop in event at the Village Hall on Ferry Lane	Discuss with the community about the key findings from the community consultation which took place in Jan-Feb 2024. Posters displayed at the consultation event are in Appendix B .
Early 2024	AECOM Design Codes walkabout around the parish to understand key design features	This interactive session involved members of the NP steering group.
Spring-Summer 2024	Contacted Landowners via email/letter	Following the consultation, and positive feedback from residents about exploring the opportunity to allocate a site for new housing development in the NP, local landowners were contacted and invited to put sites forward for consideration. Meetings were held to discuss potential sites and the community benefits that could be achieved through allocation. An objective site assessment was undertaken on each of the available sites and a consultation was planned with residents. However, due to time constraints around submitting the NP and the additional time it would take to allocate a site in the plan, the Parish Council subsequently made a decision not to allocate.

Date	Activity	Summary
November 2024	Contacted landowners of the Local Green Spaces	An email or letter was sent to the landowners of the Local Green Spaces to make them aware that their land was being proposed for designation in the NP. Landowners were encouraged to respond and participate in the forthcoming Regulation 14 Consultation. See Appendix C .
November 2024	Ecology survey of the parish	Members of the steering group engaged with an ecologist to undertake a survey of the parish's natural environment. This involved a walk around the parish to understand the important sites for habitat and wildlife as well as potential for enhancement.
19 December 2024- 24 January 2025	SEA/HRA Screening Opinion Consultation was led by Broadland District Council. The determination statement was signed off by Broadland District Council on 27 January 2025.	Statutory Environmental Bodies were consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise. It was determined that a full SEA and HRA was not needed.

Early Engagement - Summary of the main issues and how this was considered in developing the plan

9. Initial engagement focused on understanding what residents liked about living in the Parish, their key concerns, what they would like to preserve and their views on recent and planned development. This identified a number of issues that could be addressed in the NP. These are summarised below:

- Connections from Postwick village and Witton to service provision at the Business Parks, Norwich and Brundall is relatively poor via public transport, walking and cycling
- Access into the countryside via public rights of way is limited, with circular routes and those that access the river non-existent.
- There is concern that the character of Postwick village and Witton could change if there is further housing development.
- The potential impact of growth on the natural environment and loss of green spaces within the parish is a concern.
- The impact of further growth on the capacity of the transport network and the level of speeding traffic is a concern.

- There is pressure from commercial developers to develop outside of the allocated employment growth areas within the Local Plan. It is considered that the nature of this development could impact negatively on the villages, for example by increasing traffic congestion, noise, vibration, dust and light pollution. It would also set a precedent that could enable/encourage more development outside the development boundary.
 - Local facilities including the village hall are valued and should be enhanced where possible.
10. The key issues and feedback generally from residents were used to develop a vision and key development priorities for the NP. The plan is very focused around achieving these priorities, with the policies aimed and shaping future development in a positive way that moves the parish towards the vision.
 11. The plan contains clear aspirations for how the walking and cycling network could be improved and barriers to use of these modes removed. Feedback from residents on their experiences of walking and cycling around the parish, and their ideas on missing walking and cycling links were considered when developing potential new routes that could be delivered in the parish. Conversations with local landowners also fed into this.
 12. Residents were asked about the views and green spaces they would like to protect in the plan, both in the initial survey and at the follow up consultation event. Posters with photos of potential key views were displayed and used as a talking point at the event. Discussions around these, and further field work to gather evidence, enabled the steering group to finalise a list of Local Green Spaces and key views for the NP.
 13. Feedback from residents on how Community Infrastructure Funding should be spent by the Parish Council has resulted in inclusion of a list of priorities within the NP. This list will continue to be added to through community feedback once the NP has been made.
 14. Engagement with residents around the design of new development enabled the steering group to provide a steer to AECOM the consultants writing the design guidance and codes. This will become an important document referred to by developers and homeowners when designing proposals that require planning permission.
 15. The ecology survey and engagement with an ecologist was instrumental in the development of green corridors within the parish and the identification of key sites of ecological interest. Both of these feature in a biodiversity policy.
 16. Some of concerns and aspirations raised by residents were not planning related. These have been addressed within the NP through a series of community actions listed at the end of the document. The Parish Council will work with residents, businesses and local landowners to deliver these actions.

17. It is recognised that much of the engagement work undertaken to develop the plan, especially in the early stages of its inception, was with the residents of Postwick village and Witton. At this time very few of the homes in the new housing estate at The Oaks were occupied. Whilst the steering group has been mindful of the needs and potential issues faced by these newer residents to the parish, the plan was written at a time when their input could only be limited. Once complete, this new estate of 520 homes will become the main centre of population within the parish, and for this reason, a decision has been made to review the plan once The Oaks is complete and fully occupied.

Regulation 14 Consultation

Overview

18. The Regulation 14 Consultation ran for six weeks from Wednesday 18th December 2024 to Wednesday 29th January 2025. The activities undertaken to bring the consultation to the attention of local people and stakeholders are set out in the table below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Date	Activity	Summary
17 December 2024	<ul style="list-style-type: none"> Emails and letters sent to stakeholders advising them of the Regulation 14 consultation and how to make representations 	<p>An email/letter was sent directly to each of the stakeholders, including statutory consultees, supplied by Broadland District Council, in addition to local stakeholders. The Broads Authority forwarded the Parish Clerk's email to their consultee list.</p> <p>The email/letter informed the stakeholders of the commencement of the consultation period. The email notified consultees of the NP's availability on the parish website, alongside supporting materials, and highlighted the methods to submit comments. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14. A copy of this is provided in Appendix D.</p>

Date	Activity	Summary
Week commencing 16 December 2024	<ul style="list-style-type: none"> Information was distributed to each household. Information regarding the consultation was put on the Parish Council and local social media accounts. Printed copies of the survey and NP were available for people to view and collect from the Village Hall. These could also be requested from the Parish Clerk. All the NP documents and a link to the survey and QR code were published on the PC website. 	<p>Various methods were used to bring the Regulation 14 Consultation to the attention of local people. All methods stated the consultation dates, where NP documents could be accessed and how to respond.</p> <p>People were able to make representations by:</p> <ul style="list-style-type: none"> Completing an online survey. Filling in a printed copy of the survey and returning this to the Parish Clerk. Providing feedback via letter or email to the Parish Clerk. <p>The NP documents made available as part of this process included³:</p> <ul style="list-style-type: none"> Regulation 14 draft NP Design Guidance and Codes Document 2024 Housing Needs Assessment 2024 Evidence Base Local Green Space Assessment 2024 Preliminary Screening SEA/HRA 2024
11 January 2025	Drop-in event at the Village Hall from 10am-2pm	<p>This session allowed the community to discuss the draft NP with members of the steering group and share their views on the priorities and policies it contains. Overall around 40 members of the community attended the event.</p> <p>Posters were used at the event to display the vision, development priorities, policies and maps. These can be viewed in Appendix E.</p>

³ [Neighbourhood Plan – Postwick with Witton Parish Council](#)

Date	Activity	Summary
		All attendees were encouraged to complete a survey and feedback received on the day was captured by members of the steering group for discussion when finalising the plan.
10 February 2025	Postwick with Witton NP Steering Group met to review the representations received at the Regulation 14 stage and agree amendments to be made to the NP.	The meeting allowed everyone to discuss the views which had been raised by the community and statutory stakeholders. This discussion fed into the summary table of feedback within this statement.

Responses to the Regulation 14 Consultation

19. At the end of the consultation period there were 42 completed surveys, either filled in electronically, by hand or online. 8 statutory stakeholders wrote to the steering group with their comments on the draft plan in email form.

20. The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Development Plan.

Broads Authority

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Comments on the draft NP	<p>Para 2 says this which does not read well: There is also a number of businesses are Small to Medium Sized Enterprises, though there are some large employers including Broadland and South Norfolk Council.</p> <p>Para 4 – Park not Pk</p> <p>Vision, para 2, second sentence is written bluntly when compared to the rest of the vision.</p> <p>Policy PW1 – the last bit says that proposals should use design and access statements to demonstrate how the priorities have influenced development. But what if there is</p>	<p>Amended para 2.</p> <p>Amended Para 4.</p> <p>Reviewed Vision Para 2.</p> <p>Policy PW1- amended the requirement to include covering statement</p> <p>Amended page 14 be clear what Local Plan is being referenced.</p> <p>Amended Para 16 and Para 17.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>no design and access statement? Do you want a proportionate statement submitted with applications for example?</p> <p>Page 14 – there are two local plans. So calling one ‘the local plan’ could get confusing. Why not say ‘Greater Norwich Local Plan (GNLP)’ and ‘Local Plan for the Broads (BALP)’ or something similar. That way, you say which Local Plan you are referring to.</p> <p>Para 16: Further land for commercial growth is also allocated in this area.</p> <p>Para 17: . Any proposal that is operational beyond daylight hours will impact on the nocturnal environment and create <u>additional</u> light additional pollution.</p> <p>Policy PW3: Not in our area, but some thoughts for you to consider. Some proposed amendments to the existing wording to consider. Proposals for the mixed-use development of Land South off Smee Lane are <u>will be</u> strongly supported where they can be shown to provide a mix of housing to meet local need and associated social infrastructure. This includes a new school, creche, community hall and nursery, as detailed in the Growth Triangle Area Action Plan, unless it can be demonstrated that these are no longer required to meet local need. But I feel it could be written more clearly. Something to consider:</p> <p><i>Proposals for the mixed-use development of Land South off Smee Lane <u>will be</u> strongly supported where they can be shown to provide a mix of housing to meet local need. Proposals need to provide social infrastructure, which includes a new school,</i></p>	<p>Amend Policy PW3 with the suggested wording</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p><i>creche, community hall and nursery, as detailed in the Growth Triangle Area Action Plan, unless it can be clearly demonstrated through a bespoke, local assessment, that these are no longer required to meet local need. Proposals need to include a phasing plan for the delivery of the social infrastructure.</i></p> <p>Para 23 – some development is exempt from CIL I believe. Para 23 – last para – the Broads do not have CIL in place.</p> <p>Page 25 Consider additional biodiversity enhancements:</p> <ul style="list-style-type: none"> • Linking up of existing greenspace • Swift <u>and</u> other bird <u>and</u> bat boxes/integrated bricks in housing developments (and rather than or) • Inclusion of ponds/open water as part of developments (there are core areas identified in the Great Crested Newt opportunity maps for the Postwick area) <p>Page 26 - Inclusion of importance of mature trees for roosting bats and trees/hedgerow corridors for commuting bats. Emphasis on avoidance of loss and recognition of bats as a protected species, reliant upon these key habitat features.</p> <p>Para 32 - where there is a fairly extensive network or <u>of</u> cycleways</p> <p>Para 34 – first sentence doesn't read well</p> <p>Para 43 – first sentence – maybe say you are referring to within the parish. Font error on word 'six' on page 43</p>	<p>Para 23- noted. Review.</p> <p>The bullet points on p25 have been incorporated into policy PW6 in response to feedback from Broadland District Council. The comments have been incorporated into this.</p> <p>Page 26- added reference to bats</p> <p>Para 32- amended</p> <p>Para 34- reviewed first sentence</p> <p>Para 43- amended</p> <p>All images will be made accessible/alt txt on PDF.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>All images need alt text</p> <p>Policy PW5 – do you plan to have a community action that works with the landowners to deliver paths A and B? Do you want the routes to be safeguarded from development proposals?</p> <p>Para 61 sounds important, but I do not understand it. What are you trying to say and identify here? Are these areas mapped? What status do you want these areas to have? It is not clear.</p> <p>PW6 – the areas in Figure 10 need to be identified on a map PW6 – what size buffer zones? What do you class as sensitive sites?</p> <p>Para 68 – if no design and access statement required, how do you want an applicant to demonstrate they meet these requirements relating to trees?</p> <p>PW7 – did you want to use the mantra of the right tree in the right place?</p> <p>PW7 para 2, second sentence: is this clearer: An Arboricultural Impact Assessment is required to accompany applications where trees are present <u>or could be impacted by proposals.</u> on a site for new built development or where trees could be impacted through a householder application.</p> <p>Para 70 This includes barn owl, water vole, otter, hedgehog, soprano pipistrelle and barbastelle <u>bats</u>.</p> <p>Should the text at para 79 be near the dark skies policy PW12 which is around para 85?</p>	<p>Policy PW5- Added protection for the informal footpaths</p> <p>Added a community action to work with local landowners to deliver new public rights of way and cycle routes identified in figures 6 and 8.</p> <p>Para 61- Added a map of the local wildlife sites. Amended the text in the para to provide clarity.</p> <p>Policy PW6- Added a map of the ecological sites.</p> <p>Policy PW6 – made it clear that it’s about the same sites as above.</p> <p>Reviewed para 68 to require a proportionate covering statement where appropriate</p> <p>PW7- Added right tree right place and made suggested changes with respect to AIA requirements.</p> <p>Para 70- amended</p> <p>Para 79- Felt that this should be in the policy context section of this chapter, rather than with the dark skies policy</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>PW12 – why do you use the word ‘encouraged’ in the first sentence rather than a stronger term like ‘must’? The second sentence is stronger use the phrase ‘need to’.</p> <p>Para 93: Off-white render is another common. Material.</p> <p>PW13 says: ‘For all new development it must be demonstrated how water management solutions have been considered at an early stage of the planning process’. What are ‘water management solutions’? What is water management in this instance?</p> <p>PW13 says: ‘Extensions or modifications should retain the existing number of parking spaces on a site’. Extensions or modifications to what?</p> <p>General: Feedback from our LCWIP consultation regarding Postwick was around safer roads for cycling and having segregated cycle paths leading into the countryside and into the city. The Countywide LCWIP has been written and only mentions a cycle link between Postwick park and ride and Brundall station so I would like more emphasis to be put on safe cycle routes in Postwick. The plan mentions it but it feels like an afterthought at the end of the plan.</p>	<p>PW12- Changed to must and use the phrase “need to” in the second sentence.</p> <p>Para 93- noted added off-white render</p> <p>PW13- added surface and foul water management solutions and clarified that we mean extensions or modifications to buildings.</p> <p>Note the comments on LCWIP. Given further emphasis to the mention on safe cycle routes in Postwick, referring to this as a constraint in the introduction.</p>
Evidence Base	Should Appendix A be updated as it runs to September 2023?	Updated where possible.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Design Guide	<p>1.– Broadland District and the Broads Authority</p> <p>Say somewhere that the Broads has a status equivalent to a National Park.</p> <p>3.1.7 – refer to Broads Authority intrinsically dark skies</p> <p>03.AM.3 – parked cars on the road slow vehicles down and so can be a good thing.</p> <p>There is also no mention of preventing pavement parking.</p> <p>Page 41 – 4.4.5 incorporates another 4.4.1. Looks like a formatting and numbering issue.</p> <p>04.AM.5 – how about justifying the need for lighting in the first place?</p> <p>The questions from page 48 onwards – is there merit in, where relevant, mentioning the Broads specifically?</p>	<p>The Design Code Document was finalised by AECOM and signed off by Locality, it has not been possible to make further amendments to the document.</p>

Broadland District Council

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
General	<p>A pleasure to read a well-presented plan which has a clear emphasis on sustainable transport and biodiversity. It appears there is a vision to preserve the rural aspects of the villages of Postwick and Witton while supporting the major growth area in the northwest of the parish. Policies clearly link to the objectives set out through the vision statement. Admirable ambition is shown through the production of a supplementary Design Guide and Housing Needs Assessment.</p> <p>Policies 1-3 make clear that all major residential and commercial development should occur in the northwest corner of the parish, north of the A47. Beyond restating the aims of the Greater Norwich Local Plan,</p>	<p>Welcome the supportive comments.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>no detailed proposals are made here. Perhaps this is due to a feeling of being unable to influence development? Policies will still be required to ensure new developments are beneficial e.g. tree planting, contribution to open space, good connections, well designed extensions etc.</p> <p>Overall, the plan appears focused on the villages of Postwick and Witton, with the development at the Oaks and Broadland Business Park treated as separate to the rest of the parish. As the plan process commenced at a time when few houses had been built at the Oaks, this is understandable. However, by now the number of inhabited homes at the Oaks is similar to the rest of the parish combined, and over the next few years the number of households at the Oaks will come to outnumber the rest of the parish by a factor of 3:1. To aid engagement with all residents and ensure community buy-in, it may be worth including a greater focus on this key growth area, and committing to reviewing the plan when all new homes are occupied.</p> <p>Connectivity is a key focus of the neighbourhood plan, with an admirable focus on improving ease of sustainable travel. There is some mention of some of the barriers to connectivity such as A47 and the river – these could be highlighted more towards the start of the document as key constraints, with later policies seeking to promote ways to overcome the constraints. It is felt that much emphasis should be placed on the poor cycling and walking links over the A47 and access along and over the Yare.</p>	<p>Added text in the introduction to note that the plan predominantly reflects the views of Postwick Village and Witton residents as not many people lived in the Oaks at the time of developing the plan. We have also added that plan will be reviewed in 2-3 years to ensure the issues and priorities of residents at the Oaks is reflected.</p> <p>Added a para to reflect key constraints to the introduction section.</p> <p>Amended the discrepancy of the NP period.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>There appears to be a minor discrepancy over which dates the neighbourhood plan is intended to cover. While the front cover claims the plan will run from 2024-2038, the heading on each page states 2025-2040. The Greater Norwich Local Plan is due to expire in 2038, which would have a knock-on impact for neighbourhood plans. However, the stipulated period does not need to end in 2038 or be 15 years exactly, and the plan should be reviewed before the end date as a matter of course. We would recommend including a short section describing your proposals for monitoring and review of the plan's effectiveness.</p> <p>A point around accessibility: if you are using an acronym for the first time, ensure you explain its meaning. Even where using common acronyms such as N/A, spell these out if possible or clearly explain what is meant by their use.</p>	<p>Ensured any acronyms in the plan have been explained.</p>
Introduction (para. 5)	<p>No apostrophe required for "stonewort's". Although there are no European designated sites within the parish, it may be worth mentioning the Broads SAC, Broadland Ramsar and Yare Broads and Marshes SSSI immediately across the river in Rockland parish (particularly as Postwick is directly upstream and within the impact zone of these sites). Bramerton Pits SSSI likewise.</p>	<p>Amended stoneworts</p> <p>Added a reference to designated wildlife sites adjacent the parish.</p>
Introduction (para. 6)	<p>According to NomisWeb, there were 406 residents of Postwick with Witton parish in 167 households at the 2021 Census. Permission for 520 new dwellings and a range of other uses was granted through hybrid consent 20181601, with reserved matters 20241137 pending.</p>	<p>Amended the text</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Introduction (para. 7)	<p>“The area of the parish around the business parks has good walking, cycling and public transport connectivity.” - we would suggest there is still room for improvement. Ideally, there would be a cycle path along Yarmouth/Thorpe Roads as the flattest and easiest route, for example. Somewhere in the document, there should perhaps be a mention of Brundall Gardens railway station, as it is shown on the plans and only just outside the parish to the east – but connections to that area also poor. Link to paragraph 36.</p> <p>The Plan could potentially add more emphasis on connections to outside of the parish – particularly to the north and the Broadland Northway cycle route. There are connections to the south west, to Whitlingham Park as a recreational area, not just to Norwich (Sustrans Route 1). There is a lot of new housing being delivered to the north, with residents potentially working in the business park areas. Therefore, for employees in the area, it is positive to have these links and connections to the north and to promote sustainable travel. Policies could include the Broadland Business Park (e.g. provisions of cycle parking / parking for cargo bikes etc could be considered). Even if there is better cycle infrastructure in the north, it would still be positive to support its use and ensure it well maintained and expanded. It is unfortunate that not much is mentioned in the earlier sections of the document about connections across and to the south of the river, although this is mentioned later. In particular, the A47 pedestrian and cycle crossing is very inadequate and poor but could be made much safer for access to Whitlingham Broad</p>	<p>Added text to emphasise that connectivity within and to areas outside of the parish is relatively poor.</p> <p>Added the text relating to a new cycle link on Yarmouth Road to the cycle section, recognising that this is outside of the parish.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	recreation area etc. This is mentioned in paras. 34-35 but could be highlighted as a key priority earlier in the document (which it seems to have been considered in the survey).	
Vision	Consider breaking the open sentence into two to preserve its meaning. Clarify wording of the first paragraph generally.	Slightly amended vision wording.
Policy PW1 (page 9)	<p>It is felt that the policy requires an amendment to ensure that the requirements are proportionate and viable. For example, would a porch extension to an existing property be required to establish new and improved walking and cycling routes or ensure biodiversity and wildlife connectivity?</p> <p>In addition, clarity is required as to whether each of the bullet points in the policy should be complied with in every instance, or whether it is sufficient for one or more to be complied with. For example, small scale development of 1-2 homes can still achieve a high standard of design (as per the final bullet point), even if it won't necessarily support 'major planned growth and economic activity in key locations'.</p> <p>Re. the last bullet point – should this reference the accompanying Design Guide and Codes?</p> <p>“Establishing new and improved walking and cycling routes between the key settlements areas, with Brundall and towards Norwich” – perhaps this should say “to areas outside the parish, in particular Norwich and Brundall”?</p> <p>Consider promoting new areas for biodiversity and green space as well as preserving and enhancing existing sites.</p>	<p>Updated the policy and supporting text to provide greater clarity and how proposals are supposed to meet these requirements. Refer to the Design Guide.</p> <p>Updated the priority throughout</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Priority A (para. 14)	Consider adding detail to evidence statements, e.g. <i>“the number of new homes will be significant in comparison to... existing homes”</i> . According to NomisWeb, there were 167 households within Postwick with Witton parish at the 2021 Census.	Amended
Commercial development (para. 16)	Consider whether the supporting text for Policy PW2 complies with the requirement for the plan to be <i>“positively prepared”</i> .	Amended the supporting text
Policy PW2 (page 11)	Check terminology; use <i>“Landscape and Visual Impact Assessment”</i> rather than <i>“Landscape Value Impact Assessment”</i> . However, LVIA is only mandatory in planning situations when the scheme requires and Environmental Impact Assessment (EIA), so it might be better to say <i>“Applications will need to be accompanied by a landscape and visual assessment (or landscape and visual impact assessment) to demonstrate the anticipated landscape and visual effects”</i> , or words to a similar effect.	Amended the policy as suggested.
Residential development (para. 21)	Again, consider whether the supporting text for Policy PW3 has been <i>“positively prepared”</i> .	Recommend viewing the supporting text.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Ideas for CIL funding (page 13)	If the intention is to utilise increased CIL receipts to improve the facilities at the village hall, consider whether this venue is accessible to all parish residents. The plan rightly focuses on sustainable transport connections, but realistically most residents of the Oaks travelling to the village hall will do so by car. Until significant improvements are made to the sustainable transport network, does this exclude residents without access to a vehicle? Will there be alternative facilities at the Oaks? If not, how does requiring most residents travel by car square with the requirement for sustainable development?	Supporting text updated to reflect future engagement with residents at the Oaks on improvements that could be delivered there. Community action added for the parish council to continue to engage with residents to identify and prioritise projects for CIL funding.
Infrastructure Priorities (para. 24)	Suggest a rephrase to the start of paragraph 24, to make it a little clearer – ‘Broadland District Council must pass a proportion of CIL receipts from any development to the parish council – up to 15%, or 25% if there is a made Neighbourhood Plan in place. The parish council must use the CIL money to provide or enhance local infrastructure, or to support anything else that addresses the demands that development places on the area. It is for individual Parish Councils to agree how the funding is allocated...’	Updated the text to reflect suggested rewording.
Priority B (para. 26)	Reconfigure the second sentence of the paragraph to preserve its meaning.	Updated the text

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Figure 5 (page 15)	<p>Figure 5 (and by extension Figure 6) are out of date. The map needs to show the planned routes for the Oaks development. There is also a route planned for the Costco development (2024/3141). Also, the map doesn't show the routes alongside the Broadland Northway. This figure does not currently substantiate the earlier statement claiming good cycling connectivity.</p> <p>It is felt that this section appears to concentrate on links for the Postwick and Witton residents, when most residents will be living in the Oaks development before long.</p>	Updated figures 5 and 6 to reflect the comments.
Policy PW4 (page 17)	<p>It is felt the policy wording could be enhanced to relate this aspiration to appropriate development that may be coming forward – e.g. 'Support will be given to development proposals that would result in enhanced or new cycle links between the key settlement areas within the parish...'</p> <p>The plan could also perhaps mention continuing links to the north, in particular the Broadland Cycle Way.</p>	Amended the policy wording.
Priority C (para 44)	<p>There is a typo – 'It is possible to reach the River Yare...'</p> <p>The plan could also mention a possible foot ferry at Surlingham for summer weekends etc to connect footpaths?</p>	<p>Amended typo.</p> <p>Proposal was discussed but it was decided not to include due to uncertain demand, revenue and compliance obligations.</p>
Figure 8 (page 20)	There doesn't appear to be an entry in the key for FP5, as shown on the map.	Added description of FP5

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy PW5 (page 21)	<p>The first sentence could be re-worded slightly, to improve clarity. We would suggest something similar to, ‘Development proposals affecting sites on which Public Rights of Way currently exist should protect and incorporate these routes into the scheme.’</p> <p>Third paragraph – In planning policy terms, what is meant by ‘a significant community benefit’? It is felt the clarity of this wording could be improved if it were amended to say ‘...will be supported, in principle’, or similar.</p>	<p>Reworded the first sentence.</p> <p>Added ‘will be supported in principle’ to the policy wording.</p>
Priority D (para. 50)	<p>Ensure the plan is referencing the latest version of the NPPF. Paragraph 185 has now been renumbered to 192 through the December 2024 changes, and paragraphs 103-107 are now 104-108.</p> <p>Concerning Green Infrastructure: It would be useful if the plan could reference the East Broadland Green Infrastructure Project Plan. The most relevant projects are number 10 and 13 and the Growth Triangle GI Project Plan.</p> <p>It would also be beneficial to reference the emerging Local Nature Recovery Strategy.</p>	<p>Updated NPPF references</p> <p>Added a para on the Broadland Green Infrastructure Project Plan.</p> <p>Added a para on the emerging local nature recovery strategy.</p>
Priority D (para. 55)	<p>Ensure the plan is referencing the latest version of the NPPF (December 2024). Also replace the reference to the superseded Joint Core Strategy Policy CS12 with an appropriate reference to the adopted Greater Norwich Local Plan.</p> <p>As there is no Conservation Area within the parish, consider referring to Tree Preservation Orders (TPOs) instead.</p>	<p>Updated references, though technically plans submitted prior to mid-march 25 should reference the Dec 23 version.</p> <p>Removed reference to conservation areas.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Priority D (para. 58)	Carefully consider use of the term “ <i>valuable landscape</i> ”. Perhaps focus on proximity to nearby designated sites rather than too strong a focus on the neighbourhood area. Also qualify use of the term “ <i>coastal</i> ” in this geographical context.	Updated the text and removed the term valuable landscape
Priority D (para. 61)	The Neighbourhood Plan is not the appropriate mechanism for designating County Wildlife Sites. The Broads Authority has a parallel process for recognising County Wildlife Sites to Norfolk County Council. In both cases, a site must be put forward to the County Wildlife Partnership for consideration with the agreement of the landowner. No agreement, no designation.	Changed the text to reflect the comment.
Figure 10 (page 25)	Consider the purpose and qualification of the “ecological value” column if all entries have the same value. Also qualify what is meant by a site having the potential for enhancement – and what is meant by “not applicable” in this case.	Removed the ecological value column.
Biodiversity (para. 63)	<p>As set out in this paragraph, 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"> • When 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 	Included the proposed enhancements in the policy.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>include raised gates for discretion and tidiness.</p> <ul style="list-style-type: none"> • Use a Norfolk reference for green hay, e.g. by the Norfolk Farming and Wildlife Advisory Group. • 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. • 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. <p>Specifying detail and firming up language from the suggesting (examples, could, should) to requiring (must, will) helps ensure that these considerations will be enforced when planning applications are determined. [Should references to PW7 be PW6?]</p>	

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Biodiversity (para. 64)	<p>Discussing Biodiversity Net Gain through the medium of a neighbourhood plan is difficult, as stipulations are made in the regulations which cannot be modified through a neighbourhood plan. At best, this paragraph repeats the BNG regulations without adding anything new. At worst, it undermines the BNG hierarchy by suggesting pooling BNG measures off-site in the first instance. While developers may wish to purchase off-site credits or a landowner provide BNG measures, this will be at their discretion. Specifying sites for BNG measures through a neighbourhood plan is not possible as it contradicts the BNG regulations and would therefore fail the basic conditions. We suggest this paragraph is removed from the plan.</p>	Removed the para.
Policy PW6 (page 26)	<p>Delete the first paragraph of the policy, as this repeats and contradicts existing regulation (see comments on paragraph 64).</p> <p>Reference to “delivering biodiversity net gain” in the case of all development contradicts BNG regulation by ignoring exceptions to the regulations. That is, you cannot require BNG on sites which are exempt. Remove the sentence <i>“Establishment of Biodiversity Net Gain sites, to create enhanced areas of habitat within the parish, are supported”</i>, for the same reasons.</p> <p><i>“New development proposals should”</i>. Use <i>“must”</i> here for enforceability.</p> <p>A key consideration for this policy is proportionality. Requiring all development proposals to comply with policy requirements may not be feasible, e.g. for householder applications. However, the third</p>	Updated the policy in line with the recommendations.

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	<p>paragraph could be reworked to require ecological impact assessment for major proposals adjacent to key sites of ecological interest.</p> <p>Review the phrase “<i>vegetation rich species</i>” for clarity. If the intention is to require hedging between gardens rather than close board fencing, consider whether this is practical for the developer to provide. Instead, the plan could reinstate the condition originally attached to the outline consent for Broadland Gate (20081773) for hedgerows along all site boundaries. Furthermore, the plan could also recommend a species mix for these new hedgerows.</p>	
Trees (para. 65)	<p>Consider the sensitivity of the name “<i>Saint Andrews Lunatic Asylum</i>”. Although initially opened as the Norfolk County Asylum in 1814, the site was known as the St Andrew's Hospital from 1923 and on historical listings such as the Norfolk Heritage Explorer.</p> <p>Also check the extent to which the formal avenues of limes lie within the neighbourhood area.</p>	Changed reference to St Andrew’s hospital and the limes.
Trees (para. 66)	Review whether there are, in fact, fewer trees within the Broadland Business Park, or simply fewer older trees. There are oaks and limes of significant stature at the Hospital Memorial, for example.	Added older
Figure 11 (page 27)	The caption needs to include a source for this map image.	Source added

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Policy PW7 (pages 27-8)	<p>It's not just large trees that need to be considered, but younger ones with potential to grow. Not sure whether it is helpful to differentiate between new built development and householders. Ratio could be problematic and 2:1 might not reflect the principle established in the preceding sentence. Many argue that we should not be reliant on British native species if we are to have a resilient tree population. Also not necessarily achievable to mandate use of local provenance.</p> <p>Suggested alternative text for PW7:</p> <p><i>“All planning applications should take account of trees and make allowance within the design and implementation for their protection and enhancement. Where trees are present on and/or adjacent to the site (within margins set out by British Standard(s) and Standing Advice) an arboricultural impact assessment will be required.</i></p> <p><i>Where there is an unavoidable loss of trees, the number and type of replacements should be informed by the quality and size of the removed trees. Trees must be replaced to a minimum ratio of 2:1 unless evidence is provided that demonstrates this would make the scheme unviable. Replacement trees should ideally be of native British species of local provenance and be suitable for the plot size. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this unless exceptional circumstances can be demonstrated.”</i></p>	Incorporated suggested wording, with addition of BA comment about right tree right place.
Green corridors (para.70)	Consider clarifying that the “soprano pipistrelle and barbastelle” are species of bat.	Added that these are bats

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Green corridors (para.72)	Consistency: throughout the document there are references to “ <i>snowdrop acre</i> ”, here referenced as “ <i>Snow Drop Acre</i> ”.	Snowdrop Acre throughout
Priority E: Policy Context	Add references to the adopted Broadland District Council Development Management Policies Document.	Added
Policy Context (para. 79)	What defines “ <i>unnecessary</i> ” lighting? Add detail here for enforceability. The Bat Conservation Trust have advice in this area.	This is a lift from the BA Local Plan
Local Green Space (para. 80)	Consider amending the fourth sentence, which currently reads slightly awkwardly – “ <i>Many green areas of the parish were identified through this process,. wWe are seeking to protect those which are recognised as being special by a lot of people large proportion of the community and which meet the national criteria for designation as Local Green Spaces.</i> ”	Amended the fourth sentence.
Figure 13 (pages 31-33)	It would be helpful to also include a small scale inset map of the neighbourhood area, showing the geographic spread of the LGS and their spatial context.	Added map of all LGS
Policy PW11 (page 39)	Defining “ <i>unacceptably affect</i> ” might be problematic - consider “ <i>adversely affect</i> ” for measurability instead.	Changed to adversely affect

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy PW12 (pages 39-40)	<p>As Policy PW13 refers specifically to BA DM22, should this policy make the same link?</p> <p>What constitutes “good lighting management”? Specify for enforceability. Why does this policy only apply to proposals south of the A47? Other than excluding half the village of Witton, there are historic bat corridors on the Broadland Business Park which would benefit from policy requirements which integrate best practice. Consider adopting a mitigation hierarchy where the standard assumption is for no lighting on development, and any provision must be balanced and justified against harm.</p>	<p>Not specifically referenced the DM policy for the BA Local Plan as it’s currently being updated and will be superseded.</p> <p>Made this policy relevant to all proposals, not just those south of the A47.</p> <p>Added the mitigation hierarchy for lighting to the policy.</p>
Priority F (para. 86)	<p>Ensure the plan is referencing the latest version of the NPPF (December 2024). Reference to beauty has largely been replaced by an emphasis on high quality design, including in the title to Chapter 12.</p> <p>Paragraphs 89 and 90 reference the appropriate GNLP and Broads Authority Local Plan policies, but no mention is made of current Broadland DC Local Plan. Reference should be made to Policy GC4 of the Broadland Development Management DPD 2015.</p>	<p>Updated the NPPF text and added reference to BDC Policy GC4.</p>
Design of New Development (para. 94)	<p>Factual correction required. Total new homes at the Oaks are anticipated at 520, including 205 with outline consent and 315 already with full permission and being built out.</p>	<p>Amended the text.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Figure 16 (page 42)	<p>A. The Oaks: It would be more accurate to explain that the whole allocated site is covered by either outline or full planning permission, rather than that it is “<i>fully allocated</i>”.</p> <p>G. Consider updating to include the current planning application by Costco (2024/3141).</p> <p>H. The application for the charging station and solar installation is now approved.</p>	This table was lifted from the Design Guide, which we’re unable to change at this point.
Policy PW13 (page 43)	<p>Re. second paragraph – should this be proposals for residential development? Not all of these criteria will be appropriate for all forms of development, so greater clarity is needed as to what type/scale of proposals these should apply to.</p> <p>Consider abbreviating point d) to simply “off-street parking” for brevity.</p> <p>Re. penultimate paragraph, please see comment on PW12 – should this statement be located within policy PW12?</p> <p>The final paragraph could be made clearer – extensions or modifications to what, exactly?</p>	<p>Add where relevant at the beginning of the sentence.</p> <p>Updated point d</p> <p>Removed lighting reference as this is covered in PW12.</p> <p>Added to buildings with respect to extensions / modifications</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Community Actions (page 45)	<p>Re. Action 2 - It's not just large and old trees that are worthy of consideration. Understanding the age structure and condition, and species mix across the whole tree population is useful.</p> <p>How do the identified community actions relate to the 'ideas for CIL funding' that are set out in Figure 4 (page 13)? It feels like they are covering similar ground, yet the identified community actions don't include any of the items for improvement at the village hall, for example?</p>	Community actions have been reviewed to reflect the comments.
Implementation, Monitoring & Review	<p>It would be useful to include a short section at the end that discusses the implementation of the Neighbourhood Plan (this could incorporate the 'Community Actions' section), but that also discusses how and when the Neighbourhood Plan will be reviewed, particularly given that we understand there is a desire to review the plan shortly after its adoption to incorporate additional policy aspirations.</p> <p>There is a strong democratic argument for review of the neighbourhood plan when most new occupants of the new Oaks development have taken up residence. As discussed previously, the proposal is for 520 new households - three times the 167 existing in the remainder of the parish. As most new residents of the Oaks will not have had an opportunity to contribute towards the plan this time around, a plan review within five years could provide their first opportunity to contribute towards their new community.</p>	Monitoring section added at the end of the NP.

Norfolk County Council

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Copyright	<p>We note that the Evidence Base Paper is based on a search of the Norfolk Heritage Explorer. The Norfolk Heritage Explorer website contains a partial dataset (extracted from the Norfolk Historic Environment Record) which is updated periodically and is therefore not suitable for use in the planning process. Use of Norfolk Heritage Explorer data for planning purposes is potentially in breach of the terms and conditions of the Norfolk Heritage Explorer website and a breach of Norfolk County Council copyright. We recommend that references to Norfolk Heritage Explorer are removed from all documents and replaced with references to the Norfolk Historic Environment Record. We also recommend that authors of the plan request a full Historic Environment record search by contacting the Historic Environment Record at heritage@norfolk.gov.uk</p>	<p>Note the concerns.</p> <p>Changed any references to “Norfolk Heritage Explorer” within the NP and supporting documents to “Norfolk Historic Environment Record”.</p> <p>Deleted detail from the evidence base to avoid breach of copyright. Do not feel it is necessary to request a full record since the NP does not have any historic policies.</p>
Conclusion	<p>The authors of the plan should be aware that even appropriately derived Norfolk Historic Environment Record data is not static and may be subject to change and enhancement within the lifetime neighbourhood plan. New discoveries are made and existing sites and buildings can be reinterpreted. The implementation of new nationally or locally derived guidance and policies can lead to reassessment of the significance of individual or groups of heritage assets.</p> <p>Nothing related to built heritage or below-ground archaeology is included within the priorities of the Neighbourhood Plan. It perhaps might be worth noting with the Neighbourhood Plan that in relation to built heritage or below-ground archaeology Section 16 of NPPF 2024 and its successors will be followed.</p>	<p>Note the comments.</p> <p>Aware that data is constantly evolving/changing, and the NP does not take forward policies regarding the historic environment.</p> <p>We have removed information previously referenced in the Evidence Base Paper which was taken from Norfolk Heritage Explorer.</p>

Anglian Water

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Preamble	<p>Anglian Water is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012 and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.</p> <p>Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure</p>	Note the general text.

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	<p>webpage - Strategic Growth and Infrastructure (anglianwater.co.uk) The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>Anglian Water is committed to ensuring that development in our region continues to thrive while protecting our assets, existing customers and the environment. We want to ensure that growth aligns with environmental responsibilities and infrastructure capacity.</p> <p>Anglian Water delivers new water supply and sewerage services across our region to support sustainable growth for housing and economic development in the fastest growing region of England.</p> <p>There are areas in our region where our water and wastewater networks are at capacity. To remedy this Anglian Water will deliver over £5bn in new infrastructure between 2025-2030 including initiating development of two new strategic reservoirs, upgrading treatment facilities, extending our strategic water supply pipeline by nearly 700km, and numerous nature-based solutions such as wetlands and sustainable urban drainage schemes.</p> <p>The infrastructure we deliver is primarily funded in two ways, including:</p> <ol style="list-style-type: none"> 1. Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and 2. Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment 	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>programme on past and future infrastructure to:</p> <ul style="list-style-type: none"> • Address a rapidly growing population; • Ensure we are resilient to impacts of climate change; • Enhance our environment to reach the environmental destination agreed with customers and regulators; and • Secure future water supplies. <p>Anglian Water's plans are reviewed every five years and include business plans for our investments through the Water Resources Management Plans (WRMP) Water resources management plan and Drainage and Wastewater Management Plans (DWMP) Drainage and wastewater management plan and a Long Term Delivery Strategy (LTDS) Our strategies and plans. These provide a 25-year long term view to 2050, which also corresponds with the Government's net zero commitment.</p> <p><u>Detailed response on the draft neighbourhood plan</u></p> <p>The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p>	
Detailed response on the draft neighbourhood plan	<p>The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p>	Noted. Welcome the support.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
<p>Infrastructure priorities (paragraphs 22 – 25)</p>	<p>It is noted that the draft neighbourhood plan does not make specific allocations for housing, commercial or other development, but includes policies for consideration of different development proposals which may come forward.</p> <p>In accordance strategic (national and local) planning policies, developers will need to demonstrate that there is sufficient water available to support proposed development and that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development.</p> <p>Anglian Water provides water supply services across the area. Anglian Water’s statutory obligations on water supply are set out in the section below.</p> <p>In cases where a supply or connection are to be requested from Anglian Water, developers should undertake pre-planning engagement at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection (SPOC) to our water supply and wastewater networks to minimise impacts on existing communities and the environment.</p> <p>It is imperative that there is sufficient capacity or the ability through a phased approach to support new development prior to the sites being occupied for use. This may need to be secured using appropriate planning conditions.</p> <p>We request that a suitable reference be included in the neighbourhood plan regarding the above requirements. The neighbourhood</p>	<p>Added wording in the section relating to infrastructure priorities.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>plan group may wish to include some wording to reflect the above or a suitable cross reference to the relevant Local Plan Policies; so that proposals demonstrate this and to ensure that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding and taking account of climate change.</p> <p>For background, some parts of the neighbourhood plan area also lie within the Postwick Source Protection Zone SPZ. There is a need to ensure that any development proposals do not have an adverse effect on any existing boreholes which are used to supply the public with drinking water. Further details of the Source Protection Zones are available to view at the Environment Agency's website at the following address: Groundwater source protection zones (SPZs) - GOV.UK</p>	
Policy PW6: Biodiversity	<p>Anglian Water supports this policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure.</p> <p>We would also support opportunities to maximise green infrastructure connectivity, including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens, for example. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Local Nature Recovery Strategy for</p>	<p>Welcome the support.</p> <p>Added wording to encourage surface water measures that also deliver biodiversity benefits into PW6.</p> <p>Added a reference to the Norfolk LNRS to the policy context.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>Norfolk Local Nature Recovery Strategy - What a Local Nature Recovery Strategy is - Norfolk County Council as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>	
Policy PW9: Local Green Space	<p>The policy designates a number of areas of Local Green Spaces (LGS) within the neighbourhood plan area and is clear that managing development within a LGS should be consistent with national policy for Green Belts, as set out in paragraphs 104 – 107 of the NPPF (current 2023 version).</p> <p>Anglian Water does have assets forming part of our water and water recycling network (e.g., rising mains and sewers) located in or in the vicinity of these designated areas of local green space. For example, for area 4 (playing Field, South of Ferry Lane) there are sewers running across west side of playing field.</p> <p>Based on the proposed wording of Policy PW9, we do not consider that the policy would prevent any operational development (either for works which are permitted development or that requiring planning permission) that may be needed to manage, maintain or repair our assets.</p> <p>Maps of Anglian Water’s assets detailing the location of our water and water recycling infrastructure (including both underground assets and aboveground assets such as pumping stations, water treatment and water works and water recycling centres) are available at: www.utilities.digdat.co.uk</p>	Noted.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy PW13: Design	<p><u>Water supply</u></p> <p>Anglian Water welcomes Policy PW13 including the requirement for new development proposals to include water management solutions - <i>“For all new development it must be demonstrated how water management solutions have been considered at an early stage of the planning process.”</i></p> <p>However, this should be more explicit in terms of what is required from the policy. The following background is provided. The neighbourhood plan area is in the Norfolk, Norwich and the Broads Water Resource Zone (WRZ). Our region is divided into 28 WRZs which are used to plan water resourcing.</p> <p>Anglian Water has a statutory duty to supply water for domestic purposes only. This means we are legally obliged to supply water to all household properties as well as any domestic requirements (e.g., drinking water, hand-basins, toilets and showers) of non-household properties. In many cases, domestic demand will be the only requirement for non-household properties (e.g., schools, hospitals, offices, shops and hairdressers). Non-domestic demand refers to water use for industrial processes, (e.g., agri-food production or car washes), and there is no legal requirement for us to supply for this type of water usage where it might put at risk our ability to supply water for domestic purposes.</p> <p>Anglian Water’s water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an</p>	<p>Welcome the general support of the policy.</p> <p>Note the background text on water supply.</p> <p>Support added to the policy for proposals that incorporate a high standard of water efficiency.</p>

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	<p>important aspect of maintaining future supplies. The neighbourhood plan area is located within the Fenland Water Resources Zone. See Water resources management plan (anglianwater.co.uk)</p> <p>To help protect the environment, the Environment Agency (EA) is reviewing abstraction licences and reducing the amount of water that businesses including Anglian Water can abstract from the environment. As a result, the gap between the demand for water and our supply (aka headroom) has shrunk.</p> <p>The current situation is reducing our ability to be flexible with new requests to supply non-domestic connections which were not planned for in the WRMP. However, where our supplies allow, we will endeavour to help businesses in whatever way we can to meet their needs and continue to serve the communities and economies they support.</p> <p>To respond to both this challenge, and a growing population, Anglian Water is building a new strategic pipeline to move water around our region. We have also developed plans to build two new reservoirs to increase water supply. These solutions will take time to deliver, and so it is more crucial than ever that all homes and businesses are water efficient, to reduce the overall demand for water, to meet government targets and to ensure there is enough water to go around.</p> <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m³ a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate</p>	

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	<p>change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk. Prospective applicants are advised to contact Anglian Water at planningliaison@anglianwater.co.uk to avoid situations where water intensive demand projects progress to site acquisition, design or planning applications without establishing that a water supply and wastewater solution is feasible.</p> <p><i>(*Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.)</i></p> <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency</p>	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>standards than the optional standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA which supports the need to improve water efficiency <u>Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk)</u> and the Government's <u>Environment Improvement Plan</u> which sets ten actions in the Roadmap to Water Efficiency in new developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> <p>It is appropriate that the neighbourhood plan include details in its policies to help shape the design of development in the area by promoting water efficiency. We advocate the neighbourhood plan seeks a high standard of water efficiency for new developments for the reasons set out above and includes a target standard i.e. 100 litres per person per day. This would reflect the adopted Greater Norwich Local Plan (GNLP) which sets out under Policy 2 'Sustainable Communities' the importance of a high level of water efficiency.</p> <p>If you wish to discuss this further or would like some assistance on the drafting of proposed wording, please do not hesitate to contact me.</p>	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Design Guidelines and Codes	<p>Section 04.SU Sustainability</p> <p>It should be made more explicit about promoting water efficiency and management and in order to support Policy PW13. Currently it is only Figure 30 which highlights water efficiency measures for existing and new build homes - water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling.</p> <p>Checklists</p> <p>The checklists are a generic set of guidelines and do not include design elements which are covered in the preceding sections of the document. For example, permeable surfacing for parking and other hard standing areas is not referred to and should be listed under checklist 10. Water management and efficiencies should be covered under Checklists 1 and 8.</p> <p>We hope that these comments are helpful and wish the neighbourhood plan group every success in taking the plan forward to the next stage. If you have any questions about this response or wish to discuss anything I have raised, please do not hesitate to get in touch.</p> <p>Please note we are now using a team email address for neighbourhood plan correspondence – strategicgrowth@anglian.water.co.uk. We wish to be kept informed on further stages of the plan’s preparation. Thank you.</p>	<p>The Design Code Document was commissioned by AECOM and has been finalised/signed off by Locality.</p>

Historic England

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	No specific comments.	Noted.

Natural England

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	No specific comments.	Noted.

Broads Drainage Board

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Preamble	<p>Thank you for consulting the Broads (2006) Internal Drainage Board on the Postwick with Witton Neighbourhood Plan. Postwick with Witton 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. The principal function of the IDBs is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board.</p> <p>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. The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD).</p> <p>The Board will comment on planning for all major developments (10 or more properties)</p>	Note the general comments.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>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. 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>I note that land north of the A47 as identified in the Greater Norwich Local Plan has been allocated for commercial growth, including a development of 520 dwellings and social infrastructure south of Smee Lane. While this development has not been allocated within your neighbourhood plan, in order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:</p>	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Byelaw 3- Discharge of Surface Water into the Board's District	<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. 	
Byelaw 3- Discharge of Treated Foul Water into the Board's District	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).	Noted.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Byelaw 10- Work's within 9m of Board Maintained Watercourse/ s	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).	Noted.
Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse	<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). 	Noted.
Development s outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD...	<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. 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. 	Noted.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Conclusion	<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).</p> <p>For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p> <p>I recommend that the Neighbourhood Plan includes reference to the relevant regulators for drainage and flood risk (such as the Internal Drainage Boards, the Environment Agency and the Lead Local Flood Authority). These agencies are in place to support the provision of sustainable development and reducing flood risk. As outlined above, works to watercourses (such as surface water discharges and/or any alterations of said watercourses) will require consent from the relevant regulatory body, therefore it would be beneficial for the regulators to be included in the plan. If you require any further information or would like to discuss the Board's regulation in more detail, please do not hesitate to contact us.</p>	<p>Note the comments.</p> <p>Reference made with respect to considering water issues in the infrastructure and design section.</p>

Norfolk Wildlife Trust

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
PW1	For nature's recovery it is essential that nature is integrated into new development. For a more robust policy we therefore recommend that the last bullet point includes additional wording, for example: <i>'Ensuring development is designed to a high standard that is appropriate to its location, with nature integrated into new development, contributing to high quality green and blue infrastructure.'</i>	Decision not to include this within the key development priority, we feel this is already encompassed in priority D which is to ensure that biodiversity and wildlife connectivity, particularly in key corridors of movement, is a key consideration in all planning decisions.
PW4	Norfolk Wildlife Trust support this policy as new cycle links will help to reduce carbon emissions and pollution from cars. We recommend that the new cycle routes should be 'green' routes wherever possible to increase biodiversity, provide habitats for wildlife and improve habitat connectivity, whilst also providing health benefits for people. Green Infrastructure (GI) can be sensitively incorporated into the design and layout of such routes. We particularly support the provision of dedicated, safe, off-road green cycle routes where this is possible. Due to the numerous benefits of 'green' cycle routes we would recommend extending the routes shown on figure 6 (where this is possible) to provide more comprehensive opportunities for cycling around the parish.	Additional detail and new routes added in response to feedback at Regulation 14 consultation.
PW5	We welcome and support this policy but recommend that the wording reflects the following: Opportunities should be taken to incorporate green infrastructure into the routes and We particularly support the provision of a network of green walking/cycle routes. (Please see comments on this for Policy PW4.)	Added this to the policy
PW6	<ul style="list-style-type: none"> We welcome and are encouraged that the protection and enhancement of the natural environment is a key part of this Neighbourhood Plan. Although we support the policies in the Natural Environment 	Updated the text with respect to CWS.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>section we recommend some amendments.</p> <p>A) S58, pg 23- We recommend that Lowland Fen Priority Habitat is added to the sentence referring to Priority Habitats. There is also a small area of Traditional Orchard Priority Habitat to the east of Church Road. We recommend inclusion of this as research has shown a significant decline in orchards in England since the 1900s and therefore it is important to protect these important Priority Habitats which are also a haven for wildlife.</p> <p>B) S59, pg 23- There are 2 County Wildlife Sites within the Neighbourhood Plan boundary: 1) Land adj. Witton Lane, CWS Ref: 1421 and 2) Blackwater Carr, Postwick CWS, Ref 2333 (This was notified in 2024 so is one of the newer sites.) The Neighbourhood Plan boundary in Figure 9, pg 24 shows Birch Grove & Dawling's Wood, CWS Ref: 1422 as being adjacent to the Neighbourhood Plan boundary.</p> <p>C) The Design Guide document page 14 needs updating to reference the 2 County Wildlife Sites (CWS). The map in Figure 9 also needs to be updated to show the most up to date County Wildlife Site layer which is available from NBIS.</p> <p>D) Policy PW6:Biodiversity- We welcome this policy but recommend some amendments. Networks of green and blue spaces and other natural features can bring many benefits for nature and climate, health and prosperity. We therefore welcome policy wording around the protection</p>	<p>It is not possible to make changes to the Design Guidance and Codes at this time.</p> <p>We previously referred to BNG within the policy, but have been advised that this should be removed as neighbourhood plans are not permitted to require BNG over and above the national requirements.</p> <p>Added green roofs/walls/screens as a measure in the policy.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>and strengthening of ecological networks and sites and improving connectivity of habitats.</p> <p>E) The State of Nature[1] report 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, we 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 in Norfolk. 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 housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition. We therefore recommend an aspiration for new development to deliver 20% biodiversity net gain and for this to form part of this biodiversity policy. Neighbourhood Plans provide ideal opportunities for this aspiration. Please see Hadleigh Neighbourhood Plan. (Referendum version) 'In addition to protecting existing habitats and species, including hedgerows and mature trees, all development proposals should deliver a minimum of 10% net gain in biodiversity and are encouraged to deliver a minimum of 20%. (1)State of</p>	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>Nature 2023 - report on the UK's current biodiversity</p> <p>F) We welcome inclusion of wording around buffer zones but we recommend that these should be 'strongly encouraged' as they provide very important protection of sensitive wildlife sites.</p> <p>G) We advocate the addition of green roofs/walls to buildings, particularly community buildings, as they provide many 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) The following provides useful guidance from a green infrastructure professional: Livingroofs.org, the leading UK green roof website</p> <p>H) The installation of natural green screens where appropriate can also be beneficial. Green screens can add character to an area, turning bland areas into welcoming spaces, whilst improving air quality by trapping dust and absorbing pollutants and supporting biodiversity. (Natural foliage grown around a framework). We therefore recommend the following additional wording, or similar: <i>'The addition of green roofs and/or green walls to buildings should be encouraged where possible and appropriate. Natural green screens should also be considered in appropriate locations.'</i></p>	

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
PW7	Norfolk Wildlife Trust- Trees and other vegetation provide significant benefits including acting as a natural ‘carbon sink’ which will help to tackle the effects of climate change. They also offer protection from flooding, purify air, contribute to biodiversity and offer many health benefits. We therefore welcome and support this policy.	Noted. Welcome the support.
PW8	The ability to link habitats via green corridors is vital to allow wildlife to thrive. We therefore welcome this policy on green corridors.	Noted. Welcome the support.
PW12	<p>Due to the known adverse impacts on nocturnal wildlife from light pollution, we welcome the Dark Skies Policy. However, to ensure the most robust protection for wildlife we recommend the addition of the following policy wording, or similar:</p> <p><i>‘Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/). Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.’</i></p>	We have already updated this policy with respect to comments received from the two planning authorities, we feel this point is covered within the section.
PW13	<ul style="list-style-type: none"> We generally support the design policy and particularly the wording in the Design Code, pg 38, around maximising energy efficiency, for example: Design Code, pg 38 4.1.2 ‘..the design of new developments should maximise the use of energy efficiency and energy conservation fixtures, fittings and technology.’ We also welcome the wording in parts a), b), c), g) and h) of the Design Policy. 	Referenced the design guidance and codes within the policy.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> 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 the guidance/codes relating to Sustainable Urban Drainage Systems (SuDS) within the 'Design Guidance and Codes Report' is clearly referenced within this policy 	

Online Survey

There was a total of 42 responses to the online survey with people either completing the survey in full or partially. Some partial responses were purely to leave their personal details so they can be kept in the loop with future engagement and progress of the NP. The responses have been summarised below. The majority of respondents were residents, 5 stated they were landowners, 5 stated work in Postwick and Witton, 1 was an agent and 1 was a statutory body (Norfolk Wildlife Trust) whose comments have been detailed above.

Question 5: Do you agree with the neighbourhood plan's vision and key development priorities?

Answer Choice	Response Percent	Response Total
1 Yes	85.2%	23
2 No	7.4%	2
3 Not sure	7.4%	2
Please provide any comments you have in relation to these:		14
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Question 5	<p>Vision and Key Development Priorities- 85.2% agreed with these.</p> <p>14 comments were left in Q5 which have been summarised below:</p>	Welcome the mixed responses including the suggestions given and the support, some minor amendments made to the vision and the development priorities.

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> • Agree the vision and development priorities must seek to protect the rural character of the Parish, whilst seeking to improve sustainable living in the modern age and support development areas already in scope for the County. • Disagree that Postwick with Witton is a major centre of economic activity. • Disagree with C and D since one considers the lack of "connectability" is one of the features of both Postwick and Witton Villages. The Postwick interchange (and the 12 additional dwellings within Postwick Village) has changed the "connectability" of Postwick Village enormously, and not for the better. Making Postwick Village more accessible would only encourage more people into the Village to what is really a "dead end" with single track roads. Connectability should be undertaken outside the Village itself and probably alongside existing rail or road networks and not directed through either of the two Villages. • Support the preservation of a clear distinction between the commercially developed areas on Postwick Hub/Broadland Business Park, the rural villages of Postwick and Witton and the extensive countryside/arable land within the parish. • Generally satisfactory but the Key Development Point A (& Policy 1) needs to be more specific. Broadland Business Park does not permit retail, only Broadland Gate permits retail. This must differentiate or planning consultants will negate the protection of the Business Park being non-retail. Pertinent at present given outstanding planning applications. 	<p>Feedback also reflected in the introduction, which following Regulation 14 also includes a paragraph on the key constraints.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> • Postwick village is an isolated area, there is no public transport other than the Park and Ride. (it takes about 20 ,minutes to walk there from Ferry lane). This means that many residents, including those with reduced mobility; those with children and only one car needed by the bread winner for work and many elderly people can be 'trapped' in the village and unable to get to the next village to see a doctor, do the pharmacy or post office and do essential shopping. • Particularly support the wording in the vision around improving public transport, walking and cycling links. • Recommend that wording is added to the vision statement to reflect the importance of protecting/enhancing the natural environment, for example: <i>'Wildlife and green spaces will be valued, protected and enhanced, resulting in a parish which is rich in biodiversity.'</i> • Support given by numerous respondents for the key development priorities regarding biodiversity, wildlife connectivity, the protection and enhancement of green spaces, the establishment of new and improved cycling routes and improved provision of footpaths. • Suggest more emphasis on retaining the rural character which is unique to our village. No further development within the village. • The vision and key development plans have been well discussed to engage local opinion and are well thought through. • The protection of the rural character of Postwick village and the hamlet of Witton can only be achieved by the firm implementation of a precise village envelope. 	

Question 6: Do you agree with Policy PW1: Key considerations for all development proposals in Postwick with Witton?

Answer Choice	Response Percent	Response Total
1 Yes	74.1%	20
2 No	14.8%	4
3 Not sure	11.1%	3
Please provide any comments you have in relation to this policy:		9
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Question 6	<p>74.1% of respondents agreed with Policy PW1.</p> <p>9 comments were left in Q6 which have been summarised below:</p> <ul style="list-style-type: none"> • All considerations for development proposals are important to the residents of Postwick with Witton and need to be acted on to protect and improve the quality of life in this region. • Depends on the development proposals. • Do not agree with establishing new and improved walking and cycling routes "within" the key settlement areas to Brundall and Norwich nor improving the provision of public footpaths to enhance access to the Broads for recreational benefit. Again, these should, if needed, be made accessible outside the Village and not from within. • Improving public foot paths etc , is in conflict with protecting our wildlife and I feel connectivity , cycle routes , public footpaths are not a priority in this case. • There must be clarity that retail is only on Broadland Gate not the main Business Park which has always been nonretail. • Policy is the same as the same as the vision and key development priorities. 	<p>Welcome the mixed responses and reflect that it important to balance the different needs of residents, particularly with respect to accessibility and the impact additional access could have on both the nature of postwick and witton and its environmental quality.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> Policy gives consideration for the need for development but do try to keep the parish uniqueness protected. Unsure about further planned growth ie. Broadland Business Park but favour more footpaths, improved walking and cycling especially circular routes. traffic congestion on the park has to be considered. 	

Question 7: Do you agree with Policy PW2: Commercial Growth in Postwick with Witton

Answer Choice	Response Percent	Response Total
1 Yes	80.8%	21
2 No	3.8%	1
3 Not sure	15.4%	4
Please provide any comments you have in relation to this policy:		10
answered		26
skipped		16

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> 81% of respondents agree with Policy PW2. <p>There were 10 comments which have been summarised below:</p> <ul style="list-style-type: none"> Depends on the proposal. It is important to retain the tranquillity and peaceful nature of Postwick and the Broads and not let any further development have a detrimental effect on the area including additional light pollution. Need to ensure that commercial developments stay within development boundaries in the business parks and do 	<p>Welcome the mixed responses.</p> <p>PW13 reflects lighting schemes.</p> <p>Changed the wording to include Witton.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>not encroach into greenfield sites or into the southern side of the A47. Nor should they bring HGV vehicles into rural country single track lanes.</p> <ul style="list-style-type: none"> Support the protection of Postwick village and surrounding rural areas from commercial development where development sites are available within the areas north of the A47 (on the existing business parks/new residential areas). The scope of commercial growth must also not be supported in Witton. We are concerned about non-agricultural businesses masquerading as agri-farm, and operating out of isolated farm buildings, which is already apparent adjacent to St Margarets church. Please can you include Witton within the scope of this policy not to support commercial growth 'North of the A47 within the bounds of the scattered hamlet of Witton'. The key to this policy is the word 'Planned'. 	

Question 8: Do you agree with Policy PW3: Development on land south of Smee Lane

Answer Choice	Response Percent	Response Total
1 Yes	84.6%	22
2 No	3.8%	1
3 Not sure	11.5%	3
Please provide any comments you have in relation to this policy:		5
<i>answered</i>		26
<i>skipped</i>		16

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> 85% of respondents agree with Policy PW3. <p>There were 5 comments left in Q8 which have been summarised below:</p> <ul style="list-style-type: none"> It is important to include such facilities as GP surgeries, dental practices and pharmacies. Very important to make provision for cycling and public transport links to and from this development. Reluctantly without assurances re schools, community centres, roads etc, facilities for substantial increase in population. This development will be very hard to resist with or without the much needed facilities. 	Note the comments.

Question 9: Do you agree with Policy PW4: Cycle Routes

Answer Choice	Response Percent	Response Total
1 Yes	96.3%	26
2 No	0.0%	0
3 Not sure	3.7%	1
Please provide any comments you have in relation to this policy:		7
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> 96% of respondents agree with Policy PW4. <p>There were 7 comments left in Q9 which have been summarised below:</p> <ul style="list-style-type: none"> Believe that such routes should be sought and enhanced. Having tried to cycle to Brundall along Brundall Low Road in the past I speak from experience of how frightening this can be with the proximity and speed of the cars passing. 	<p>Note the mixed comments.</p> <p>Community action added to consider access improvements to/from Witton</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> • The proposed footpath along the river might be a nice circular cycle walk but really needs to be wide enough and clear pedestrian priority signs. I appreciate that it might be too expensive though. • There are several cycle routes and they desperately need to be linked properly and preferably not shared with pedestrians. • Improvements should not impinge on wildlife and flora. • Need safe cycling routes to Brundall • The A47 trunk route is noted in the consultation document as a significant barrier to cycling (and indeed walking), yet Witton is a popular cycle route from the north of the Parish. The simple reason Witton has so many cyclists is because it is off the dangerous B roads through Plumstead and Thorpe End. It was disappointing that no consideration has been given to improve the longstanding isolated nature of Witton following the A47 dualling, which bisected the village, and indeed even Figure 6 doesn't show Witton and how it is connected to the north. Through the Neighbourhood Plan and the CIL funding the 'Parish' will receive, there is a unique opportunity to assess the feasibility of a pedestrian and cycle bridge across the A47 that would provide a safe and sustainable route for access across the A47, and linking to the cycle networks towards Brundall, Postwick and into Norwich. 	

Question 10: Do you agree with Policy PW5: Protection and Enhancement of Public Rights of Way

Answer Choice	Response Percent	Response Total
1 Yes	92.6%	25
2 No	7.4%	2
3 Not sure	0.0%	0
Please provide any comments you have in relation to this policy:		8
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> 93% of respondents agree with Policy PW5. <p>There were 8 comments left in Q10 which have been summarised below:</p> <ul style="list-style-type: none"> Agree with the first two paragraphs of PW5 but do not agree with the last paragraph, unless any development is on the north side of the A47 and not in Postwick Village itself. If there was more "connectability" to the broads as suggested it would encourage more people into the Village, creating traffic, parking and litter. It would not be a benefit to just the Community. The public footpath leading from Oaks Lane northward to Ferry Lane, via All Saints churchyard, does not appear to marked on various maps and diagrams supporting the plan. Public rights of way could be re-established as it is possible that some have been lost as they were not included on the definitive footpath map, eg Hall Lane. Some noted that since moving to the area there are some paths which are now inaccessible. PRoW should be protected, well signed and easily accessible. 	<p>Note the mixed comments.</p> <p>Community action added around establishing new and improved footpaths, including investigating potential for improvements to/from Witton.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> Landowners must be prevented from closing off established paths and denying access. Need to be mindful of bringing more people to these right of ways could be detrimental to the village and the wildlife/ environment . Recognise the potential wider benefits of extending the footpath network around Postwick, and towards the Broads. <p>However, the document doesn't refer to the paucity of the footpath network in Witton – on respondent enjoy one which ends on the A47 Shell Garage junction, so a dead end. Parishoners enjoy permissive access to the land courtesy of the landowners, so therefore the priority is to connect Witton to the byway and footpath network south of the A47.</p>	

Question 11: Do you agree with Policy PW6: Biodiversity

Answer Choice	Response Percent	Response Total
1 Yes	96.0%	24
2 No	0.0%	0
3 Not sure	4.0%	1
Please provide any comments you have in relation to this policy:		5
answered		25
skipped		17

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>96% of respondents agree with Policy PW6.</p> <p>There were 5 comments left in Q11 which have been summarised below:</p>	<p>Note the comments.</p> <p>New community action added in relation to enhancing the natural environment.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> Support as long as the development is not in Postwick village. Support all activities that protect and enhance biodiversity and green space. The opportunity to improve the quality of Witton Run should be taken by improving the farming practices to reduce surface run off and soil loss from arable fields - this has been an ongoing issue for the watercourse. The preservation and encouragement of biodiversity within the parish is of utmost importance. New development should take in to account the importance of these areas. 	

Question 12: Do you agree with Policy PW7: Trees

Answer Choice	Response Percent	Response Total
1 Yes	92.6%	25
2 No	0.0%	0
3 Not sure	7.4%	2
Please provide any comments you have in relation to this policy:		7
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>92.6% of respondents agree with Policy PW7.</p> <p>There were 7 comments left in Q12 which have been summarised below:</p> <ul style="list-style-type: none"> Agree and ensure these are well managed /maintained. Parish grants towards new trees might encourage residents to progress replacing trees lost over last few years. 	<p>Note the comments.</p> <p>The policy has been updated to reflect comments received from residents and stakeholders.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<ul style="list-style-type: none"> Partly agree. Development should and can be designed to avoid loss of trees. The proposed replacement ratio of 2 to 1 is too low given the likely planting failure rate of 40%. A ratio of at least 4 to 1 should be adopted. There are ancient Oak trees located on private land in West Lane and between Church Road and Oaks Lane that are not subject to TPO. Their girth indicates they are important in respect of biodiversity. Support the policies towards tree management. For Witton, respondents enjoy Witton Run and the arable landscape that is shaped by oaken stands and hedgerows, and wet woodland leading to Witton Run - which they want protected. Provision for maintenance of trees planted in public spaces, to include renewal of any dead trees. Ongoing and committed upkeep of public spaces. Pollarding and coppicing essential. 	

Question 13: Do you agree with Policy PW8: Green Corridors

Answer Choice	Response Percent	Response Total
1 Yes	88.9%	24
2 No	3.7%	1
3 Not sure	7.4%	2
Please provide any comments you have in relation to this policy:		7
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>88.9% of respondents agree with Policy PW8.</p> <p>There were 7 comments left in Q13 which have been summarised below:</p> <ul style="list-style-type: none"> • Agree, but looking at these green corridors clearly there should be no proposals within these areas. • Disagree with item b). Having public access to and within the green corridors could upset the existing wildlife by the increase of human activity. Development alongside or near to the green corridors should be discouraged. • Good to see these identified, but what policies could be developed to enhance green corridors? we should have a policy to ensure that we engage landowners to establish both new and extensions of the current green corridors. • It is important to maintain the biodiversity of the area. More public access in these corridors should be avoided. • Wish for further information. 	<p>Note the comments.</p> <p>This policy is developed to enhance the green corridors. The corridors are indicative and do not mean that there will not be wildlife present/moving in other areas of the parish.</p>

Question 14: Do you agree with Policy PW9: Local Green Space

Answer Choice	Response Percent	Response Total
1 Yes	100.0%	27
2 No	0.0%	0
3 Not sure	0.0%	0
Please provide any comments you have in relation to this policy:		5
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>100% of respondents agree with Policy PW9. There were 5 comments left in Q14 which have been summarised below:</p> <ul style="list-style-type: none"> • Welcome the designated 'Local Green Spaces', particularly as they can provide habitats for wildlife and act as natural wildlife corridors. • These areas of natural beauty should be maintained for enjoyment and also promotion of good health and wellbeing for residents and visitors alike. • As with footpaths/rights of way the Local Green Space should be well documented and protected. • A major local green space at the top and east of Oaks Lane is already built upon and is a sea of tarmac and industrial sheds. • From an investment point of view, respondent wants Witton to be considered for enhancement of green space, since the only area currently denoted as green space is St Margaret's church. There is potential for this land adjacent to the church to be extended for local green space, for tree planting, footpaths and enhancement of green corridors within Witton. The Parish Council should therefore encourage proposals for such projects when the funding is secured. 	<p>Note the comments. Welcome the comments.</p> <p>Community action 3 updated to reflect the general comments and additional action added on community infrastructure levy and continuing to engage with residents to determine projects and priorities for this.</p>

Question 15: Do you agree with Policy PW10: Landscape Character

Answer Choice	Response Percent	Response Total
1 Yes	96.2%	25
2 No	0.0%	0
3 Not sure	3.8%	1
Please provide any comments you have in relation to this policy:		4
<i>answered</i>		26
<i>skipped</i>		16

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item		
	<p>96% of respondents agree with Policy PW10. There were 4 comments left in Q15 which have been summarised below:</p> <ul style="list-style-type: none"> • Agree • It is important to protect the current aspect of the landscape. • To protect the landscape and character there should be no development within any of the two Villages. 	Note the comments.

Question 16: Do you agree with Policy PW11: Important Local Views

Answer Choice	Response Percent	Response Total
1 Yes	100.0%	26
2 No	0.0%	0
3 Not sure	0.0%	0
Please provide any comments you have in relation to this policy:		5
answered		26
skipped		16

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>100% of respondents agree with Policy PW11.</p> <p>There were 5 comments left in Q16 which have been summarised below:</p> <ul style="list-style-type: none"> • Essential, however, these counted for nothing in Brundall Links Avenue development. • Pleased this policy aligns to the landscape character, the protection of views is supported within the policy. • There are a lot more views that should be kept around both the Villages. There should be a similar statement that any development proposals within Postwick or Witton Villages will not be supported. • The view along the R. Yare, upstream and downstream, from Postwick Wharf needs protecting as it is one of the rare access points to the River Yard where the scenic views of the broads can be appreciated. 	<p>Note the comments.</p> <p>A new key view has been added to reflect feedback received from residents during the consultation period.</p> <p>The views in this NP have not been adopted so would not have been considered in previous applications.</p> <p>The neighbourhood plan cannot stop any further development coming forward in the parish and it is not a policy document that should restrict or not support any further development. This would go against one of the basic conditions which is to “contribute to the achievement of sustainable development.”</p>

Question 17: Do you agree with Policy PW12: Dark Skies

Answer Choice	Response Percent	Response Total
1 Yes	96.3%	26
2 No	0.0%	0
3 Not sure	3.7%	1
Please provide any comments you have in relation to this policy:		8
<i>answered</i>		27
<i>skipped</i>		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>96% of respondents agree with Policy PW12. There were 8 comments left in Q17 which have been summarised below:</p> <ul style="list-style-type: none"> • Current light pollution has become excessive. Need to retain or lower current emissions. • The policy should be applicable to the north of the A47 too and the proposed shredding site and Costco. 	<p>Note the comments. The policy will be applicable within the whole designated area.</p>

Question 18: Do you agree with Policy PW13: Design

Answer Choice	Response Percent	Response Total
1 Yes	92.6%	25
2 No	0.0%	0
3 Not sure	7.4%	2
Please provide any comments you have in relation to this policy:		5
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>92.6% of respondents agree with Policy PW13.</p> <p>There were 5 comments left in Q18 which have been summarised below:</p> <ul style="list-style-type: none"> • Agree, but scale of development is vital ie storey height is already too high in much new build. Scale of development should come before much of the other mentioned /listed items. • Should be in keeping with the style of the established infrastructure. • The policy notes under Character Area K "Witton" that Witton is 'severely divided' from other parts of Witton. This aspect needs to be designated as one of the key factors in decision making around how the Community Infrastructure Levy is to be allocated to Parish projects. 	<p>Note the comments.</p> <p>Community action added for the Parish Council to continue to engage with residents to identify projects and priorities for CIL funding.</p>

Question 19: I am generally in favour of the Postwick with Witton Neighbourhood Plan

Answer Choice	Response Percent	Response Total
1 Yes	100.0%	27
2 No	0.0%	0
Please provide any comments which explain your answer:		10
answered		27
skipped		15

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>100% of respondents are generally in favour of the NP.</p> <p>There were 10 comments left in Q19 which have been summarised below:</p> <ul style="list-style-type: none"> Numerous people applaud the effort and time gone into the plan and this is shown through the policies, layout and engagement made with residents to have their input. Support the parish council. Generally, in favour with the exception of comments raised previously in the survey. Do not agree with further development in Postwick village especially due to the increased risk of flooding and the spoiling of views alongside increase in traffic. Wish for it remain the same as it was 30+ years ago. We are pleased with the thoroughness of the review and consultation process, and we have tried hard to engage residents in Witton. It is probably fair to say that the hub of the Parish has been Postwick, with the new development of the Oaks bringing a new focus to the Parish. However, the northern Witton community has never benefitted from any infrastructure development projects in the Parish. The development projects for the CIL funding 	<p>Note the comments.</p> <p>Additional community actions added around access improvements to/from Witton and to determine projects and priorities for CIL funding.</p>

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>need to consider the parish as a whole, noting that 6 of the ideas presented in Figure 4 are for the village hall in Postwick. The projects that fulfil a strategic ambition for the Witton neighbourhood will be:</p> <ol style="list-style-type: none"> 1. * creation of green spaces from current arable land 2. * widening access/permissive paths 3. * connectivity across the A47 through a cycle/pedestrian bridge. <p>It is appreciated that both require funds to scope, assess feasibility and ultimately raise the capital for delivery. However, without those first stages, there cannot be any opportunity to fund raise. We therefore urge the Parish Council, probably for the first time in living memory, to do something positive, specifically for Witton, and which will benefit the whole Parish by creating a circular route over the A47.</p>	

Responses from landowners of Local Green Space designations

Item	Stakeholder comments to the Regulation 14 consultation	NDP Response
Landowner of LGS1- Graveyard off Memorial Way, Broadland Business Park	Yes, that is fine with us, and it is a space that we intend to keep green.	Welcome the response. Keep the LGS in the NDP.
Landowner of LGS2- Wooded area, West of Oak Lane	No particular objection. However, noted in their response that they may consider the development potential of the wider site at a future date.	Keep the LGS in the NDP.
LGS3- All Saints Church Burial Ground, South of Ferry Lane, Postwick	No response.	Keep the LGS in the NDP.
LGS4- Playing Field, South of Ferry Lane, Postwick	No response.	Keep the LGS in the NDP.
LGS5- Snowdrop Acre, Witton	No response.	Keep the LGS in the NDP.
Landowner of LGS6- St Margaret's Church Churchyard	<p>While in principle I have no objections to the proposal, there are a couple of points to note. The first being that it is St Margaret's Church Churchyard, not Burial ground.</p> <p>Secondly should the Incumbent, PCC or Diocese decide at any time that they wish to declare the Churchyard closed to burials they have that right.</p> <p>Thirdly it is a Churchyard and therefore a consecrated area for the purpose of Christian burials, it isn't a public park or picnic area.</p> <p>If those points can be taken into consideration and the criteria for it being Local Green Space still met then i see no reason for it not to be included in the plan.</p>	Note the comments. Make any necessary changes. Keep the LGS in the NDP.

Appendix A- Leaflet Advertised Initial Community Survey (January 2024)

Postwick with Witton Neighbourhood Plan

Get Involved - Consultation 22 January to 9 February 2024



<https://www.smartsurvey.co.uk/s/D0KVZ4/>

If you live in Postwick, Witton or The Oaks, now is your opportunity to voice your opinion on how the parish should develop over the next 15 years. You may have seen the newsletter before Christmas when we explained we are developing a Neighbourhood Plan. This will become a key planning document owned by everyone, and once adopted will influence the future type, scale and location of any new development in the parish.

The Neighbourhood Plan will contain non-strategic planning policies, such as the mix of housing needed, design principles for new development, and priorities for infrastructure improvements. It could also identify the location of future growth, should this be supported by the Parish, and which green spaces should be protected from development. Once adopted, the plan will become part of the development framework, and its policies will be used to help decide on all future planning applications in the parish.

There will be plenty of opportunities to input into the plan's development and this is the first stage. We are running a consultation throughout January and February, which includes a survey that asks you about a range of topics important to residents, including what you think about recent development and how you think we need to influence future planning applications in the parish. You can access the survey here <https://www.smartsurvey.co.uk/s/D0KVZ4/> or by contacting the neighbourhood plan group on Pwwneighbourhoodplan@gmail.com and one of the team will arrange for a survey to be passed onto you.

Once we have had a chance to review the responses to the consultation there will be a consultation event on Saturday 9th March, 10.00 to 2pm at the village hall on Ferry Lane - NR13 5HL. Please do drop in to find out more, to have your say and get involved.

Further information about the Postwick with Witton Neighbourhood Plan is on the Parish Council website – <https://postwickwithwittonparishcouncil.norfolkparishes.gov.uk>

David Dukes

Chairman of the Postwick with Witton Neighbourhood Plan Committee



The postcard has a blue background. In the top left, a yellow speech bubble contains the title. In the top right, a circular inset shows hands pointing at a map. In the center, a white speech bubble contains the event details. To the right of this, a light blue box contains survey information and a QR code. On the left side, there are abstract yellow and blue shapes.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN

**Please come along to our
community consultation event
on the 9th March 10am-2pm at
Postwick Village Hall.**

You will be able to see the results of this initial survey, question the sub committee overseeing the work and give further views to shape development of the plan. This will help us influence (any) development including housing, access to the countryside, employment, transport and infrastructure.

It is not too late to fill in the neighbourhood plan survey-
<https://www.smartsurvey.co.uk/s/D0KVZ4/>

The closing date is **NOW** the 18th February 2024. The QR Code is below:



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Housing and Allocations

Residents were asked for their views on the recent housing development within the village...

PEOPLE LIKE

- Affordable Housing
- Bungalows
- Ecological/Green features
- In keeping with the local character
- Small scale developments with green spaces between houses



PEOPLE DISLIKE

- Increase in traffic
- Exacerbated flooding issues
- Size of new properties
- Style and design of new properties

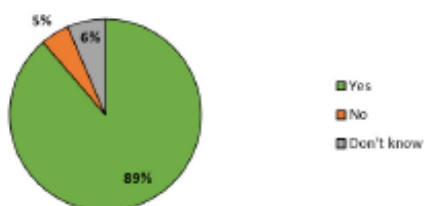
Housing

Residents were asked numerous questions on housing. Key findings were:

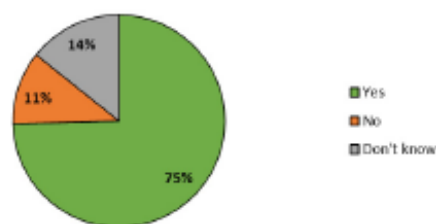
- 75% said that detailed design guidance for new homes should be included.
- 85% said they thought new housing should be environmentally sustainable.
- 89% said that the plan should include strong guidance on housing mix.

There was general support for encouraging a mix of housing in the future including owned, rented, social housing, large and small homes, homes for all ages and incomes especially first time buyers and young people/families.

Do you think the Neighbourhood Plan should have a policy that provides strong guidance on the housing mix...?



Do you think that the Neighbourhood Plan should include detailed design guidelines for new homes?



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN

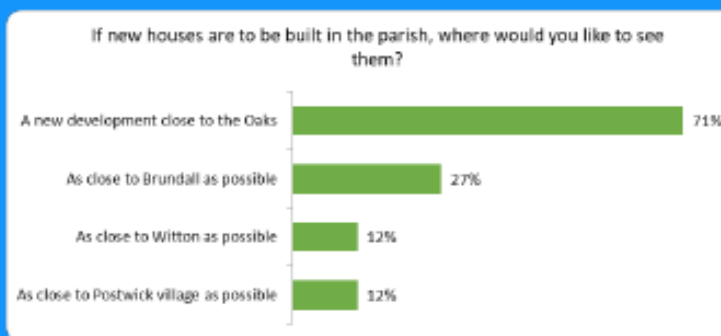


Housing and Allocations

Housing

Residents were asked where in the parish they think any new homes should be built. This was a multiple choice question and respondents could select more than one answer.

The preferred option is a new development close to the Oaks (71%).



Housing

Residents were asked if they support making a housing allocation within the parish as part of the Neighbourhood Plan. The majority (70%) of respondents supported making an allocation by answering yes.

Comments were also invited on location, size, scale and design. There was not a strong consensus on location but there was consensus that future developments should be small scale.

Comments on design included but were not limited to parking onsite, no street lighting, eco-friendly/green features and be in keeping with the existing area.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN

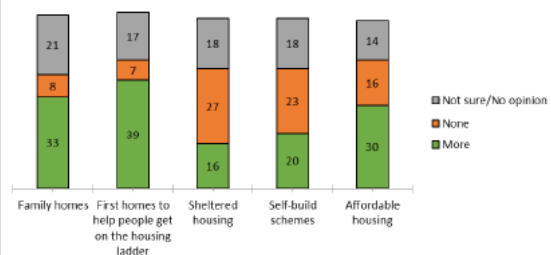


Housing and Allocations

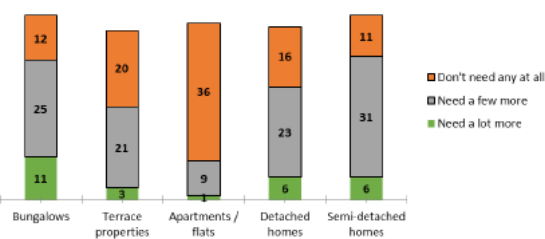


As the chart shows, residents wanted to see more of: family homes, first homes and affordable housing. Respondents were less keen on sheltered housing and self build schemes.

If new houses are to be built in the parish, what kind of homes would you like to see?



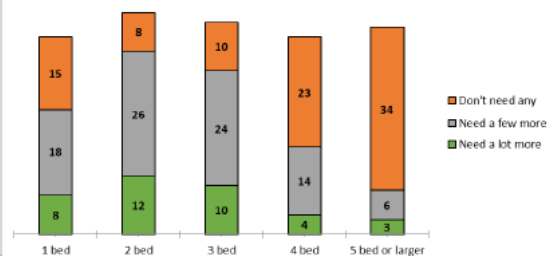
What style should these new homes be (if any are to be built) in the parish?



Residents favour bungalows, semi-detached and detached houses, selecting that more of these styles should be the choice for future development.

Residents favour 1, 2 or 3 bed homes as the choice for any future development. 4 and 5 bed homes were more likely to be selected as not needed.

If there are to be new homes, what size new houses do you want to see built in the future in the parish?



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Community & The Environment



PEOPLE LIKE

- Rural location and nature
- Strong sense of community
- Peace and quiet
- Green spaces, countryside views and proximity to nature
- Close proximity to Norwich amenities and major road networks
- Park & Ride



PEOPLE DISLIKE

- Speeding traffic/ Types of traffic
- Condition of roads
- Lack of public transport
- Lack of walking or cycle access e.g circular routes
- Development in the parish including residential, commercial and industrial
- Lack of local amenities



PEOPLE WANT

- Improved walking access e.g. more footpaths and access into the countryside
- Improved public transport options
- More amenities for the parish
- Improvements to the roads
- Green enhancements in the parish e.g more green spaces and tree planting

Community Facilities

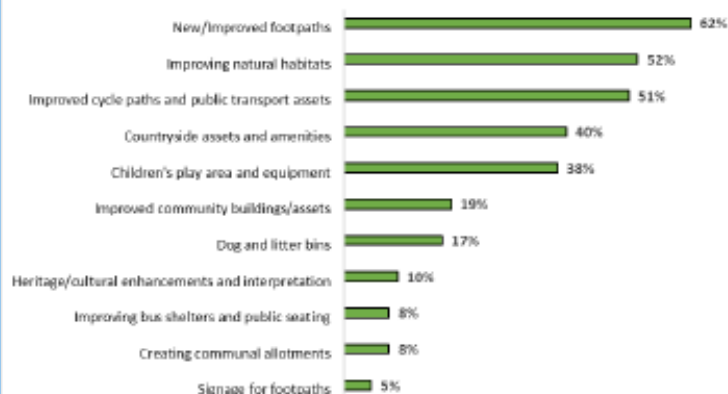
Residents were asked which community services/facilities they would like to see protected. The most frequently mentioned facilities were the village hall, the Park and Ride and the playing fields, mobile library and churches.

Residents were asked what, if any, community facilities/services not currently available in the village they would like to see. Suggestions were varied and included cafe/shops, leisure facilities, public transport, medical services and playgrounds.

Residents were invited to select 3 priorities for CIL (Community Infrastructure Levy) funding in the future.

The options that received the most support – each being selected by more than half of respondents are: new improved footpaths, improving natural habitats and improved cycle paths and public transport

What do you think the priorities should be for this funding (tick 3)



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Community & The Environment

Green Spaces

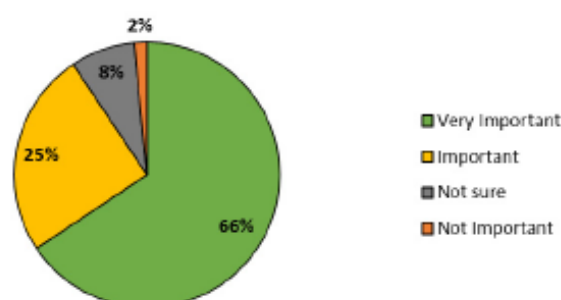
Everyone who answered the survey supported the idea of protecting open green space. Spaces mentioned multiple times include areas around the river, village hall playing fields, Postwick Grove, and the park and ride extension site.

Heritage

Residents were asked how important the heritage of the parish is – including historical buildings, culture and background. Almost all respondents (91% or 58 people) said they agreed that heritage is important.

Residents were given the opportunity to put forward buildings and structures they would like to identify as being of historic importance locally. A number of suggestions were put forward such as Manor House, Postwick Lodge, Postwick House, The Old Rectory, Old Hall, Old School and more.

How important do you think the heritage of the parish is?



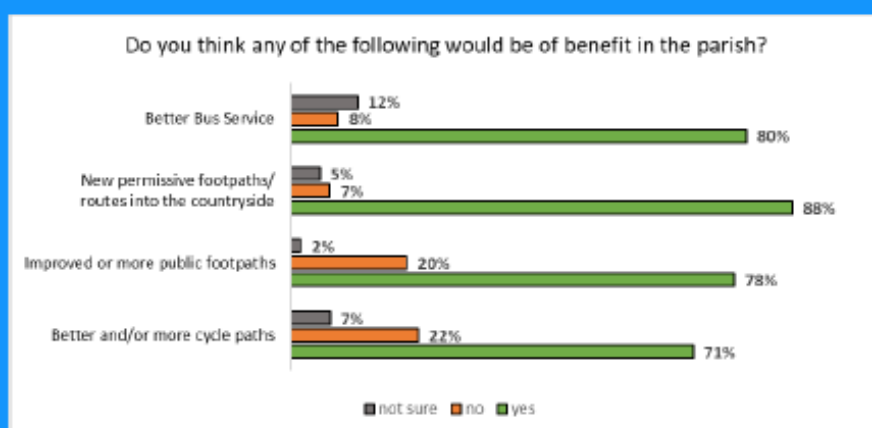
POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Transport and Access

Transport

Residents were invited to select which of 4 potential transport improvements they think are required for the village. All 4 transport improvements are wanted by a majority of respondents. New footpath/routes into the countryside received the most support.



Access

Residents also shared comments regarding:

- Bus services and the importance of keeping Park and Ride running.
- Improvements are wanted for pedestrians/walkers including better footpaths and access into the countryside.
- Improvements are wanted for cycle access to the countryside and local amenities.



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Transport and Access

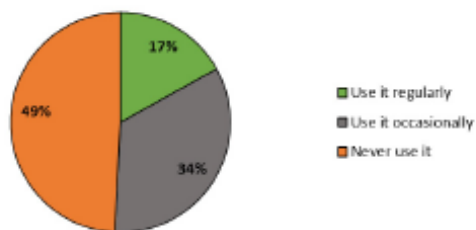
Cycling

Residents were asked for their views on the cycle route to Norwich this includes:

1. West on the east bound A47 carriageway onto Whitlingham Lane
2. Towards Thorpe and then up St Williams Way - this is the "official" route as it has marked out cycle paths for much of the length
3. Towards Thorpe and then along Yarmouth/Thorpe Road

59 people answered this question with around half of respondents saying they use the route either regularly or occasionally. 49% (29 people) said they never use it.

What are your thoughts about the cycle route to Norwich?



Safety

Residents who do not use the cycle route to Norwich currently were invited to provide comments on what would encourage them to use it. Responses included:

- Safer routes are needed for cyclists especially when crossing A roads.
- Need a segregated cycle lane/path away from traffic for safety.



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Local Views in Witton

In the community survey a number of residents put forward views they considered worthy of protecting. The key ones have been listed below.
Please look at the views below in the parish and decide if these are important or not to take forward in the neighbourhood plan

View 1- East of Witton Lane from the Church grounds
What 3 Words- Toasters.thumb.printer



View 2- East of Witton Lane
What 3 Words- Unpacked.deal.student



View 3- East of Witton Lane
What 3 Words- Gates.Mend.Slipping



View 4- East of Witton Lane within the Church grounds
What 3 Words- huts.overlaps.darker



View 5- East of Witton Lane
What 3 Words- unpacked.deal.student



View 6- East of Witton Lane
What 3 Words- Undertook.impulses.reinstate



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Local views around Postwick Village

In the community survey a number of residents put forward views they considered worthy of protecting. The key ones have been listed below.

Please look at the views below in the parish and decide if these are important or not to take forward in the neighbourhood plan

View 7. Looking south from Brundall Low Road towards Surlingham What 3 Words. Electric crumbles alongside



View 8. Church Rd looking West towards Postwick Village



View 9. Views looking south-west from Ferry Lane
What 3 Words: likes.refilled.output



View 10 - Views looking west from Ferry Lane
What 3 Words: official.remain.unloads



View 11. Looking east from Ferry Lane with the village hall behind What 3 Words: moving.data.delusions



View 14 - Views looking east from Hall Lane
What 3 Words: carrots.aimlessly.withdrew



View 13 - Views looking west from the top of Cullings Hill
What 3 Words: remaining.presides.husband



View 12 - Views looking west at the top of Leeders Hill
What 3 Words: lads.scared.alive

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN



Local Views

In the community survey a number of residents put forward views they considered worthy of protecting. The key ones have been listed below.

Please look at the views below in the parish and decide if these are important or not to take forward in the neighbourhood plan

What 3 Words- Electric
crumbles alongside



What 3 Words- Electric
crumbles alongside
Looking South to Surlingham



Church Rd looking West
towards Postwick Village



Church Rd looking West
towards Postwick Village



Views from Church Rd



Views from Church Rd



Views from Ferry Lane



Views from Ferry Lane



Appendix C- Email template sent out to the different Local Green Space Landowners (November 2024)

----- Original Message -----

From: david.dukes@postwickwitton-pc.gov.uk

To: [REDACTED] Cc: louise@collectivecommunityplanning.co.uk

Sent: Tuesday, November 19th 2024, 17:35

Subject: Postwick with Witton Neighbourhood Development Plan – Local Green Space

Dear [REDACTED]

Postwick with Witton Parish Council is currently developing a Neighbourhood Development Plan. Neighbourhood planning is a way for communities to have a say in the future of the places where they live and work. It gives the community the power to produce a plan that can shape development in a local area whilst protecting its heritage sites and green spaces.

Your piece of land, St Margaret's Church Burial Grounds, Witton, has been identified by the local community as adding special character to the parish. As such we would like to identify it as Local Green Space within the Postwick with Witton Neighbourhood Plan. This is a way of giving protection to the parish's green, wild, and historic areas, in accordance with residents' views (expressed in a community survey undertaken by the Neighbourhood Plan Steering Group during 2024).

The neighbourhood plan policy looks like this:

Policy: Local Green Space

The areas listed below are designated as Local Green Spaces:

1. Graveyard in the middle of Broadland Business Park
2. Wooded area, west of Oak Lane, Postwick
3. All Saints Church Burial Ground, South of Ferry Lane, Postwick
4. Playing Field South of Ferry Lane, Postwick
5. Snowdrop Acre, Witton
6. St Margaret's Church Burial Grounds, Witton

Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.

There is further information about how Local Green Spaces will be treated in national planning policy guidance: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

We are currently working on the draft version of the Neighbourhood Plan, which will be submitted to Broadland District Council and the Broads Authority in due course. As the owner of a green space, we wish to designate we would like to provide you with an opportunity now to have your say on its inclusion in the plan. We will consider your feedback as part of preparing for a formal public consultation on the draft plan (known as the Regulation 14 consultation).

Beyond this there will be further opportunities to provide comments, as identified below:

- The Regulation 14 consultation on the draft plan will run for a minimum of 6 weeks. We will contact you to make you aware of when this is happening. This will be the first-time formal representations can be made.
- After Regulation 14, we will review all of the comments received and consider how they should be taken into account in finalising the plan for submission to the planning authorities. We will summarise this within the Consultation Statement that is submitted alongside the neighbourhood plan.
- Once we submit the plan to the planning authorities they will undertake further consultation on the plan (Regulation 16), where you will be able to make further formal representations should you wish.
- Any representations made at Regulation 16 will be sent directly to an independent examiner. It is their job to examine the neighbourhood plan and recommend any changes that need to be made to ensure it meets the basic conditions. As part of this they will review any representations received at the Regulation 16 stage.
- After any changes have been made the plan will go to public referendum where residents of Postwick with Witton will be able to vote on its adoption.

If you'd like to know more or express comment about the inclusion of your land in the Neighbourhood Plan, please contact me via email

Yours Sincerely,

David Dukes
Postwick with Witton Parish Council

Appendix D- Regulation 14 Email (December 2024)

From: clerk@postwickwitton-pc.gov.uk <clerk@postwickwitton-pc.gov.uk>
Sent: 17 December 2024 21:58
To: postwickandwittonparishcouncil@gmail.com (External) <clerk@postwickwitton-pc.gov.uk>
Subject: Postwick with Witton Neighbourhood Plan Pre-Submission Regulation 14 Consultation

CAUTION - External Email: This email originated from outside the Broads Authority's email system.
Do not click links or open attachments if you do not recognise the sender. If unsure, contact IT.

Dear Stakeholder

Postwick with Witton Neighbourhood Plan Pre-Submission Regulation 14 Consultation

Postwick with Witton Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Postwick with Witton Parish. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from Wednesday 18th December 2024 to Wednesday 29th January 2025.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to Broadland District Council and the Broads Authority.

All comments received by Wednesday 29th January 2025 will be considered by the Neighbourhood Plan Steering Group and Parish Council and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan and supporting evidence can all be found online: [Neighbourhood Plan – Postwick with Witton Parish Council](#)

Should you wish to provide comments you can send these to the Parish Clerk via email at clerk@postwickwitton-pc.gov.uk.

Yours faithfully

Sonia Noble-Parker
Parish Clerk

Postwick with Witton Parish Council

Appendix E- Regulation 14 Posters for the Consultation Drop-In (January 2025)

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN POLICIES

Policy PW1: Key considerations for all development proposals in Postwick with Witton

All development proposals should consider at an early stage how they can support achievement of the key priorities for Postwick with Witton. These include:

- Supporting major planned growth and economic activity in key locations, at Broadland Business Park and as part of the Norwich growth triangle at The Oaks
- Establishing new and improved walking and cycling routes between the key settlement areas, with Brundall and towards Norwich
- Improving the provision of public footpaths to enhance access to the Broads for recreational benefit
- Ensuring biodiversity and wildlife connectivity, particularly in key corridors of movement, is a key consideration in all planning decisions.
- Protecting and enhancing valued green spaces and the unspoiled nature of the parish around the Broads
- Ensuring development is designed to a high standard that is appropriate to its location.

Where applicable, applications should demonstrate how these priorities have influenced development of the proposal within a Design and Access or Planning Statement.

Policy PW2: Commercial Growth in Postwick with Witton

Proposals for commercial development within existing, allocated key employment locations identified within the Greater Norwich Local Plan are supported in line with relevant policy.

To retain the setting and tranquillity of Postwick Village and the Broads, proposals for commercial development south of the A47 will not be supported where there are employment sites available within the designed employment locations identified within the Greater Norwich Local Plan. Any proposals that come forward under these circumstances will need to demonstrate how the design (including lighting – see Policy PW14), layout and scale conserves and enhances landscape features. Applications will need to be accompanied by a Landscape Value Impact Assessment to demonstrate that they will not have a significant impact on the landscape character of the area.

Policy PW3: Development on land south of Smea Lane

Proposals for the mixed-use development of Land South of Smea Lane are strongly supported where they can be shown to provide a mix of housing to meet local need and associated social infrastructure. This includes a new school, creche, community hall and nursery, as detailed in the Growth Triangle Area Action Plan, unless it can be demonstrated that these are no longer required to meet local need.

Policy PW4: Cycle Routes

Opportunities should be taken to enhance and create new cycle links between the key settlement areas within the parish and to Norwich and Brundall. Priority routes for improvement/creation include those identified in Figure 6.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN POLICIES

Policy PW5: Protection and Enhancement of Public Rights of Way

Development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes that are convenient for users should be provided at the expense of the developer.

In agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Enhancement works would include new routes, turning permissive paths into public rights of way, improving linkages, upgrading surfaces or signage.

Development schemes that include proposals to establish new Public Rights of Way that improve access to the River Yare and the Broads in accordance with those depicted in Figure 8 will be considered to deliver a significant community benefit.

Policy PW6: Biodiversity

All development in Postwick with Witton should contribute towards nature recovery by protecting and strengthening ecological networks, delivering biodiversity net gain and ensuring the protection of key sites of ecological interest. Weight will be attached to the presence of natural green space, both in terms of impacts and the potential for enhancement of these green spaces as a result of development.

New development proposals should take opportunities to improve the connectivity of existing habitats, such as hedgerows and trees, to create safe corridors of movement with good continuity and cover for wildlife moving through the local landscape.

Development proposals within or adjacent to areas of priority habitat and key sites of ecological interest (Figure 10) must demonstrate they will not have an adverse impact on these habitats and will retain or enhance these areas as part of the development process. The use of buffer zones around sensitive sites is encouraged.

Establishment of Biodiversity Net Gain sites, to create enhanced areas of habitat within the parish, are supported.

Gardens and boundary treatments must be designed to allow the movement of wildlife and provide habitat for local species. Vegetation rich species should be used, rather than continuous solid fencing.

Policy PW7: Trees

Tree planting is encouraged as part of all development proposals to achieve ecological connectivity and enhance the character of the settlement.

All planning applications should take account of the presence of large trees and make allowance within their design and implementation for their protection and enhancement. An Arboricultural Impact Assessment is required where trees are present on a site for new built development or where trees could be impacted through a householder application.

Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of the lost trees. Trees must be replaced on a 2 to 1 ratio unless robust evidence is provided that demonstrates this would make the scheme economically unviable. Replacement trees must be native British species of local provenance and be suitable for the plot size. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this unless exceptional circumstances can be demonstrated.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN POLICIES

Policy PW8: Green Corridors

The Plan identifies four green corridors identified in Figure 12. Development proposals within or adjacent to these corridors should:

- a) Not have a detrimental impact on the green open nature of the corridor; and
- b) Enhance public access to or within the corridor where possible; and
- c) Demonstrate how the proposal will contribute to improving habitat connectivity within the corridor; and
- d) Avoid introducing barriers to the movement of wildlife within the corridor and demonstrate how the proposal will incorporate suitable mitigation where this is unavoidable.

Policy PW9: Local Green Space

The areas listed below and shown in Figure 13 are designated as Local Green Space:

1. Memorial Garden, the graveyard in the middle of Broadland Business Park
2. Wooded Area, West of Oak Lane, Postwick
3. All Saints Church Burial Ground, South of Ferry Lane, Postwick
4. Playing Field, South of Ferry Lane, Postwick
5. Snowdrop Acre, Witton
6. St Margaret's Churchyard, Witton

Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belt.

Policy PW10: Landscape Character

All development proposals should help to conserve and enhance the character, appearance and setting of the parish. Proposals should demonstrate how the design and layout of the development helps to retain, enhance and restore key landscape features.

Proposals that would have an adverse impact on character of the immediate or wider landscape or the special qualities of the Broads will not be supported.

Proposals adjacent to the Broads must reflect the transitional nature of this part of the parish by reinforcing hedgerow and conserving wetland areas.

Policy PW11: Important Local Views

The following five views, shown on Figure 15 are identified as important local views:

- View 1: Brundall Low Road looking south towards Surlingham
- View 2: Church Road, South Witton, looking towards Postwick village
- View 3: Ferry Lane looking southwest towards Postwick village
- View 4: From Postwick playing field looking southeast
- View 5: East of Witton Lane, from Postwick Footpath 1

Proposals located within these views should demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the view. Development proposals that would unacceptably affect these important local views will not be supported.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN POLICIES

Policy PW12: Dark Skies

All proposals within the parish are encouraged to incorporate good lighting management and design to ensure glare and light spill into the night sky is minimised.

Proposals located south of the A47 will need to demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting. Criteria to be considered includes:

- Fully shielded (enclosed in full cut-off flat glass fittings)
- Directed downwards (mounted horizontally to the ground and not tilted upwards)
- Avoid dusk to dawn lighting introducing timed motion detectors; and
- Use low-energy lamps such as LED, metal halide or fluorescent sources.

Development proposals within the Broads Authority area will need to comply with the relevant policy within the Local Plan for the Broads.

Policy PW13: Design

Development proposals should be consistent with the design codes identified in the Postwick with Witton Design Guidance and Codes document.

As a minimum, development proposals, should provide evidence of how their design:

- a) Has soft landscaped edges where it meets the rural countryside;
- b) Incorporates green assets and conserves native trees and shrubs;
- c) Incorporates front gardens that are bordered by hedging, flowerbeds, bushes or trees to mitigate the visual impact of parked vehicles;
- d) Provides off-street parking or where this is not possible on-street parking that does not impede the flow and visibility for pedestrians, cyclists and other vehicles;
- e) Provides adequate provision of visitor parking in line with Norfolk County Council's Parking Guidelines;
- f) Incorporates garages with sufficient space for storage and wheeling of bicycles and bins;
- g) Orientates buildings or extensions within the plot, along with the site topography, to maximise solar gain, while keeping a consistent frontage to the street; and
- h) Incorporates renewable energy generation, and where this includes heat pumps these are placed to the side or rear of properties to avoid visually damaging the street scene and the main, front elevation of a building.

For all new development it must be demonstrated how water management solutions have been considered at an early stage of the planning process.

External lighting schemes must follow Policy DM22 of the Local Plan for the Broads to maintain and protect the tranquil and rural nature of the whole parish.

Extensions or modifications should retain the existing number of parking spaces on a site.

VISION

Postwick is a major centre of economic activity and housing growth in key locations on the edge of Norwich, but the character of the village of Postwick and the scattered hamlet of Witton to the east of Broadland Northway, and south of the A47 has seen much less change. Both the settlements of Postwick and Witton have largely retained their respective rural characters, especially the area bordered by the River Yare partly within the Broads Authority area, characterised by arable farming and livestock.

The vision is to protect the rural character of Postwick village and the hamlet of Witton whilst supporting proportional housing growth at The Oaks with associated community services and facilities. Support the appropriate economic activity within the boundaries of the existing Business Parks.

We will look to significantly improve connectivity through the delivery of new and improved public transport, walking and cycling links. These will provide better connectivity within the parish, access to essential services, employment opportunities and into the countryside for recreational benefits.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN KEY DEVELOPMENT PRIORITIES

A. Support major planned growth and economic activity in key locations, at Broadland Business Park and as part of the Norwich growth triangle at The Oaks.

B. Establish new and improved cycling routes between the key settlement areas, with Brundall and towards Norwich.

C. Improve the provision of public footpaths to enhance access to the Broads for recreational benefit.

D. Ensure biodiversity and wildlife connectivity, particularly in key corridors of movement, is a key consideration in all planning decisions.

E. Protect and enhance valued green spaces and the unspoiled nature of the parish around the Broads.

F. Ensure development is designed to a high standard that is appropriate to its location.

POSTWICK WITH WITTON

NEIGHBOURHOOD PLAN COMMUNITY ACTIONS

Community Action 1: Wildlife

The Parish Council will work with residents and local landowners to encourage the movement of wildlife through the green corridors by planting trees, hedgerow, wildflowers and replacing fencing with hedgerow where possible.

Community Action 2: Trees

A formal audit of large and old trees within the parish will take place to identify the resource present and allow an appropriate action plan to be put in place to protect them. A desktop audit for tree cover will be carried out to develop a programme of woodland and hedgerow planting. The Parish Council will also work to encourage tree and hedgerow planting within gardens and public spaces.

Community Action 3: Natural Green Space

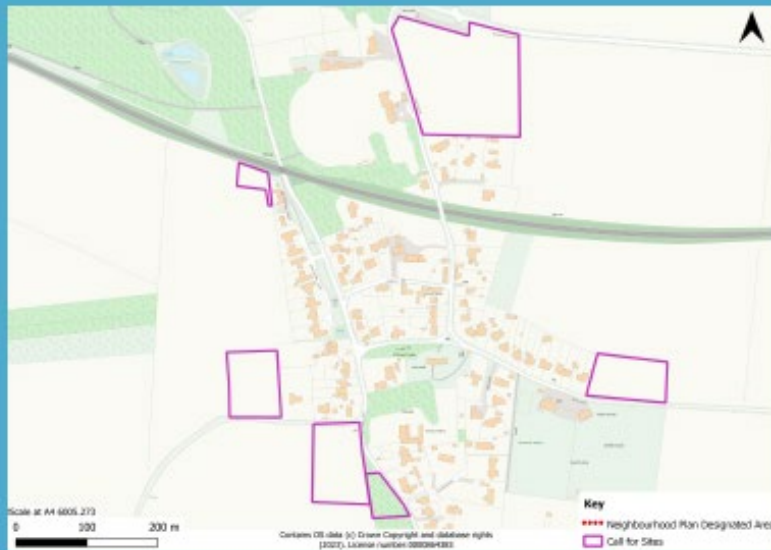
The Parish Council will undertake an audit of natural greenspace to develop a better understanding of the key sites of ecological interest and their potential for enhancement within the parish. This will include the accessibility of such sites to determine any shortfalls in accessible natural green space and where protection is needed for existing green space where access is on an informal basis. Consideration will be given to enhancement of land west of Oak Lane for development as a formalised area of accessible natural green space.

Community Action 4: Cycle Links

The Parish Council will engage with public sector organisations to raise the importance of improving the cycle link between Postwick village and Norwich, with a view to this being included within the Local Cycling and Walking Improvement Plan.

POSTWICK WITH WITTON NEIGHBOURHOOD PLAN

Sites submitted by landowners as part of the consultation process for the Neighbourhood Plan



West of Oaks Lane, adjacent to railway and Neil Primrose Close



North of Hall Lane, adjacent to 6 Hall Lane



South of Hall Lane, opposite 21 Oaks Lane and West of Oaks Lane opposite No.29



Between Church Road and Brundall Low Road, adjacent to 1a Church Road



North of Ferry Lane, opposite cricket club



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN IMPORTANT LOCAL VIEWS

View 1: Brundall Low Road looking south towards Surlingham



View 2: Church Road, South Witton, looking towards Postwick village



View 3: Ferry Lane looking south west towards Postwick village



View 4: From Postwick playing field looking south east



View 5: East of Witton Lane from Postwick Footpath 1



POSTWICK WITH WITTON NEIGHBOURHOOD PLAN LOCAL GREEN SPACES

LGS1: Memorial Garden, the graveyard in the middle of Broadland Business Park



LGS4: Playing Field South of Ferry Lane, Postwick



LGS2: Wooded Area, West of Oak Lane, Postwick



LGS5: Snowdrop Acre, Witton



LGS3: All Saints Church Burial Ground, South of Ferry Lane, Postwick



LGS6: St Margaret's Churchyard, Witton

