Sprowston with Beeston St Andrew

Consultation Statement

To accompany the Sprowston with Beeston St Andrew Joint Neighbourhood Plan
submission version, for examination

August 2026

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1. Introduction

Background and consultation requirements

1.1 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is a modified version of the Plan for 2024-2040, and a part of the Government's current approach to planning. It draws on consultation and other evidence bases.

1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012. This document sets out the consultation process employed in the production of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.

1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:

a. *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.];*
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 [or neighbourhood development plan as proposed to be modified].*[1]

[1] https://www.legislation.gov.uk/uksi/2012/637/part/5#commentary-key-886ff64494d5d26f8ad10b6ec068e545

2. Community engagement stages

The recruitment of a Steering Group

2.1 Sprowston Town Council agreed to undertake a review of the 2014 adopted Neighbourhood Plan during Autumn 2024, to find Neighbourhood Plan consultants and assemble a working party (Steering Group) to guide and produce the Plan. See Appendix 2 for Steering Group members.

2.2 Beeston St Andrew Parish Meeting decided to join the production of the Sprowston Neighbourhood Plan in Summer 2025.

Community engagement

2.3 The Modified Neighbourhood Plan draws, in part, on the evidence base from the 2014 adopted Sprowston Neighbourhood Plan.

2.4 There are 2 stages of evidence based work that were undertaken for the review of the Neighbourhood Plan. Full details can be found in Appendix 3 and 4. The names of individual respondents have been removed.

STAGE 1a. **Sprowston Household Survey** (March 2025) – *this included questions about street lights for the Town Council.*

- 906 households responded, a return rate of 11.7%.
- Surveys were delivered to every household with a pre-paid envelope and available online.
- The survey focused on planning matters and covered housing need, design aspirations, ideas for connections and integration of new development, localised flooding, ideas for the protection of green spaces, preference for climate change measures, new outdoor open space, community facilities, street lighting preferences and a preference for the types of businesses to be encouraged in Sprowston. The results were used to shape policy drafting.

STAGE 1b. **Beeston St Andrew Household Survey** (September/ October 2025)

- 5 households responded, a return rate of 39%.
- Surveys were delivered to every household and available online.
- The survey covered focused on planning matters and covered housing need, design aspirations, localised flooding, ideas for the protection of green spaces, preference for climate change measures, new outdoor open space, and community facilities in Beeston St Andrew.

STAGE 2. **Pre-submission consultation (Reg 14)**

- Following approval from Sprowston Town Council and the Beeston St Andrew Parish Meeting in February 2026, the draft Neighbourhood Plan was published for pre-submission consultation (from 21st March to 8th May 2026). It was sent to statutory agencies and available for residents to comment on.

- The consultation was launched with exhibitions in the following locations. Note, there is no community building in Beeston St Andrew suitable for an event.
    - Saturday, 21st March,10am to 2pm at the Viking Centre, Tills Road, NR6 7QZ.
    - Tuesday, 24th March, 10am to 1pm at the Sports & Social Club, Blue Boar Lane, NR7 8RJ.
    - Tuesday, 24th March, 3pm to 8pm at the Diamond Centre, School Lane, NR7 8TR.
- The following organisations were emailed with a link to the Neighbourhood Plan documents for comment:
    - Active Norfolk
    - Anglian Water Services Ltd
    - Aslake Community Glasshouse Growers
    - Astill Planning
    - Beeston St Andrew Parish Meeting
    - Broadland District Council (Councillors)
    - Broadland District Council & South Norfolk Council
    - BT
    - Cecil Gowing Infant School
    - CofE Diocese of Norwich
    - Community Action Norfolk
    - Crostwick Parish Meeting
    - CTIL
    - Environment Agency
    - Equal Lives
    - Falcon Junior School
    - Gage Road Chapel
    - Girlguiding Norfolk
    - Great and Little Plumstead Parish Council
    - Historic England
    - Homes England
    - Horsham & Newton St Faiths Parish Council
    - Hyperoptic
    - Independence Matters
    - ITS Technology
    - Mobile Operators Association
    - National Gas
    - National Grid
    - National Highways
    - Natural England
    - NCC Historic Environment Service
    - Network Rail
    - Norfolk & Suffolk Gypsy Roma & Traveller Service
    - Norfolk & Waveney Integrated Care Partnership
    - Norfolk Business Board
    - Norfolk Chamber of Commerce
    - Norfolk Constabulary - Estates Department (HQ)
    - Norfolk County Council
    - Norfolk Geodiversity Partnership
    - Norfolk Wildlife Trust

- Norwich City Council
- Norwich International Airport Ltd.
- Norwich Spikers Volleyball Club
- Old Catton Parish Council
- Rackheath Parish Council
- Redmayne View nursing home
- Rocky Road / Gage Road Chapel
- Salhouse Parish Council
- Scouts (30th Norwich Sprowston)
- Scouts (45th Norwich St Cuthbert's)
- Spahawk Infant School
- Spixworth Parish Council
- Sports England East
- Sprowston Athletic FC
- Sprowston Community Churches network
- Sprowston Community Cinema
- Sprowston Cricket Club
- Sprowston FC
- Sprowston Gardening Club
- Sprowston High School
- Sprowston Infant School
- Sprowston Junior School
- Sprowston Library
- Sprowston Library Knit & Natter
- Sprowston Methodist Church
- Sprowston Parish Churches
- Sprowston Parish Churches (St Cuthbert's / St Mary & St Margaret)
- Sprowston Parish Players
- Sprowston Primary Care Centre
- Sprowston Senior Citizens Club
- Sprowston Sports and Social Club
- Sprowston Town Council
- Sprowston Youth Engagement project
- SSE Telecom
- Tesco Sprowston community champion
- Tetlow King
- The Bridge Plus
- The Diamond Centre (Sprowston Town Council)
- Thoroughbred Netball Club
- Thorpe St Andrew Town Council
- UK Power Networks
- Water Management Alliance
- White House Farm Primary School
- White Woman Lane Junior School
- Wroxham Parish Council

2.5 To publicise the work of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan, the Steering Group used:

- Leaflets (sent to every household for stages 1 and 2)
- Posters on noticeboards
- Press release (for stage 2)

- Sprowston Matters (parish magazine)
- Just Sprowston (parish magazine)
- Sprowston Town Council Neighbourhood Plan webpage: https://sprowston-tc.gov.uk/sprowston-neighbourhood-plan/
- Facebook
- Updates at Sprowston Town Council and Beeston St Andrew Parish Meeting.

2.6 Should there be a referendum, the Steering Group intends to write a short summary of the Joint Neighbourhood Plan to be delivered within the community.

Environmental screenings

2.7 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in early 2026. Consultation responses were received from the Environment Agency, Historic England and Natural England.

2.8 Based on the assessment undertaken in the SEA and HRA Screening Reports and the responses received from the consultation bodies, Broadland District Council consider that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the Sprowston with Beeston St Andrew Neighbourhood Plan, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

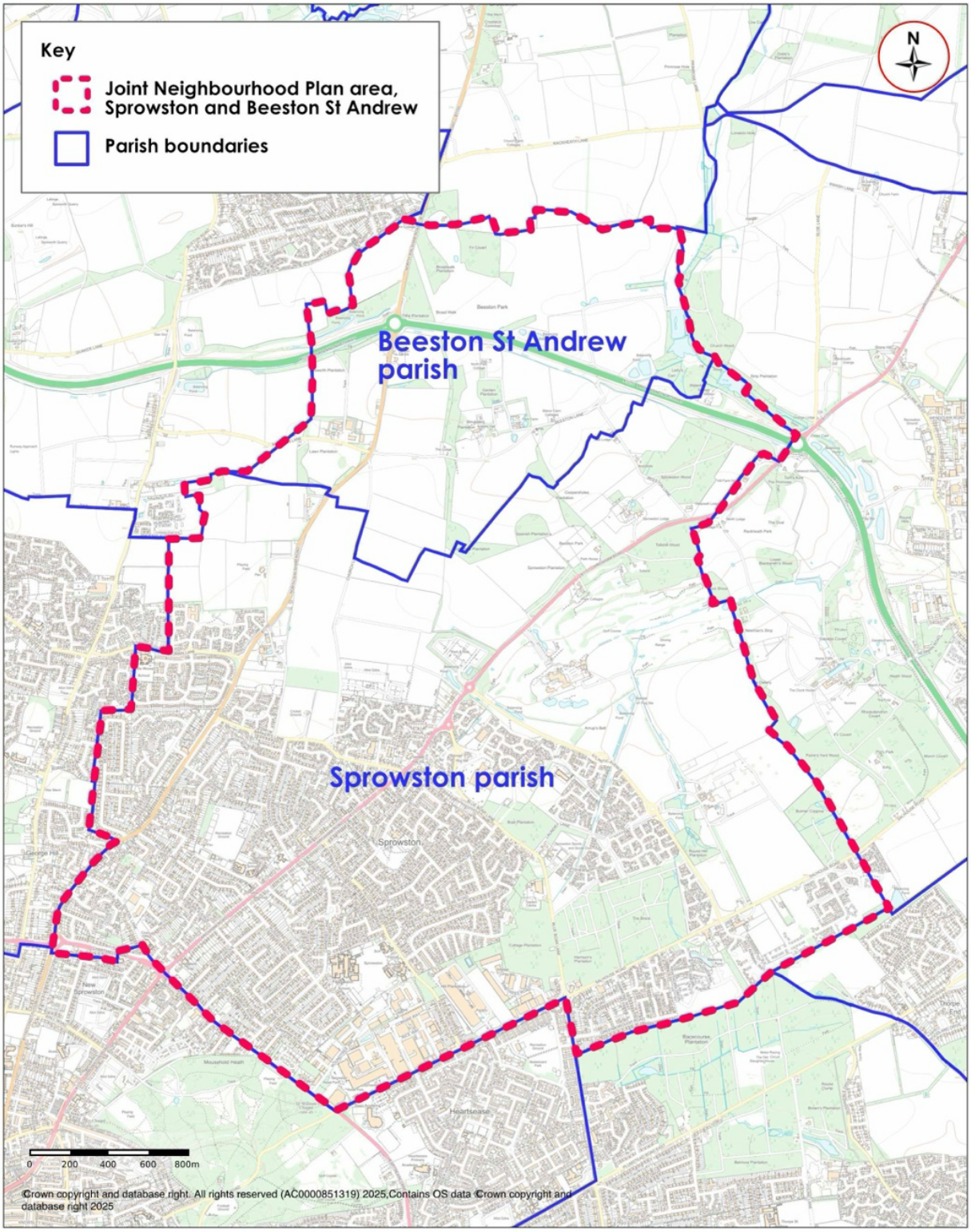
3. Conclusion

3.1 The programme of community engagement carried out during the production of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan was appropriate to the process of the review.

3.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission Sprowston with Beeston St Andrew Joint Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the Greater Norwich Local Plan.

APPENDIX 1: Neighbourhood Plan Area

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



APPENDIX 2: Neighbourhood Plan Steering Group members

Appendix 2(a): Steering Group members

The Sprowston and Beeston St Andrew Joint Neighbourhood Plan Review Steering Group consisted of the following members:

- **Bibin Baby**, Sprowston Town Councillor and Broadland District Councillor (until September 2025)
- **Martin Callam**, Sprowston Town Councillor
- **Bill Couzens**, Chairman of Neighbourhood Plan Steering Group and Sprowston Town Councillor
- **Brian Cunningham**, Sprowston resident (involved from September 2025)
- **James Dungar** Sprowston Resident (involved from December 2025)
- **John Leahy-Mallen**, Sprowston Town Councillor
- **Judy Leggett**, Vice Chairman of Neighbourhood Plan Steering Group and Sprowston Town Councillor
- **Jason Pye**, Chairman of Beeston St Andrew Parish Meeting
- **Rod Pye,** Sprowston resident (involved from November 2025)
- **Adrian Tipple**, Sprowston Town Councillor and Broadland District Councillor

Supported by:

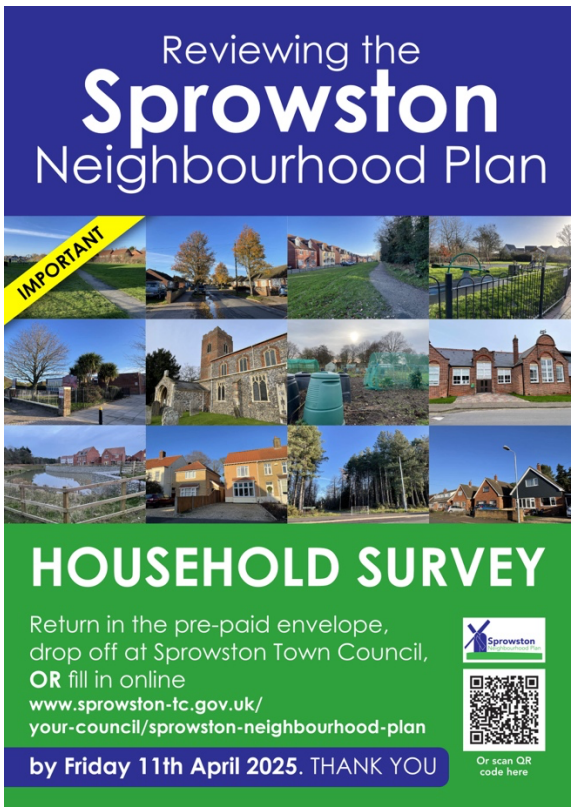
- **Guy Ranaweera**, Sprowston Town Clerk

Independent consultant team:

- **Rachel Leggett**, Rachel Leggett & associates, Independent Consultant
- **Andrea Long**, Compasspoint Planning, Independent Consultant
- **Emma Harrison,** Independent Consultant

APPENDIX 3: Household Survey (January/February 2025)

Appendix 3(a): Poster for the Sprowston Neighbourhood Plan Household Survey



Appendix 3(b): Sprowston Neighbourhood Plan review. Full results of the Neighbourhood Plan household survey, March 2025

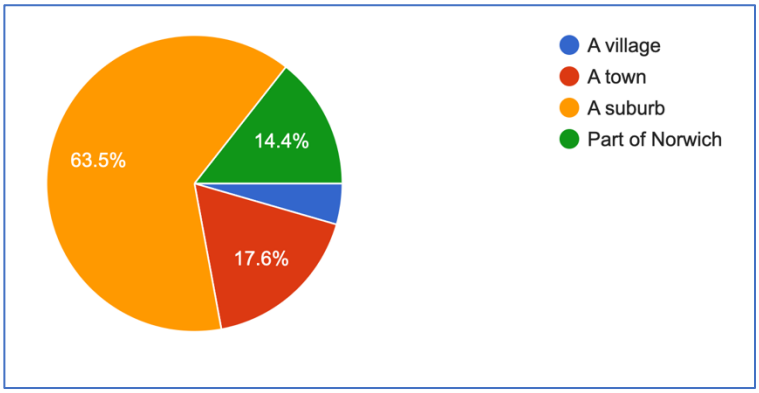
REPORT

906 household responses, a **return rate of 11.7%,** based on 7724 households in the parish (Census 2021).

Note: raw data can be found in the full report on the Town Council website.

(1) Which of the following best describes Sprowston? (please tick ✓ one answer)

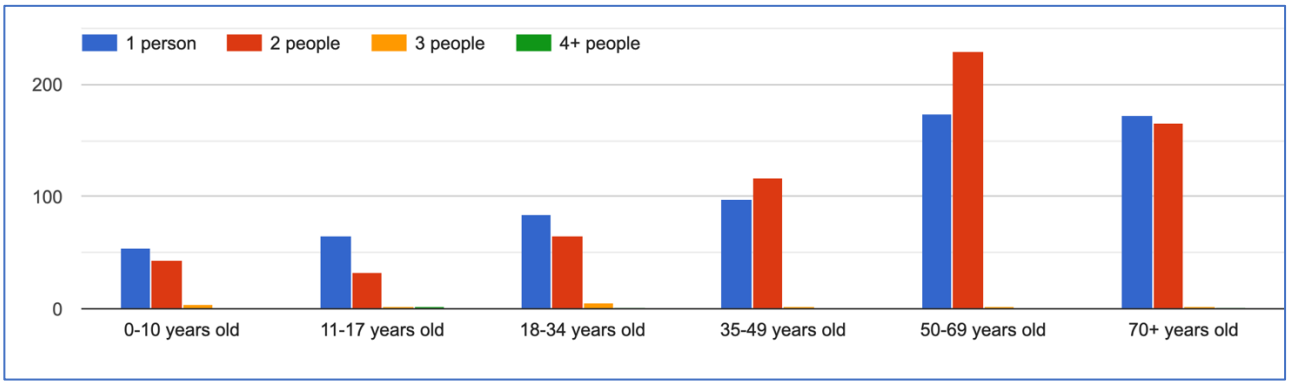
Summary of the data: The majority of respondents (63.5%, almost two thirds) consider Sprowston to be a suburb of Norwich. A small proportion consider it a town (17.6%) or a part of Norwich (14.4%), and only a small proportion (4.5%) see Sprowston as a village.
Action: Consider what a suburb of Norwich means for the Neighbourhood Plan vision and Design Code.



ABOUT YOUR HOUSEHOLD

(2) Please tell us the ages of people in your household. (please tick ✓ the number of people in each age group)

Summary of the data: the breakdown of respondents shows that a cross section of the population have responded. Respondents are predominantly an older demographic, with few young families or large households. This does not correspond with the breakdown of population shown in the census data (see page 29 of the Sprowston Data Profile) which shows are more even spread of the population across ages. Respondents housing compositions are skewed toward 1 and 2 person households, especially in age brackets over 50.
Action: Ensure that the Neighbourhood Plan work continues to be promoted to a wide audience.



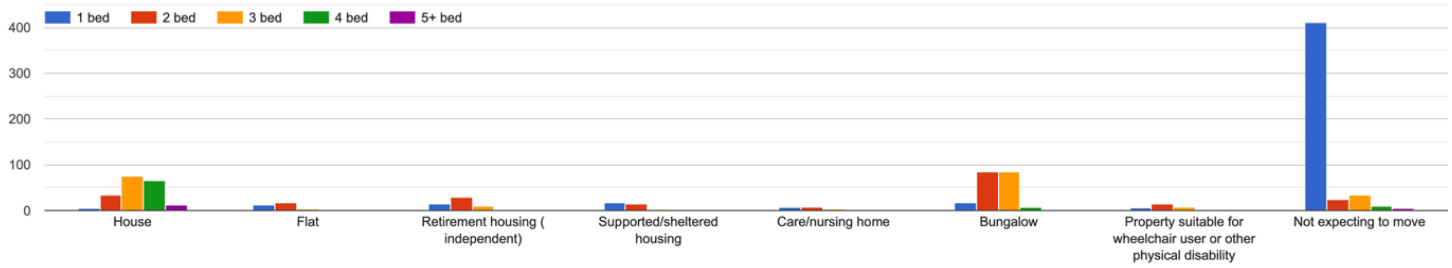
HOUSING NEED

(3) If you, or a person in your household are seeking to change your housing in the next 5 years, what type of property do you think you would be looking for? (please tick ✓ the kind of properties that would best suit your/their needs)

Summary of the data: Most people are not expecting to move, showing that a significant majority of respondents plan to stay in their current homes.
Among those who are considering moving, there is the following interest:

- Houses (mainly 2, 3 and 4 bedrooms)
- Bungalows are also in demand, primarily 2 and 3 bedroom bungalows
- Retirement housing (independent) and supported/sheltered housing have a modest level of interest, mostly in 1 and 2 bedroom options.

There is low demand for flats, care/nursing homes and properties suitable for wheelchair users or other physical disability, however, the proportion of people looking for this type of accommodation is likely to be less across the population.
Summary: for those considering a move, modest-sized homes (1–3 bedrooms), especially bungalows and small houses, are preferred.
Action: Compare with the Sprowston Housing Needs Assessment data to feed into a Housing Needs policy.

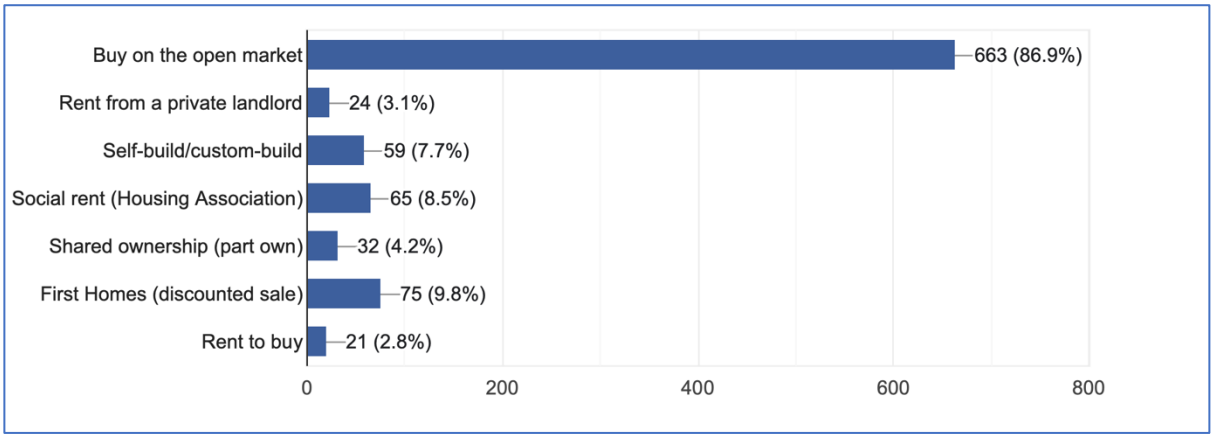


(4) If the following options were available in Sprowston, which would you, or a person in your household, be looking for? (please tick ✓ one or more boxes)

Summary of the data: of those that responded, there is a dominant preference for homeownership via the open market in Sprowston, with relatively low interest in rental options or alternative housing models.

- A large majority (86.9%) expressed interest in buying a home on the open market.
- Census data (2021) showed that 78.7% lived in owned or shared ownership households.
- First Homes (discounted sale)(9.8%), suggesting a modest demand for affordable homeownership options.
- Social rent (Housing Association) (8.5%), indicating some interest in subsidised housing options. Census data (2021) showed that 10.6% lived in owned or shared ownership households.
- Self-build/custom-build (7.7%), showing a niche interest in building personalised homes.
- Shared ownership (part own)(4.2%) indicated interest.
- Rent from a private landlord (3.1%), showing relatively low demand for this option. Census data (2021) showed that 10.7% lived in owned or shared ownership households.
- Rent to buy: The least selected option, with only 21 respondents (2.8%).

Action: Compare with the Sprowston Housing Needs Assessment data to feed into a Housing Needs policy.



DESIGN & DEVELOPMENT

(5) What features would you like to see included in any new development? (please tick ✓ up to 10 boxes only).

Summary of the data: respondents want green, sustainable, low-rise developments with good lighting, public transport access, off-street parking, and a variety of house styles. There's also considerable support for eco-friendly features like solar panels and rainwater collection, alongside community-focused amenities like play areas and footpaths.

Most popular features, indicating a strong preference for nature-friendly development, good transport access, and adequate parking.

1. Off-street parking: 616 respondents (69.4%) – compared to 54 (6.1%) wanting on street parking
2. Trees, hedges, and planting: 573 respondents (64.5%)
3. Wildlife areas and ponds: 506 respondents (57%)
4. Bus stops: 517 respondents (58.2%)
5. Street/pathway lighting: 541 respondents (60.9%) – compared to 18 (2%) not wanting street/pathway lighting

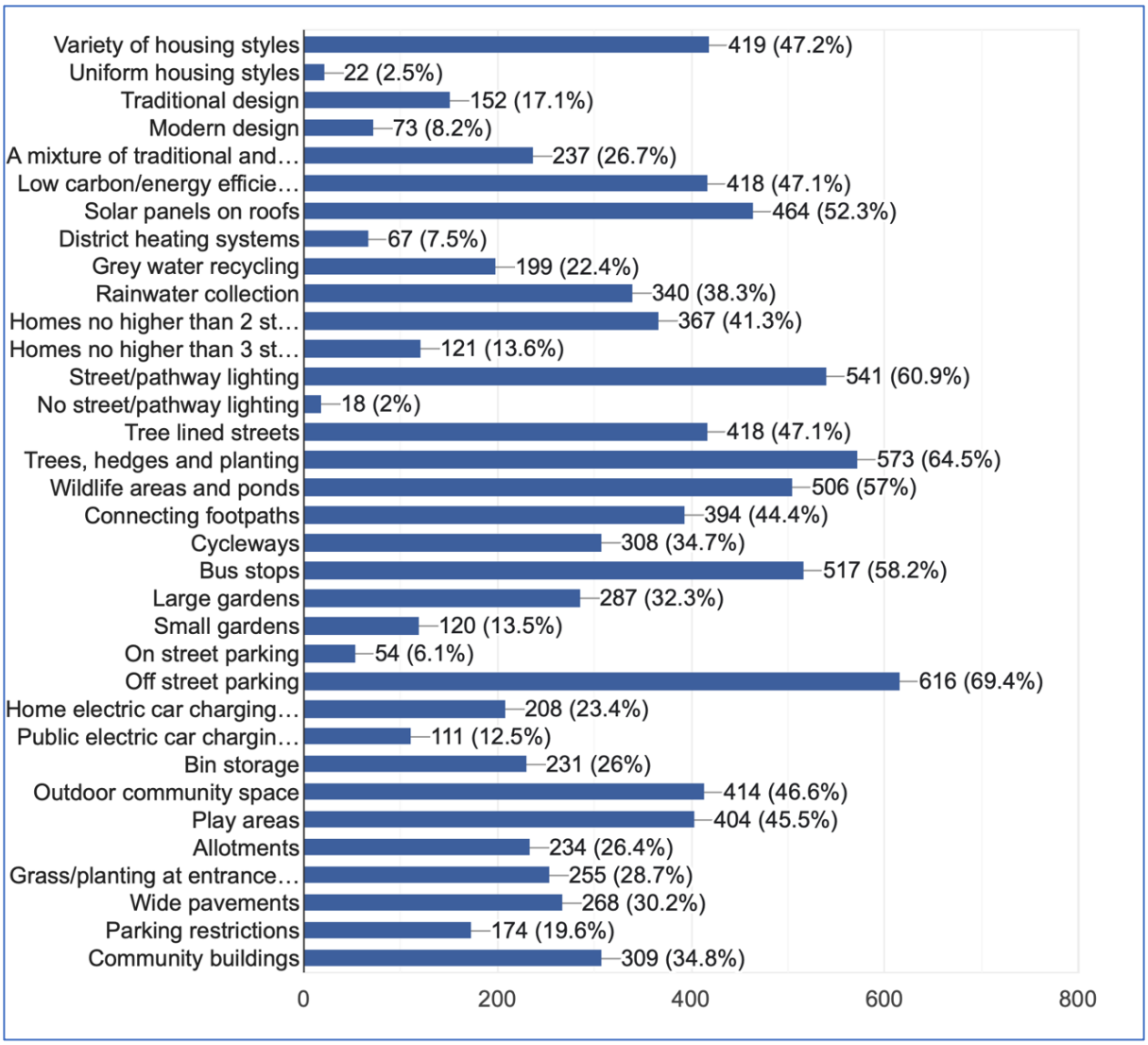
Other notably popular features, reflecting interest in sustainability, connections, family-friendly amenities, and modest building heights

1. Solar panels on roofs: 464 (52.3%)
2. Outdoor community space: 414 (46.6%)
3. Play areas: 404 (45.5%)
4. Connecting footpaths: 394 (44.4%)
5. Homes no higher than 2 storeys: 367 (41.3%)
6. Rainwater collection: 340 (38.3%)

Least popular features, show clear preferences against uniformity, excess building height, and on-street parking, favouring instead diversity, green space, and accessible

- No street/pathway lighting: 18 (2%)
- Uniform housing styles: 22 (2.5%)
- Homes higher than 3 storeys: 121 (13.6%)
- District heating systems : 67 (7.5%)
- On-street parking: 54 (6.1%)

Action: Feed into the Design Code.



(6) Are there any other design features that new developments should include?

Summary of the data: Other suggestions include the following

- Infrastructure
    - Health services (doctors, dentists, pharmacies) and schools. Suggestion that existing services are already overwhelmed.
    - Road and traffic issues, suggestions include wider roads, better road surfaces, more parking and traffic calming. Salhouse Road is a frequently cited concern.
    - Public transport, suggestions include bus stops, shelters, better route and safety measures such as lighting and pavements.
- Green and open spaces
    - Parks, wildlife areas, tree planting, hedgehog highways and play areas for children.
    - Nature presentation, protection of existing woodlands and wildlife.
- Criticism of 'cookie-cutter' housing that lacks character. Want larger gardens, better spacing between homes, bungalows and accessible homes, energy-efficient design (solar panels, heat pumps, grey water recycling), garages and sufficient driveways, Affordable Housing (especially for first-time buyers and local people).
- Community and social spaces to foster social interaction and community cohesion, e.g. community hubs, pubs, cafes, allotments, sports facilities and shops.
- Pet considerations, fenced dog walking areas, bans on dogs in play areas, and wildlife-safe features.
- Sustainable building practices – solar panels, air/ground source heat pumps, drainage and flood management, Passivhaus design, permeable surfaces for drives and roads
- Development opposition based on loss of green spaces, damage to wildlife, strain on already stretched infrastructure, feeling that Sprowston is overdeveloped and losing its identity

Action: Feed into the Design Code.

(7) Given new housing is planned for Sprowston, how do you think new development can be connected and integrated as part of Sprowston?

Summary of the data:

1. Infrastructure and Services
    - Keywords: bus, access, infrastructure, facilities, services, school, development
    - Theme: many respondents emphasised the need for strong infrastructure, including public transport (especially buses), schools, and essential facilities to support the new housing.
2. Housing quality and planning
    - Keywords: housing, build, like, think, area, just, Sprowston
    - Theme: comments focused on the importance of thoughtful planning and building quality housing that fits well with the character of the existing community.
3. Healthcare and green space
    - Keywords: doctors, dentists, surgeries, green spaces, schools, infrastructure
    - Theme: there is a clear concern about healthcare availability (doctors, dentists) and maintaining green areas, suggesting new developments should include or be near these services.
4. Connectivity and transport
    - Keywords: transport, roads, footpaths, cycle, bus, connecting
    - Theme: improved connectivity through new roads, cycleways, footpaths, and public transport was frequently mentioned as key for integration.
5. Community and local amenities
    - Keywords: community, local, shops, green, people, areas
    - Theme: respondents highlighted the importance of fostering a sense of community and ensuring that local shops and public spaces are part of new developments.

Action: Feed into the Design Code.

NATURAL ENVIRONMENT

(8) Please list any areas that are prone to localised flooding and should be identified within the Neighbourhood Plan.

Summary of the data: The following locations have been mentioned by respondents

- Allens Lane between speed humps
- Area around and behind Park & Ride site
- Areas near existing farm land and Beeston Lane
- Beeston Lane
- Blue Boar Lane by Sprowston Garden Centre
- Bottom of hill on path from Laundry lane to Overstrand Way
- Burrage Way
- Cannerby Lane
- Church land and adjacent fields
- Church Lane
- Corner of Greenborough Road
- Cozens Hardy Rd area
- Development Atlantic Avenue
- Entrance to Sprowston Garden Centre
- Falcon Rd (East and west)
- Field opposite Sprowston Manor
- Field opposite Whyvale Garden Centre
- Greenborough Road junction with Hammond Way
- Hall Road
- Hammond Way
- Harrison's Wood
- Jobie Wood Close
- Land on White House Farm off Atlantic Avenue
- land opposite the garden centre
- Lane between mallard way and blue boar
- Linacre Avenue shop area
- Manor Park
- Merlin mews
- Millennium Woods
- Moore Avenue
- Natural springs near Sprowston Park & Ride
- Near brook at Sprowston Manor
- Overstrand Way
- park next to Lidl
- Road off North Walsham Road to Spixworth Road, near North Walsham Rugby Club left hand side of road going out of Norwich
- Russel Avenue
- Salhouse Road
- St Margaret's/St Marys estate
- Wroxham Road is prone to flooding between the ring road and Glenburn Avenue

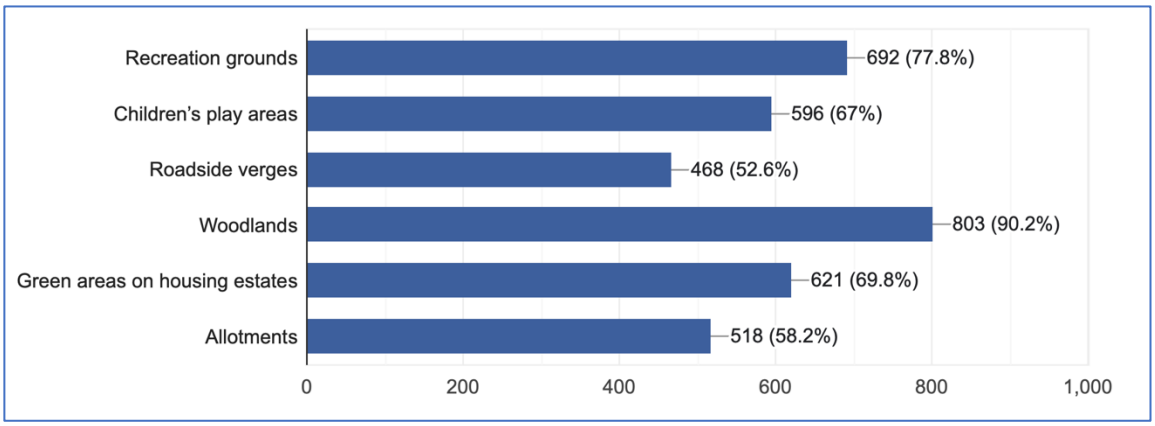
Action: Consider mapping the locations for a localised flooding policy.

(9) Through the Neighbourhood Plan we can protect green areas of particular community importance. These are called Local Green Spaces. What green spaces should we try to protect? (please tick ✓)

Summary of the data: Overall there is interest in protecting all the listed Local Green Spaces.

1. Woodlands received the highest support, with 803 respondents (90.2%) choosing it as a priority for protection.
2. Recreation grounds were next, selected by 692 respondents (77.8%).
3. Green areas on housing estates were chosen by 621 respondents (69.8%).
4. Children's play areas were picked by 596 respondents (67%).
5. Allotments were supported by 518 respondents (58.2%).
6. Roadside verges had the lowest support, with 468 respondents (52.6%).

Other ideas included: Beeston Park, Church Lane path onto North Walsham Road, hedgerows, sports fields, park in Recreation Ground Road, woodlands
Action: Feed into Local Green Spaces policy, with specific locations

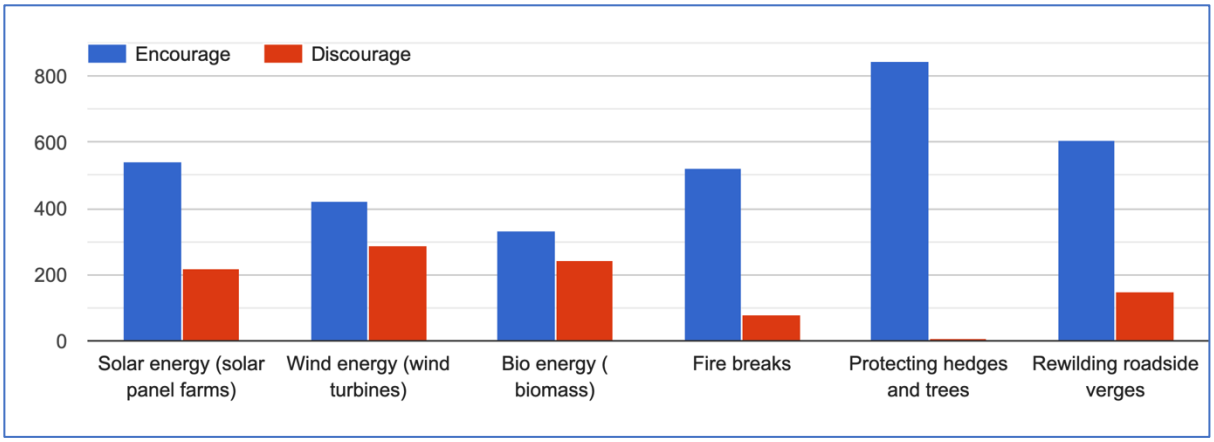


(10) Sprowston Town Council is concerned about Climate Change. Should the following be encouraged/discouraged in Sprowston?

Summary of the data: Most initiatives were widely supported, especially those related to nature conservation (hedges, trees, rewilding). Renewable energy sources of solar and wind were generally encouraged, but wind and biomass faced more resistance compared to other measures.

1. Protecting hedges and trees received the strongest support, with over 800 people in favour and almost no opposition.
2. Rewilding roadside verges also had strong support, with around 600 in favour and relatively few against (~150).
3. Solar energy (solar panel farms) was supported by around 550 respondents, with fewer than half that number opposing it.
4. Fire breaks had about 500 supporters, with very low opposition.
5. Wind energy (wind turbines) was supported by roughly 430 people but also had a noticeable level of opposition (~300).
6. Bio energy (biomass) had the lowest support (about 320) and relatively high opposition (~250).

Action: Feed into a climate change policy.



COMMUNITY & SERVICES

(11) If some new OUTDOOR open space is available for the community, what would you like to see it used for? (please tick ✓ one or more boxes)

Summary of the data: Respondents overwhelmingly prefer nature-focused and inclusive community uses, such as wildlife areas, green spaces, and seating, over specialised recreational facilities like skate parks or BMX areas. This suggests a desire for tranquil, multi-use outdoor environments that serve a wide range of ages and interests.

Most popular uses:

- Nature reserve area/wildlife area – selected by 626 respondents (71.1%), making it the top preference.
- Informal green open space – selected by 514 respondents (58.3%).
- Outdoor seating area – selected by 437 respondents (49.6%).
- Play area for children – selected by 402 respondents (45.6%).
- Community event space – selected by 401 respondents (45.5%).

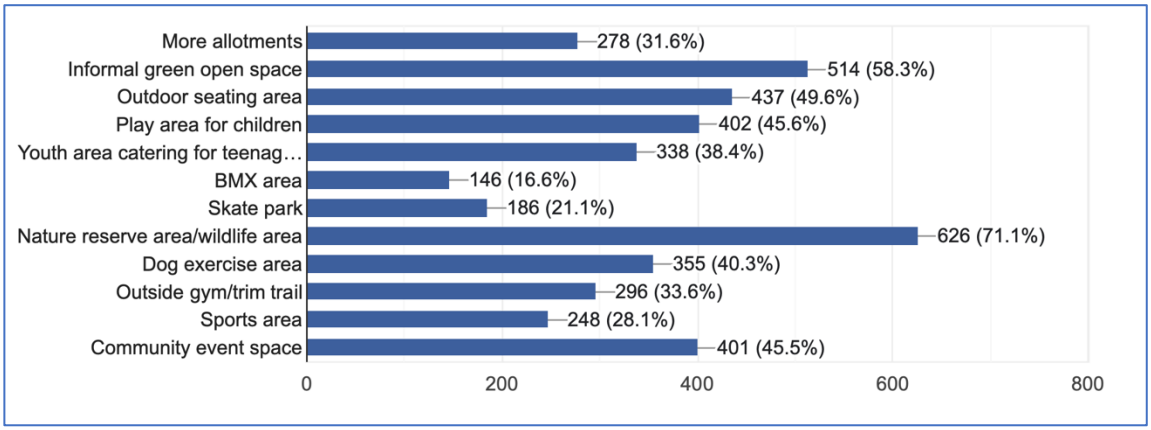
Moderately popular:

- Youth area for teenagers – 338 respondents (38.4%)
- Dog exercise area – 355 respondents (40.3%)
- Outside gym/trim trail – 296 respondents (33.6%)

Least preferred uses:

- More allotments – 278 respondents (31.6%)
- Sports area – 248 respondents (28.1%)
- Skate park – 186 respondents (21.1%)
- BMX area – 146 respondents (16.6%)

Action: Consider provision for new outdoor community space.



(12) What other community facilities do we need in Sprowston, if any?

Summary of the data: respondents want Sprowston to grow in a balanced, sustainable, and community-focused way. The most consistent themes across hundreds of comments are:

- Doctors, dentists, and schools.
- A swimming pool and leisure centre.
- A vibrant community hub for all ages.
- Shops and places to eat, drink, and meet.
- Protection and expansion of green space and nature.

Key themes identified

1. Healthcare facilities, most frequently mentioned need for
    - More GP surgeries, doctors, and NHS dentists.
    - Health centres, walk-in clinics, and pharmacies.
    - Mental health support and wellbeing services.
    - Concerns that current facilities are overstretched and inadequate for current and future population.
2. Education provision, strong demand for:
    - More schools, especially high schools and nurseries.
    - Infrastructure to match the expected population growth from new housing.
    - Better integration of schools in new housing developments.
3. Community and social hubs
    - A central community centre/hub, potentially with a café, meeting rooms, event spaces.
    - Dedicated space for older people, young parents, and mental health support.
    - Youth centres or facilities tailored to teenagers.
    - Village hall or multipurpose spaces for events and activities.
4. Leisure and recreation
    - A swimming pool – one of the most frequently mentioned amenities.
    - Leisure centres, sports halls, and gyms (including outdoor and older people focused).
    - Skate park, BMX track, sports fields, trim trails, MUGAs.
    - Activities and venues for all ages including family dining pubs, arts centres, and indoor play.
5. Shops, food and hospitality
    - Independent shops (e.g. greengrocers, bakers, butchers).
    - More pubs, cafés, and restaurants – especially community-oriented and family-friendly options.
    - Avoidance of more vape shops, takeaways, or barbers.
    - A market or local food network.
6. Public transport and infrastructure
    - Better bus services, cycleways, and roads.
    - Improved parking and traffic control.
    - Proper planning for the impact of new developments.
7. Green space and nature
    - Parks, wildlife areas, walking trails, and dog-free zones.
    - Maintaining biodiversity and natural habitats.
    - Dedicated dog exercise areas, both enclosed and on-lead only.
    - Interest in communal gardens and urban farming initiatives.
8. Safety and policing
    - More visible policing to address anti-social behaviour.

- Community safety measures like speed cameras and dog fouling fines.

9. Youth and elderly Services
   - Youth spaces and clubs, ideally led by qualified staff.
   - Activities and social spaces for older residents (e.g., coffee mornings, board games, walking football).
10. Local identity and community spirit
   - Build a stronger community identity in Sprowston.
   - Create third spaces (not home or work) for people to meet and connect.
   - Support community-led events like local fetes, food markets, or arts events.

Action: Consider provision for new community facilities.

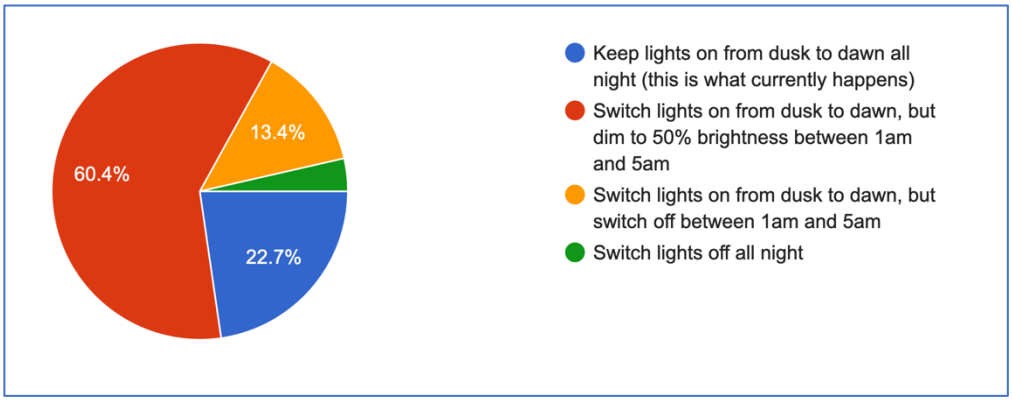
(13) The Town Council controls streetlighting times on most minor roads in Sprowston. For reasons of safety, some roads and other key areas will always be fully lit from dusk to dawn, but there are other minor roads and areas where lighting times, or lighting brightness, could be reduced safely. Please let us know your thoughts by selecting one of the following lighting options (please tick ✓one box)

Summary of the data:

- 60.4% of respondents prefer dimming the lights to 50% brightness between 1am and 5am (from dusk to dawn) — this is the most popular option.
- 22.7% want to keep the lights on from dusk to dawn all night (the current system).
- 13.4% support switching the lights off completely between 1am and 5am.
- 3.5% would prefer to switch the lights off all night — this is the least popular option.

Overall, the majority favour energy-saving measures (either dimming or turning off lights), with dimming being the most favoured compromise.

Action: Feed into Sprowston Town Council policy on streetlighting.



Other ideas, please specify

Summary of the data:

Street lighting preferences

- Strong support for safety lighting: many express that lighting is essential, especially for personal safety, particularly for women, shift workers, and people with night blindness.
- Opposition to full switch-offs: turning lights off completely at night is widely viewed as dangerous and unacceptable.
- Support for dimming: some support dimming lights during the night (especially 1am–5am) as a compromise between safety and energy saving.

Smart and sensor-based solutions

- Motion-activated lights: suggested as a solution in low-traffic areas or between 1am and 5am.
- PIR sensors: proposed especially for lesser-used streets and walkways.
- Granular control: calls for a more flexible, street-by-street or area-specific lighting approach.

Sustainable technology

- Solar-powered street lights: recommended to reduce costs and environmental impact.
- LED upgrades: supported for better energy efficiency, though some dislike the brightness and colour temperature of LED lights.
- Dark-sky friendly lights: to reduce light pollution and preserve views of the night sky.

Safety and security

- Increased policing: if lighting is dimmed or reduced, there should be more visible policing or security measures like CCTV.
- Concerns about crime: some link poor lighting with increased crime and antisocial behaviour.

Infrastructure improvements

- Repair footpaths: some mention the poor state of pavements as a bigger safety hazard, especially with low lighting.
- Trim trees: to prevent light blockage on paths.
- Improve lighting in specific areas: especially cut-through paths, alleys, and older roads.

Accountability and governance

- Frustration with planning: some distrust the council and developers due to unmet promises (e.g., skate park).
- Demand for transparency: energy savings from dimming/off periods should be reflected in lower council tax.

Other suggestions

- Light colour: some prefer warmer/yellow lights over harsh white LEDs.
- Staggered lighting: ideas include lighting every other lamp or only key routes.
- Community safety features: dog bins, safer walkways for wheelchairs and prams, and general maintenance of estates and open spaces.

Action: Consider all ideas as a Town Council.

BUSINESS & EMPLOYMENT

(14) Should the following be encouraged/discouraged in Sprowston? (Please tick ✓ one or more boxes and tell us where)

Summary of the data: Respondents are strongly in favour of expanding healthcare (medical centres, dentists), childcare, and food retail. They are more cautious or divided on office spaces and hospitality services, and least supportive of industrial or large business developments.

Most encouraged:

- Dentists (792 encouraged)
- Medical centres (785 encouraged, very low discouragement)
- Childcare facilities (606 encouraged, low discouragement)
- Food/beverage (small businesses) – high encouragement (600), low discouragement
- Retail units (512) encouraged
- Care homes (513 encouraged, low discouragement)

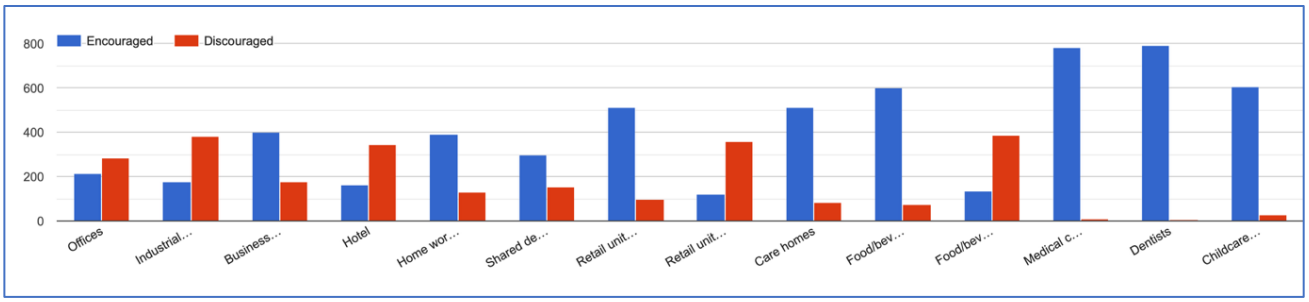
Mixed views:

- Home working (supported more than not), hotels (discouraged more than not), and offices (slightly more discouraged)
- Business start-up units (supported more than not) and

Most discouraged:

- Industrial units (discouraged more than not)
- Retail units (large units) (discouraged more than not)

Action: Feed into policy on employment and business.



Offices; industrial units/workshops; business start-up units; hotel; home working; shared desk space; retail units (small units); retail units (large units); car homes; food/beverage (small business); food/beverage (large chain); medical centre; dentists; childcare provision.

Any other comments?

Summary of the data:

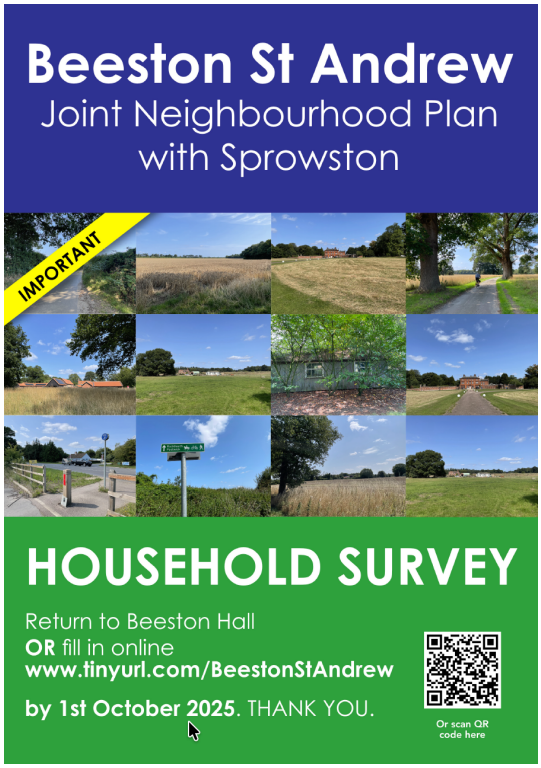
1. Inadequate Infrastructure for new housing
    - Roads, parking, and public transport are not keeping pace with housing growth.
    - Frequent references to overloaded Salhouse Road, Wroxham Road, and other arteries.
    - Concerns about traffic congestion, unsafe roads, and lack of cycle paths.
    - Repeated calls for infrastructure before homes.
2. Shortage of essential services
    - Overwhelming demand for:
        - GP surgeries
        - NHS dentists
        - Schools and nurseries
        - Childcare facilities
    - Current services are described as overwhelmed, underfunded, and inaccessible.
    - Medical and educational provision must be a precondition for further development.
3. Need for social and Affordable Housing
    - Residents demand:
        - Genuinely affordable homes
        - More social housing
        - Housing suitable for young families, low-income earners, and the elderly
    - Criticism of developers not delivering on promised affordable units.
4. Poor survey design and community engagement
    - Numerous comments on:
        - Flawed survey logic (e.g., Q5 and Q14 limiting responses)
        - Ambiguity in questions
        - Lack of clarity around technical terms
    - Perception that the process is tokenistic or that feedback will be ignored.
5. Environmental and green space concerns
    - Strong opposition to:
        - Building on farmland
        - Losing wildlife habitats
        - Diminishing green spaces and parks
    - Advocacy for:
        - Biodiversity protection
        - Cleaner streets
        - Rewilding, though some concerns about pests and maintenance
6. Lack of community facilities
    - Requests for:
        - Community centres
        - Local shops and cafés
        - Pub/social venues
        - Places for youth, hobbies, and informal gatherings
    - New estates are seen as soulless without these amenities.
7. Distrust in planning and development process
    - Widespread distrust of developers and authorities.
    - Concerns that:
        - Promises are not fulfilled (e.g., skate parks, green areas)
        - Development is driven by profit, not community need

- Feelings of being ignored, neglected, or exploited

8. Sprowston's identity at risk
    - Many express a loss of village feel.
    - Fear of becoming a generic Norwich suburb.
    - Calls to preserve character, heritage, and local distinctiveness.

Action: Feed into policies of the Neighbourhood Plan.

Appendix 3(c): Front cover of the Beeston St Andrew Neighbourhood Plan Household Survey



Appendix 3(d): Beeston St Andrew Neighbourhood Plan: Full results of the Neighbourhood Plan household survey, September/October 2025

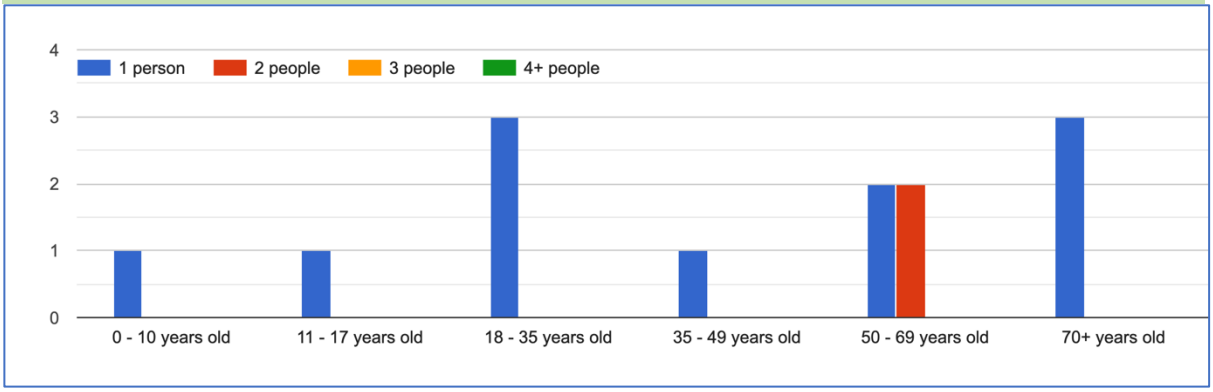
REPORT

5 household responses, a **return rate of 39%,** based on 13 households in the parish (Census 2021).

ABOUT YOUR HOUSEHOLD

(1) Please tell us the ages of people in your household (please tick ✓ the number of people in each age group).

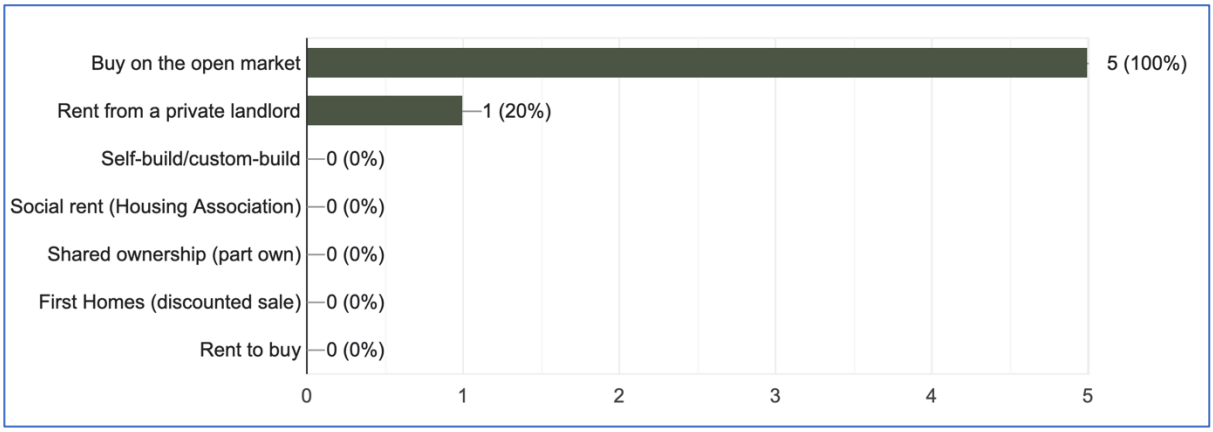
Summary of the data: There are a variety of ages represented, although a small number to draw conclusions from.
Action: Ensure that the Neighbourhood Plan work continues to be promoted to a wide audience.



HOUSING NEED

(2) If the following were available in Beeston St Andrew, which would you, or a person in your household, be looking for? (please tick ✓ one or more boxes)

Summary of the data: Most interest in buying on the open market.
Action: Compare with the Sprowston Housing Needs Assessment data to feed into a Housing Needs policy.



DESIGN & DEVELOPMENT

(3) What features would you like to see included in any new development?

Summary of the data: Respondents want green, low-carbon, landscaped development with generous gardens, natural planting, and strong infrastructure for walking, cycling and parking. There is a preference for low-rise housing, off-street parking and lots of trees/planting. Uniformity is unpopular – residents want variety and quality design rather than standardised layouts.

Most strongly supported (chosen by all 5 respondents – 100%)

- Homes no higher than 2 storeys
- Trees, hedges and planting
- Parking restrictions

Some support (chosen by 4 out of 5 respondents – 80%)

- Low carbon/energy efficient homes
- Rainwater collection
- Tree-lined streets
- Wildlife areas and ponds
- Connecting footpaths
- Off street parking
- Home electric car charging
- Outdoor community space
- Grass/planting at entrances to developments

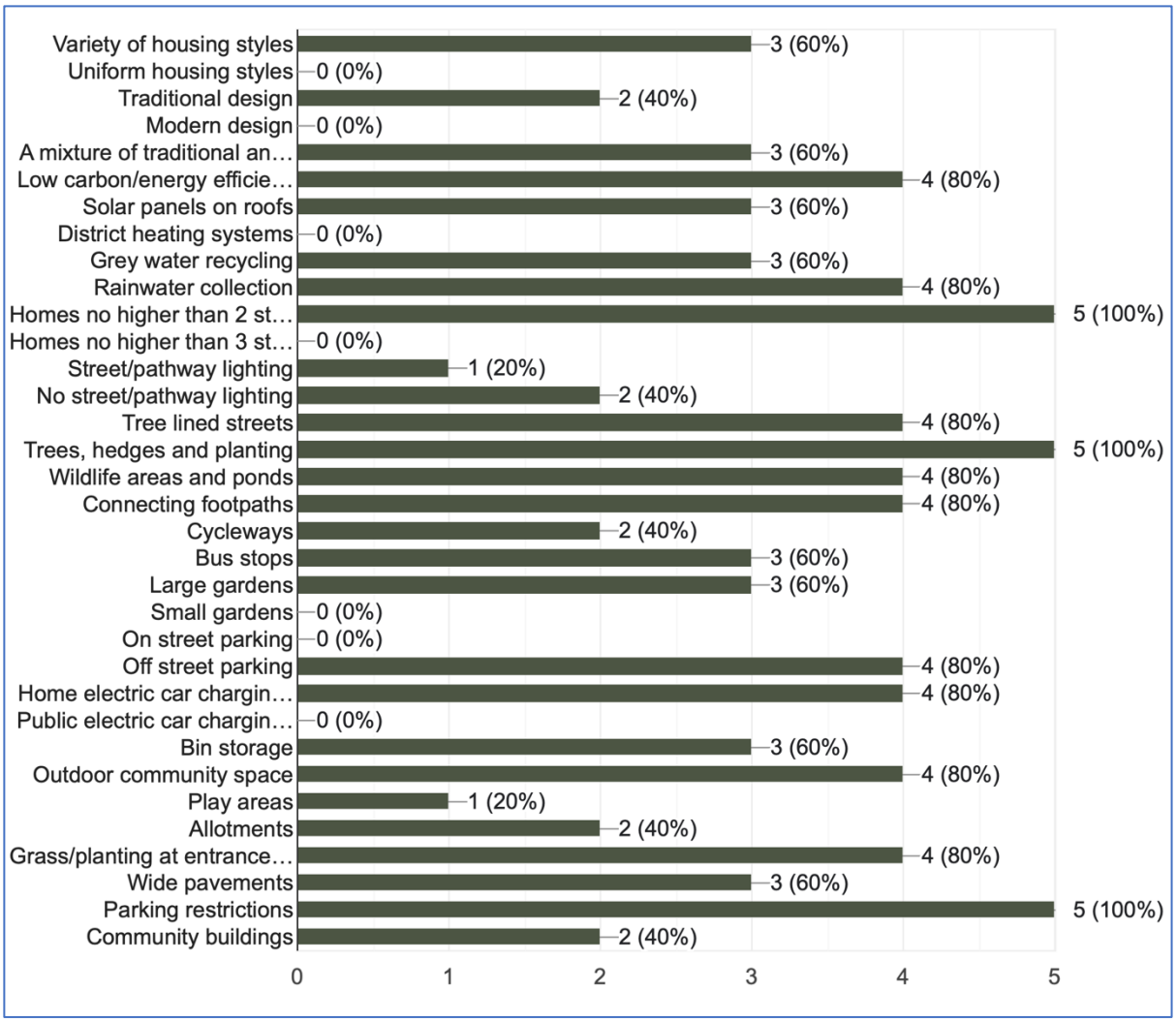
Other features (chosen by 3 respondents – 60%)

- Variety of housing styles
- A mix of traditional and modern design
- Solar panels on roofs
- Grey water recycling
- Bus stops
- Large gardens
- Bin storage
- Wide pavements

Low support (chosen by 2 respondents – 40%)

- Traditional design
- No street/pathway lighting
- Cycleways
- Allotments
- Community buildings

Action: Feed into the Design Code.



(4) Are there any other design features that new developments should include?

Summary of the data: Only 2 suggestions mentioned

- Tasteful facades, individuality, spacious
- By keeping the lane the same, but also new tarmac

Action: Feed into the Design Code.

(5) Given new housing is planned for the area, how do you think new development can be connected and integrated?

Summary of the data: Only 1 suggestion mentioned

- Improved roads, pathways and communal facilities

Action: Feed into the Design Code.

(6) Which buildings or features in Beeston St Andrew do you feel have significant local heritage value due to their age, rarity, aesthetic interest, archaeological interest, historical association, landmark status or social and communal value?

Summary of the data: Five individual suggestions

- The open space of the park in front of Beeston Hall
- Beeston Hall, Red Hall Farm, areas of parkland, woodland
- I think the lodge should be kept the same also the Hall, and the 4 cottages in Beeston Lane are over 100 years old. I live in one of these, I have lived in Beeston Lane for 63 years.
- All the existing properties, as they reflect the history of the parish.
- Beeston St Andrews Hall The Lodge Cottage

Action: Possible Non-designated Heritage Asset policy.

NATURAL ENVIRONMENT

(7) Please list any areas that are prone to localised flooding and should be identified within the Neighbourhood Plan.

Summary of the data: Two responses with suggestions

- Outside park cottages due to lack of drainage the length of Beeston lane. Corner near NDR pathway floods regularly to 12 inches in depth due to same issue. Road needs drains and soakaways in the park to prevent all the road water washing the entire fall of the road from the lodge past the hall and down to the NDR corner
- Not aware
- At the corner of Benton Lane, where the cycle path leads through to Wroxham Road.
- None known

Action: Feed into environment policy.

(8) Through the Neighbourhood Plan we can protect green areas of particular community importance (smaller than a field)**. These are called Local Green Spaces. What green spaces should we try to protect?**

Summary of the data: Five responses

- The park and woodland
- Ponds, any natural habitats
- Some of the park
- all spaces with large trees.
- Walled Garden between Beeston St Andrews Hall and Park Farm

Action: Feed into Local Green Space policy.

(9) Which views across landscape in the parish do you think we should try and retain?

Summary of the data: Five responses

- Across the park
- Parkland areas and open meadows etc in particular to the south of Beeston Lane
- Living here 63 years I would like to see it retained much the same, all the greenery and trees, a lovely place to live
- the open and currently farmed fields opposite the Hall.
- Open Parkland views across Beeston Park

Action: Feed into landscape policy.

(10) Should the following be encouraged/discouraged in Beeston St Andrew?

Summary of the data: Five responses

Encouraged

- Fire breaks
- Protecting hedges and trees

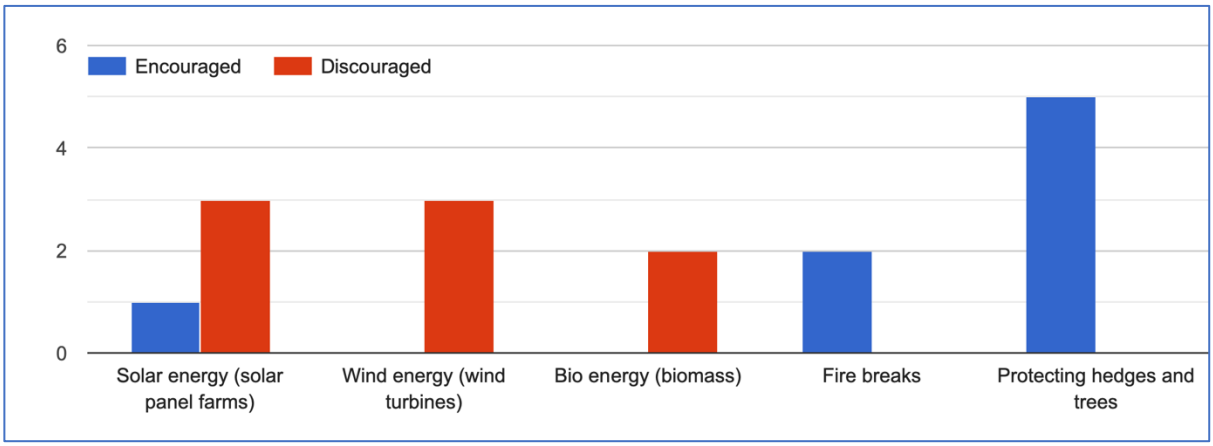
Discouraged

- Wind energy (wind turbines)
- Bio energy (biomass)

Mixed

- Solar energy

Action: Feed into landscape policy.



COMMUNITY & SERVICES

(11) If some new OUTDOOR open space is available for the community, what would you like to see it used for? (please tick ✓ one or more boxes)

Summary of the data: Five responses
Respondents favour natural, green spaces, areas for wildlife, informal recreation, rather than formal or built recreational facilities.
Most popular (chosen by all 5 respondents – 100%**)**

- Informal green open space
- Nature reserve/wildlife area

Chosen by 2 respondents (40%**)**

- Allotments
- Dog exercise area

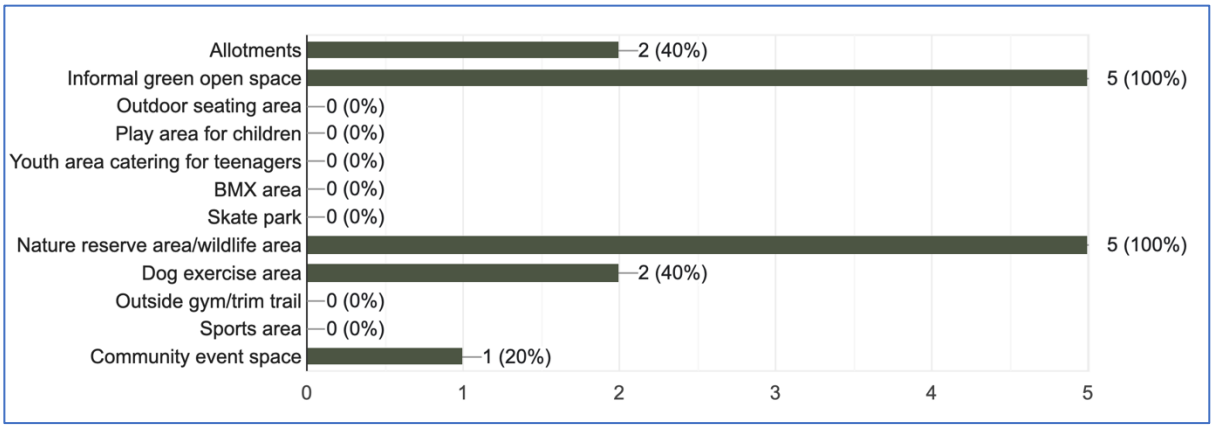
Least supported (chosen by 1 respondent – 20%**)**

- Community event space

Not chosen by anyone (0%)

- Outdoor seating area
- Play area for children
- Youth area catering for teenagers
- BMX area
- Skate park
- Outside gym/trim trail
- Sports area

Action: Consider provision for new outdoor community space.



(12) What other community facilities do we need in Beeston St Andrew, if any?

Summary of the data: Four responses

- Health services, pubs and restaurants! Independent shops.
- Keep it much the same as possible
- As the country park comes into play, then parking controls / restriction to avoid cars mounting the verges to park and causing the verges to break down and become a mess.
- Keen to see the area kept with a rural feel

Action: Consider provision for new community facilities.

(13) Any other comments?

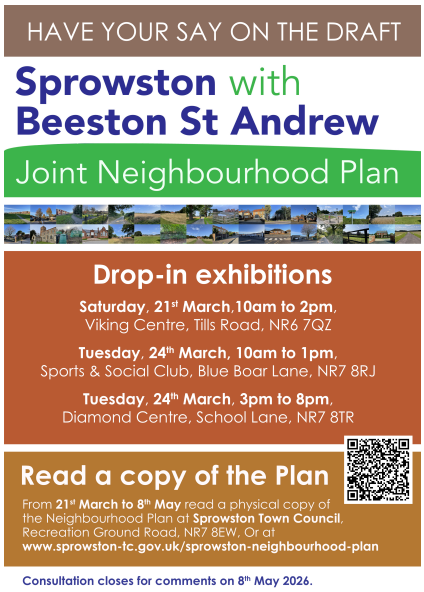
Summary of the data: Three responses

- 3500 homes are going to radically change Beeston St Andrew. Fencing and boundaries that work for the current residence needs consultation. It is likely that people on mass will wander around the park area and stray onto private property causing concern. Clear signage, park restrictions and enforcement will all need to be put in place otherwise it will be a free for all and cause distress to current and future home owners in the park area.
- Peaceful and characterful districts such as Beeston St Andrews, however small, should be preserved at all costs for future generations and not lost forever by encouraging their integration within larger urban areas which have increasingly nondescript features.
- Thanks to Jason and family for driving this forward !

Action: Feed into policies.

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

Appendix 4(a): Poster and flyer for pre-submission consultation





Appendix 4(b): Local Green Space letter

Sprowston with Beeston St Andrew
Joint Neighbourhood Plan

Pre-submission consultation period: 21st March to 8th May 2026.

March 2026

Dear Landowner,

Local Green Spaces

This letter is to advise you that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan will shortly be published for public consultation on 21st March, with a public consultation period lasting until 8th May 2026. Comments can be submitted by email sprowstonplan@gmail.com or through the online Consultation Response form at www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan

We will be holding three drop-in exhibitions:

- Saturday, 21st March,10am to 2pm, at Viking Centre, Tills Road, NR6 7QZ
- Tuesday, 24th March, 10am to 1pm, at Sports & Social Club, Blue Boar Lane, NR7 8RJ
- Tuesday, 24th March, 3pm to 8pm, at Diamond Centre, School Lane, NR7 8TR

The joint Neighbourhood Plan is being prepared by Sprowston Town Council and Beeston St Andrew Parish Meeting. It is a planning policy document which will guide future development in the area. It can be read here: **www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan**

The protection of green spaces has been a key consideration in the preparation of the Joint Neighbourhood Plan. A number of green spaces have been identified which are considered to be locally important and would benefit from being protected from development.

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

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

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

Further information on Local Green Spaces can be found here: https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

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The Local Green Space suggestions are currently in draft. As someone who has a potential interest in one of the identified pieces of land, Sprowston Town Council and Beeston St Andrew Parish Meeting are inviting your views as to whether you think it should feature in the final version of the Neighbourhood Plan.

Sprowston Town Council and Beeston St Andrew Parish Meeting feel it is important to gain the views of landowners before any final decisions on the Neighbourhood Plan are made. The list of potential Local Green Spaces are shown below in the draft policy (also see map overleaf). More information can be found in the draft Neighbourhood Plan.

Please send us any comments you have by 8th May 2026.

Thank you.

Yours faithfully

Sprowston Town Council and Beeston St Andrew Parish Meeting

Draft policy

POLICY JNP4: Green Spaces

The Neighbourhood Plan designates the following as Local Green Spaces (as shown in figure 37):

Sprowston

1. Green space at Junction of Blue Boar Lane near pedestrian crossing (opposite Tescos)
2. Green space on Wroxham Road opposite the Blue Boar Public House
3. Green space at junction of Blue Boar Lane and Salhouse Road
4. Green spaces at Pine Trees Road Industrial Estate
5. Green spaces at junction of Aslake Close and Church Lane at Adult Training Centre
6. Green verges at former Sainsbury's Homebase Car park
7. Green space at junction of Salhouse Road and Falcon Road East
8. Green spaces at Blithewood Gardens
9. Green space at Thornham Close
10. Green space at Varvel Avenue junction with Tiercel Avenue
11. Sparhawk Park
12. Grass verges on Tills Road
13. Grass verge on Lowry Cole Road
14. Green area at Rayns Close
15. Tills Footpath verges between North Walsham Road and Moore Avenue
16. Area between Archer Close and North Walsham Road
17. Green area at Addey Close
18. Green corridor between Impala Close and Proctor Road
19. Green area outside Redmayne View Care Home
20. Play area and amenity spaces at Windsor Park Gardens
21. Grass verges at North Walsham Road

22. Grass verges at White Woman Lane and North Walsham Road
23. Treelined verges on Moore Avenue.
24. Hall Wood Road Play Area and Chopyngs Dole
25. Green areas along Atlantic Avenue
26. Green area at Bittern Avenue
27. Green area between Hallwood Road and Conroy Close (Blue Boar Lane Park)
28. Boar Plantation
29. Green area off Mallard Way
30. Green area at Junction of Atlantic Avenue and Salhouse Road
31. Harrisons Wood and The Breck
32. Overstrand Way Play Area
33. Sandpiper Open Spaces
34. Cottage Plantation and adjacent woodland
35. Spaces at Sprowston Sports and Social Club
36. Cemetery Extension
37. Allotments
38. Sprowston Green
39. Green areas at Stonehouse Road
40. Green areas at east end of Barkers Lane
41. Green areas at west of Barkers Lane near entrance to Wilks Farm Drive
42. Millennium Wood
43. Green area along Coughtrey Close
44. Sprowston Cricket Club and Barkers Lane Field
45. Community Gardens at Sprowston Methodist Church
46. Wilks Farm Drive Play and amenity areas
47. Green space near Barkers Lane flats
48. Barkers Lane and Millennium Loke
49. BMX track and Recreation Ground
50. Open area at Foxburrow Road
51. Sprowston Library Garden
52. Sprowston Bowling Green
53. Diamond Field
54. Green spaces at Dovedales
55. Clover Road Open Area
56. Green spaces in front of Memorial Cottages
57. Parkland Road roundabout
58. Green spaces at Harrison's Drive
59. Grass area at junction of Kestrel Road and Linacre Avenue
60. Green spaces at Cannerby Lane
61. Green areas at Wroxham Road roundabout
62. Church amenity land adjacent to the cemetery
63. Green areas in front of Marlborough Court
64. White House Farm Green areas
65. Green space at corner of Recreation Ground Road and Wroxham Road

New green spaces
Proposals for new housing development should include an appropriate mix of formal and informal spaces including children's play areas and formal recreation spaces in accordance with quality outdoor green amenity space. Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and

orchards) these should be located where they can best serve the needs of both the new development and the existing community.

Green networks should link existing and newly proposed street trees, green verges, open spaces, to and the countryside together; and be designed to be well integrated into the existing green network in the Neighbourhood Area.

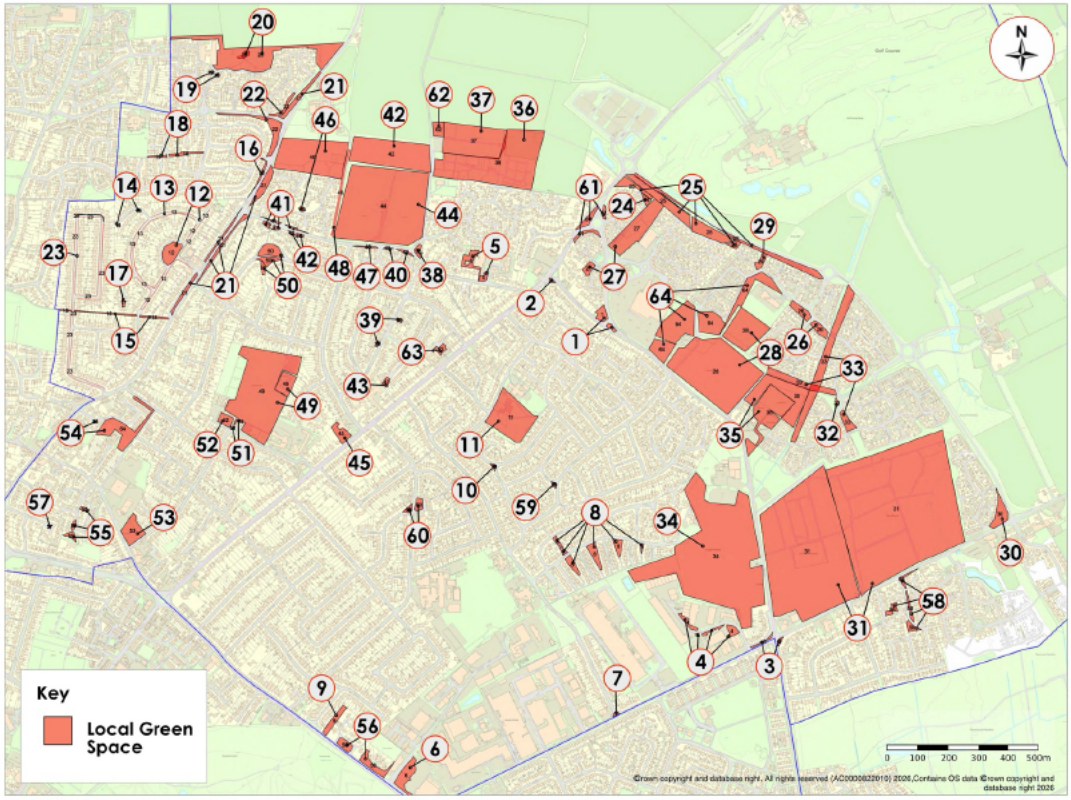

Figure 37: Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary.

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

Sprowston with
Beeston St Andrew
Joint Neighbourhood Plan

DRAFT Neighbourhood Plan
CONSULTATION RESPONSE FORM

Consultation period: 21st March to 8th May 2026.

The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2040. This consultation is your opportunity to have your say before the Plan is finalised.

Please use this form to comment on the draft Neighbourhood Plan, or comment online at *www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan*.

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

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

BY 8th May 2026, please deliver your form to Sprowston Town Council, Recreation Ground Road, NR7 8EW
email sprowstonplan@gmail.com, or complete this form online at www.sprowston-tc.gov.uk/sprowston-neighbourhood-plan

Name	
I live/work in Sprowston	
I live/work in Beeston St Andrew	
Email address (or postal address)	
Organisation name (if appropriate)	

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

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BUILT AND NATURAL ENVIRONMENT				
POLICY JNP1: Environmental Assets	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP2: Trees and Woodlands	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP3: Design	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
See: **Sprowston Design Guidance and Codes** & **Beeston St Andrew Design Guidance and Codes** (Appendix documents) *Comments*				
POLICY JNP4: Green Spaces	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP5: Minimising climate change	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

HOUSING				
POLICY JNP6: New housing	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP7: Housing Mix	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

POLICY JNP8: Local Centres	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP9: Vacant Buildings	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP10: Small scale local employment	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

COMMUNITY AND QUALITY OF LIFE				
POLICY JNP11: Health provision	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP12: Education provision	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP13: Healthy lifestyles, walking and cycling	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY JNP14: Community, cultural and leisure provision	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

SPROWSTON SPECIFIC POLICIES				
POLICY SPR1: Sprowston Park and Ride site	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY SPR2: Wroxham Road Local Centre	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY SPR3: Harrison's Park	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY SPR4: Redevelopment at School Lane	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				
POLICY SPR5: Sprowston Green Heart	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

BEESTON ST ANDREW SPECIFIC POLICIES				
POLICY BSA1: Parkland landscape and heritage assets	☐ Agree	☐ Mostly agree	☐ Mostly disagree	☐ Disagree
Comments				

OVERALL, do you

☐ Agree with the draft Neighbourhood Plan

☐ Disagree with the draft Neighbourhood Plan

Any further comments about the draft Neighbourhood Plan

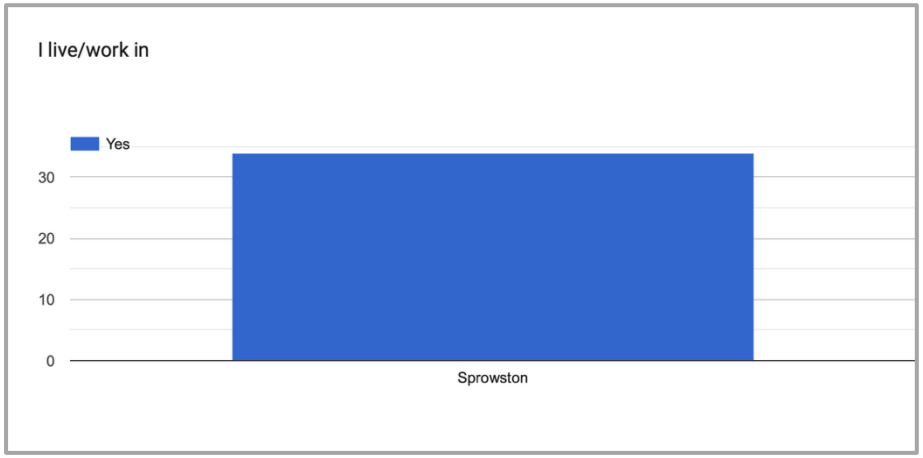
THANK YOU

Appendix 4(d): Log of all comments and responses to pre-submission consultation (Regulation 14) on the draft Modified Sprowston with Beeston St Andrew Neighbourhood Plan

Table code

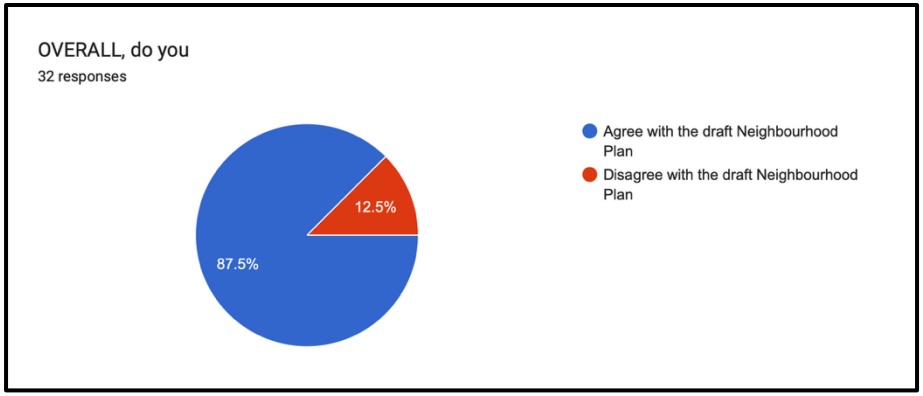
Supportive comment or no change to the Plan
Change to map or supporting text
Change to policy wording
Change made

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



100% of responses were from those living or working in Sprowston.

General comments/any other comments



Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
1	**Broadland District Council**	**Regulation 14 statement**	We would agree with the conclusion of the accompanying Regulation 14 statement that, for the reasons given, the proposed Joint Neighbourhood Plan is likely to require a referendum.	Noted.	No change
2	**Norfolk County Council (County Councillor Comments)**	**General**	10. County Councillor Comments 10.1. Cllr John Ward has stated they are happy with the Neighbourhood Plan and has no other comments to make.	Support noted	No change
3	**Norfolk County Council (Norfolk Fire and Rescue Service)**	**General**	4.1. Background and Context 4.2. Underpinned by statutory obligations within the Fire and Rescue Services Act 2004, the Fire and Rescue National Framework for England provide the overall strategic direction for Fire and Rescue authorities. Within the	Noted. This is a statement outlining the statutory background	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			framework, each authority is required to produce a Community Risk Management Plan (CRMP) that identifies and assesses all foreseeable fire and rescue related risks that could affect its community. 4.3. Each CRMP must demonstrate how prevention, protection and response activities will best be used to mitigate the impact of risk on its communities. Through local determination of risk and local determination of response standards, it is expected that this will: • Reduce the number of emergency incidents occurring. • Reduce death and injury from fire and other emergency incidents. • Ensures emergency response standards of 10 minutes are met. • Reduce the socio-economic impacts of fire. • Protect heritage. • Safeguard the environment. • Contribute to the development of stronger, more self-sufficient, and cohesive communities. • Provide value for money. 4.4 The above legislation imposes a requirement on Fire and Rescue Authorities to ensure efficient and effective fire and rescue provision, and to ensure that the Service contributes effectively to the wider community safety agenda.		
4	**Anglian Water**	**General**	Anglian Water is a statutory consultee for neighbourhood plans, and is the statutory water and sewerage undertaker for the neighbourhood plan area. Anglian Water notes that this is a review of the existing Sprowston Neighbourhood Plan	Noted.	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			that was 'made' in 2014, and subsequently the Greater Norwich Local Plan (GNLP - adopted in 2024) has made two significant strategic housing allocations in the joint neighbourhood plan area at White House Farm and Beeston Park. It is noted that the joint neighbourhood plan (JNP) does not propose to specifically allocate further sites for housing due to the quantum of growth already planned through the GNLP on the urban fringe to Norwich. Anglian Water is supportive of the objective to minimise the contribution to climate change and address its impact. Climate change is one of our key challenges when planning for water resources and resilient supplies, and our drainage and wastewater infrastructure.		
5	**Environment Agency (Whitlingham WWTW Environmental Position Statement)**	**General**	**Whitlingham Waste Water Treatment Works - Environmental Position** Environmental Setting This site falls within the catchment of Whitlingham Waste Water Treatment Works (WWTW). We note Anglian Water Services' (AWS) 2024 (latest verified) Dry Weather Flow (DWF) data, shows that this works is currently operating in exceedance of its environmental permit for discharge volume. This measured DWF is known as the Q80. The recently verified 2024 annual compliance data indicates for Q80, that the works is still operating in exceedance of its permitted DWF, and has also now exceeded the Q90 limit for measured discharge volume. The Q90 is a trigger used by us for enforcement.	Comments noted. However the Joint Neighbourhood Plan is not making any additional allocations for development which would affect the capacity of the Whitlingham WWTW. The issue of the impact of future development on	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			The Whitlingham WWTW discharges into the River Yare (Wensum to tidal) Water Body, which is classified as 'moderate' ecological status as defined within Water Environment (Water Framework Directive) (England & Wales) Regulations 2017. Water Industry discharge [Sewage discharge (continuous)] has been identified as one of the confirmed reasons for this water body failing to achieve 'good' status (Phosphate). Water Industry discharge [Sewage discharge (continuous)] is also suspected as a reason for not achieving 'good' status (Dissolved Oxygen). The WFD status for Dissolved Oxygen dropped to 'Poor' in the 2022 interim classification – it was previously 'Moderate'. We are not yet able to specify why this change might have occurred, however any pollution incidents from Whitlingham WWTW may exacerbate any dissolved oxygen issues that the watercourse is currently experiencing. We understand that Whitlingham WWTW was identified within AWS' AMP8 (2025-2030) business plan for investment, however, we do not yet know the details and timescales of any investment proposed. Ofwat published their Final Determination (FD) on 19 December 2024, and following the 18 February 2025 deadline to decide whether to accept or challenge it, AWS have announced their board decision requesting Ofwat to refer its PR24 FD to the Competition and Markets Authority (CMA). **Environmental Evidence**	the Whitlingham WWTW is a matter for the Local Plan Review and AW.	

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			Our evidence suggests that the risk of significant harm to the water environment of the waterbody is low, in terms of water quality WFD class deterioration and effect on the downstream SSSI resulting from the forecasted growth within the Whitlingham catchment in the absence of the planned AMP8 Growth Scheme. New growth connecting to the Whitlingham network will lead to increased flows at the receiving WWTW, which will likely see a corresponding increased discharge volume to the receiving watercourse depending on other factors that can vary on an annual basis. Our evidence is based on modelling scenarios we have carried out to look at the effects of increased DWF on WFD Regulations standards, and the SSSI CSMG phosphate standards, when compared to current permitted DWF levels, measured 'baseline' flow, and assuming no change in other permit compliance limits (except phosphate from 2027). Increased flows of up to 20% from the current permitted DWF level were modelled. There is no modelled deterioration from current WFD class for any of the standards tested (BOD, Ammonia, and Phosphate). The SSSI CSMG target for phosphate (which is much tighter than for WFD) will not be met but would have been missed regardless of growth despite the phosphate reduction scheme due to be implemented by 31/03/2027; this scheme was included in the modelling scenarios.		

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			We would caveat, the model is not perfect, makes assumptions on upstream water company permitted discharges, and does not account for the ability of the existing treatment infrastructure to cope with additional incoming flows in the absence of the planned AMP8 Growth Scheme. Where infrastructure is not sufficient, there may be increased water pollution incidents from: • exceeding permitted numerical standards (Ammonia, Biochemical Oxygen Demand, Suspended Solids, Phosphate, or from loss of the treatment 'sludge blanket' to the river) • increased storm discharges (where the water company may decide to protect the downstream treatment infrastructure by balancing incoming flows using the Storm Tanks, thereby reducing storm storage capacity). We are unable to define or model the likelihood of these incidents occurring and the resulting impact on the environment. **Compliance Background** Whitlingham is the largest AWS WWTW in terms of population equivalent and has an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016 (EPR) to discharge a DWF of 66,250 cubic metres per day. It discharges into the tidal River Yare downstream of Norwich, approximately 4km upstream of where the river		

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			flows through the Broadland SPA, Broads SAC and Broadland RAMSAR. It has a biological phosphorus (P) removal system, using volatile fatty acids discharged to sewer by one of the traders, and supplemented by acetic acid on site. This means that the resulting sludge is higher in P than conventional chemically dosed works. As a result, any loss of sludge to the river will involve a discharge of elevated P. In March 2023 and again in May 2023, Whitlingham WWTW experienced problems with settlement of the sludge blankets in the final settlement tanks. As a result, the final effluent quality was outside the permitted levels. Further high P results were recorded on 9 June 2023 (1.82mg/l) and 26 July 2023 (1.97mg/l). Both of these were above the look up table limit of 1.54mg/l. These results meant that the WWTW failed its permitted annual mean condition for P in 2023. We are currently investigating these permit breaches, with a view to taking enforcement action. In January 2024, a notice was served under Regulation 61 of EPR to require AWS to provide a plan to bring the works back into compliance and timescales to achieve this. This was followed in March 2024 by a Regulation 36 notice requiring those steps to be carried out. The actions in the plan were completed last year and the notice formally complied with in November 2024. The works and associated changes to the		

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			management has resulted in the site being fully compliant with the EPR permit for over a year.		
6	**Environment Agency**	**General – water quality**	**Water Quality** We have identified that the Plan area boundary is within the catchment for Whitlingham Trowse Waste Water Treatment Works (WWTW), which is currently operating close to or exceeding its permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WWTW. We have appended our environmental position statement which sets out the environmental context and evidence of the impact of increased discharges from the WWTW. Our evidence suggests that the risk of significant harm to the water environment of the waterbody is low, in terms of water quality WFD class deterioration and effect on the downstream SSSI resulting from the forecasted growth within the Whitlingham catchment in the absence of the planned AMP8 Growth Scheme. However, there are caveats to these conclusions, explained in the attached Position Statement. **Water Resources**	Noted. See response to 5 above	No change

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			Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you. Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the 2024 Water Resources Management Plan. The Local Planning Authority's Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. We		

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			recommend reviewing the Shared Standards in Water Efficiency for Local Plans document, which provides guidance and local evidence 2 Cont/d.. to help make a case that more stringent water efficiency policies are justified, feasible and viable. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption. Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licensing strategies (CAMS process) - GOV.UK Published Joint Guidance on Neighbourhood Planning We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic		

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			England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning.		
7	**Historic England**	**General**	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan. We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/. For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.		
8	**National Gas**	**General**	About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. Although National Gas Transmission does have assets within Broadland District Council, National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area for Sprowston and Beeston St Andrew. As such, no further action is required by National Gas Transmission at this stage. Development Guidance	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			National Gas Transmission provides information in relation to its assets at the website below. • https://www.nationalgas.com/our-businesses/network-route-maps Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets. • https://www.nationalgas.com/our-businesses/planning-and-development National Gas Transmission also provides advice regarding 'Guidelines when working near National Gas Transmission assets' at the following link: • https://www.nationalgas.com/our-businesses/working-near-our-assets LSBUD Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use the LSBUD Website (https://lsbud.co.uk/) to monitor any work around their High Pressure Gas Pipelines and use This is a free to use online search service that any individual ("User") can use to check their works against over 160 asset owners' ("Members") utility assets. Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure		

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			there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site.		
9	**National Highways**	**General**	National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly. Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer **No Comment.**	Noted.	No change
10	**Natural England**	**General**	Natural England does not have any specific comments on this draft neighbourhood plan. [Annex of advice provided]	Noted	No change
11	**NHS Norfolk and Suffolk Integrated Care Board**	**General**	**Existing Healthcare Position Proximate to the Proposed Development Plan Area** The local Primary Care Network (PCN) that covers the health needs of the Sprowston and Beeston St Andrew	Support noted	No change

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			Neighbourhood area residents is the Norwich East PCN. This network is a group of GP practices that work together, and with wider health and care providers, to deliver a wider range of services to the local population. Alongside the service providers listed in the introduction, and in terms of physical infrastructure local to Sprowston and Beeston St Andrew residents, these areas are located within the catchment area of the following GP practices: Old Catton Medical Practice, East Norwich Medical Partnership (Sprowston) and Thorpewood Medical Group. The nearest Dental surgeries are located in Sprowston with further dental practices situated south-east towards Norwich centre and West at George Hill; the nearest pharmacy is located instore at the Sprowston Tesco, Dyes Pharmacy to the West of Sprowston and Spixworth Pharmacy which could serve the Beeston St Andrew Residents. The closest Optician also resides at the Sprowston Tesco store, whilst Spectacles at Home operate from Rackheath and Anglian Optics based on Waterloo Road near New Catton. Community health services are provided by East of England Community Health and Care NHS Trust from clinics run from Thorpe Health centre and Lawson Road Health centre, this is also where the nearest Mental Health support services can be found by Norfolk and Suffolk NHS Foundation Trust. Most health services will require some form of travel, this is especially true for residents in the Beeston St Andrew plan are, which is positioned further North East to Sprowston and in a more Rural area.		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			Review and Assessment of the Proposed Development Plan The plan outlines the parish's vision, presents several objectives, and details policies on important themes that reflect the community's future goals. The plan identifies eight key objectives, which are shared across both parishes and guide the policies and actions such as the natural and built environment, climate change, affordable housing, economic growth, health and education, sustainable development, enhanced transport and protection of existing facilities. The Neighbourhood Plan area is not expecting additional housing allocations beyond those already identified in the Greater Norwich Local Plan and Growth Triangle Area Action Plan. The current allocations will see circa 4700 dwellings built across the two sites, White house Farm and Beston Park. It should be noted that the Greater Norwich local plan is beginning its review and with the additional housing uplift imposed by the government there is a risk that further sites within the neighbourhood boundaries will be allocated to housing. Demographic trends show a growing number of children and older adults, which will increase demand for health services, including primary care, specialist care, and community health support.		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			Conclusion • The Joint Neighbourhood Plan provides a strong framework for shaping growth while supporting healthier, more inclusive communities across Sprowston and Beeston St Andrew. • Health considerations are embedded across key policy areas, including green infrastructure, active travel, high-quality design, climate resilience, community facilities, and access to services. • Planned growth (including existing allocations) and changing demographics are likely to increase demand for primary care and community health services; continued monitoring of capacity and demand will therefore be important. • The ICB supports the Plan's direction and encourages practical additions that strengthen health outcomes, including inclusive play provision, accessible and safe green spaces, outdoor exercise opportunities, and spaces designed to enable community events. • For new housing, the ICB supports dementia-friendly and secure design principles and recommends explicit reference to Lifetime Homes, wheelchair accessibility, and Building Regulations Part M4(2) (Accessible and Adaptable dwellings). • Addressing environmental determinants of health, such as air quality, flood risk, damp and mould prevention, and fuel poverty will help reduce avoidable health impacts and pressure on services.		

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			• To maximise the benefits of active travel, the ICB recommends incorporating clear wayfinding/signage to health services and ensuring layouts accommodate emergency vehicle access and turning. • The ICB welcomes Policy JNP11 and will continue to work with partners to review infrastructure needs arising from growth, aligned with the NHS 10-year plan and new models of care.		
12	**Sport England**	**General**	Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England□s statutory	Standing advice noted.	No change

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			consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England□s playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England□s guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood		

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

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			section: https://www.gov.uk/guidance/health-and-wellbeing Sport England□s Active Design Guidance: https://www.sportengland.org/activedesign *(Please note: this response relates to Sport England□s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*		
13	**Water Management Alliance – Norfolk Rivers Drainage Board**	**General**	Thank you for consulting the Norfolk Rivers Board on the Sprowston with Beeston St Andrew joint neighbourhood plan. The parishes of Sprowston and Beeston St Andrew fall partially within the Internal Drainage District (IDD) of Norfolk Rivers Internal Drainage Board and therefore the Board's Byelaws apply to any development within or directly affecting the Board's area. The principal function of an IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. The area outside the Board's IDD falls within the Board's watershed catchment (meaning water from the area will	Bylaws noted	No change

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			eventually enter the IDD). The Board will comment on planning applications for major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's Byelaws. We request that the Board is consulted as any planning application comes forward relating to any 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 and the Lead Local Flood Authority Developer Guidance. 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. 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: Byelaw 3 - Discharge of Surface Water into the Board's District • If a development proposes to dispose of surface water via infiltration, we would recommend that the		

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			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). The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees • 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.		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			Byelaw 3 - Discharge of Treated Foul Water into the Board's District • If a development proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees. Byelaw 10 - Works within 9m of Board arterial Watercourses • Should any development include works within 9 metres of a Board arterial watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure). Section 23 of the Land Drainage Act (1991) and Byelaw 4 - Alterations Proposed to a Watercourse • Should and works be proposed to alter a watercourse (whether riparian or Board arterial), consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4). For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			• 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 National standards for sustainable drainage systems (SuDS). Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. The reason for our recommendations is to promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially Paragraph 181) and the National standards for sustainable drainage systems (SuDS). For further information regarding the Board's involvement in the planning process please see the Development and Consent pages on our website.		

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			The Board is supportive of policies within the Neighbourhood Plan that encourage the wider use of SuDS within developments (when practicable), both at small and large scales, in order to reduce flood risk with its IDD. However, the Board would recommend expanding these policies to include rainwater harvesting as an important component of SuDS due to its benefit in resilience, climate change and water resource availability and to include a policy to avoid culverting of open watercourses due to the detrimental impact on the environment and increased risk of blockage once a culvert is installed. 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.		
14	**Individual 1**	**General**	I feel that you have created an almost impossible system for the general public to respond to this proposal. To read a 115 page document and respond in detail to it is almost farcical. Surely a summary document, showing the key proposals would have been a far more reasonable approach. I suspect that most people (including myself) will take one look at the task we have been set responding to this and just give up. By doing this, you are massively skewing whose viewpoints you are getting to those who have the time to carry out such a massive undertaking. It's almost as if you don't really want any meaningful responses. Couple this with the thought that a person could spend considerable time	Comments noted. The 3 Exhibition provided an accessible opportunity for members of the public to view the material in a shortened form. The Neighbourhood Plan regulations	No change

Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
			responding and be ignored and you've effectively torpedoed any real opposing (or supporting) views. I'm afraid that I haven't got the time or the will to respond in the manner I'm being asked to.	require the draft Neighbourhood Plan to be consulted on in its entirety. The production of a summary would result in respondents potentially missing the detail or accusations of directing responses.	
15	**Individual 2**	**General**	I agree with some parts of the neighbourhood draught plan after seeing plans as I realise it has to be done but what worries me the most is the houses are not affordable for local people on local wages. I fear most of the houses go to people coming from other areas of the country having earnt their money in more affluent areas and maybe second time buyers and if the 30% Social Housing is not maintained as only 10% has happened on all developments so far, it won't be enough, hence the need for an airtight contract! Thank you for the meeting and the insight shown me by Bill Cousins who answered most of my questions and put my worries to one side concerned with water neutrality on the Beeston site. It seems it has been sorted.	Comments noted and contribution is acknowledged	No change
16	**Individual 8**	**General**	Overall I don't know! New houses needed but far too many proposed.	Noted. The NP itself is not proposing	No change

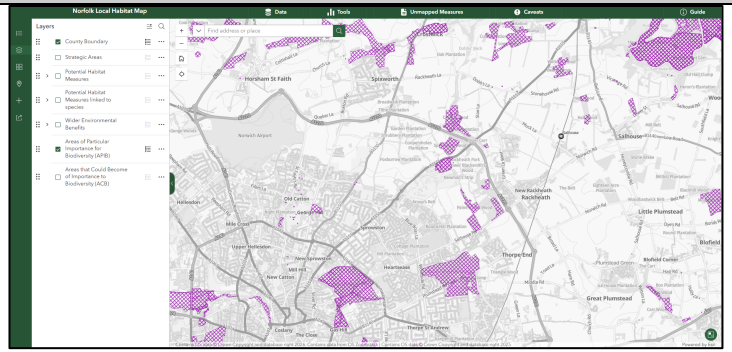
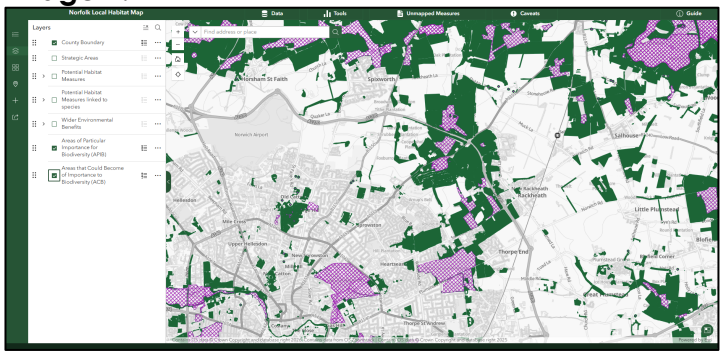
Ref	Respondent	Reference (paragraph or policy number)	Any further comments about the draft Neighbourhood Plan	QB Response	Action
				any additional housing to that already identified in the Local Plan	
17	**Individual 11**	**General**	This is difficult - no I don't want a 35000 housing development with loss of countryside and rural habitat. However, I know I have no choice - this will happen!!	Noted. The site is an allocation in the Local Plan	No change
18	**Individual 14**	**General**	Trees! Trees! Trees! More trees!!	Noted.	No change
19	**Individual 28**	**General**	If money goes - more to protect - not meetings with no action	Noted.	No change
20	**Individual 32**	**General**	Please keep as much green spaces as possible. Lots of cycle/pathways	Noted. This is one of the aims of the Neighbourhood Plan policies	No change
21	**Individual 36**	**General**	Please see my comment sheet, as it is not possible to comment on 112 pages of information with one sentence. [Comments sheet refers to GNLP]	Noted.	No change

Introductory chapters

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
22	**Broadland District Council**	**National planning policy (p9**)	Consideration should be given to whether the references to the NPPF within the Joint NP, as well as the NP itself, should be reviewed to take account of the new, draft NPPF. If the Neighbourhood Plan is not submitted to Broadland District Council before the new NPPF is published, then it should ensure it is in accordance with the new version NPPF. Even if the Plan is submitted before this time, the Qualifying Body may decide (in the interests of the Plan's longevity) to review the document to ensure it is in accord with the new, emerging version. The new NPPF encourages Neighbourhood Plans to become more focused, proportionate and delivery-oriented. It is clearer than before that Neighbourhood Plans should avoid duplicating national/strategic plan policies. PM6: General principles for plan-making, states that plans should – *'Only include policies which extend beyond site or location-specific requirements where these are necessary and where plan makers consider there is a clear and justified reason for inclusion;' and 'Not duplicate, substantively restate or modify the content of national decision-making policies unless directed by other policies in this Framework'*.	Noted The NPPPF is in draft currently. Should it be formalised prior to the submission of the NP then the NP reference es will be updated to take account of these changes. However, if the new NPPF is not published prior to submission then the NP will be examined against the existing NPPF under transitional arrangements	Review the policies for duplication with emerging national policy as necessary. √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			We would therefore recommend the Qualifying Body consider whether any elements of the proposed Neighbourhood Plan policies are duplicating the proposed new national decision-making policies within the emerging NPPF.		
23	**Broadland District Council**	**Local planning policy (pp.9-10)**	It would be helpful to include a reference in this section to the new GNLP 2045 which, whilst there has been a 'call for sites' process undertaken, will be commencing preparation in October 2026. The Government's new housing methodology raises the Greater Norwich annual housing need by 34%, from approximately 1,900 to 2,600 homes per year. This, as well as the NPPF reforms and the fact that the Greater Norwich area does not currently have a five-year land supply, is one of the key drivers for reviewing the GNLP at this time.	Noted. This refence can be updated accordingly	Amend accordingly√
24	**Broadland District Council**	**Para. 2.10 (pp.11-12)**	There are confusing references here to Beeston Park – it is used as the title of overall development scheme, but there is also reference to development of 'Beeston Park' as constituting phase two of the scheme. This requires some clarification.	Noted. This can be clarified	Amend accordingly√
25	**Broadland District Council**	**Figure 17 (p20)**	Harrisons Wood and Cottage Plantation are showing as inaccessible. As highlighted in para 3.10, both areas are accessible to the public.	Noted. This map is from parish online and therefore can't be changed. Suggest remove to avoid confusion.	Remove map√
26	**Broadland District Council**	**Para 3.13 (p21)**	Under the section headed 'Transport', it is unfortunate that it simply discusses bus routes and	Noted. A section on cycle ways can be added	Add new section

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			that the accompanying map solely illustrates main roads. There is no discussion of cycleways, nor is there a cycleway map, particularly with the Broadland Northway cycle tracks and the blue pedalway route into Norwich.	together with a relevant map	relating to cycle ways and Broadland pedal way map√
27	**Broadland District Council**	**Figure 34 (p.41)**	Below are some screen shots from the Norfolk Local Nature Recovery Strategy (LNRS). The first image shows the sites designated as **Areas of Particular Importance**. Image 2 shows the **Areas that Could Become of Importance.** For example, enhancing existing habitats and/or creating new habitats which would help to deliver the corridors shown in image 3. This information could be utilised to create a more accurate Fig. 34 and would create a stronger NP policy link with the LNRS. This information is available from: Norfolk Local Habitat Map **Image 1:**	Noted. This map was produced prior to knowledge of the LNRS however this can be replaced with a relevant LNRS based map	Amend map to include ACB and APIB from the LNRS√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			 **Image 2:**  **Image 3:**		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
					
28	**Norfolk County Council**	**Strategic planning**	2.1. As the qualifying body may be aware on 16 December 2025 the Ministry of Housing Communities & Local Government (MHCLG) launched its consultation of the proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system. This consultation ran until the 10 March 20261. This may have implications to the pre-submission version of the Joint Neighbourhood Plan (NP). For example, policy wording and supporting text may need to be altered throughout where NPPF paragraph numbers have been quoted if a new version of the NPPF is published before the NP has been submitted to the District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.	Noted. This was a consultation and the outcomes of the consultation are yet to be published at the time of writing. The NP will be examined against the NPPF in force at the time of submission. However if a new NPPF is published prior to submission then relevant sections will be updated.	Amend accordingly√

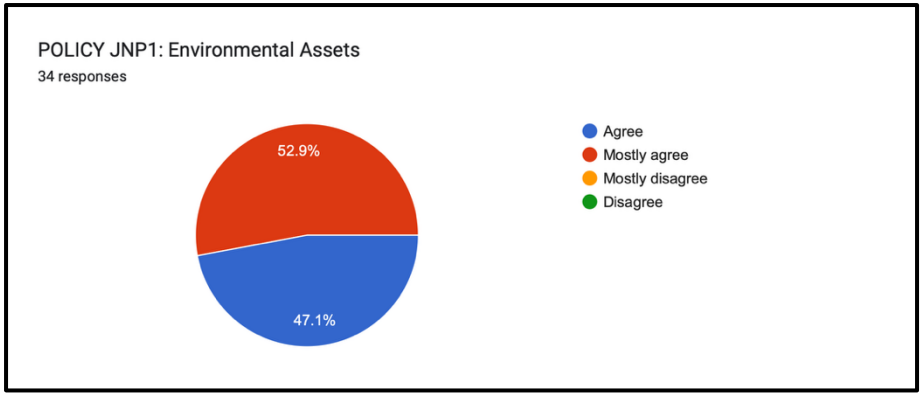
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			2.2. The MHCLG Planning Newsletter (March 20262) suggests that the revised version of the NPPF is planned for publication in Summer 2026. 2.3. We suggest updating supporting text where necessary within the "National and local planning policy context" chapter to reflect the latest updates to National Planning Policy and Local Policy. For example, adding an additional paragraph after Para 2.4 about a new NPPF aiming to be published in Summer 2026 and after 2.5 the latest position of the Greater Norwich Local Plan (GNLP). The GNLP is set to undergo a review of the Local Plan following the new Local Plan System. 2.4. Welcome reference has been made to the Norfolk Minerals and Waste Local Plan in the policy structure under Para 2.6.		
29	**Norfolk County Council (Historic Environment)**	**General and chapter 7**	5. Historic Environment 5.1. The supporting data profile documents make it clear that Historic Environment Record data has been obtained. 5.2. Section 7, The Objective 1 text box mentions the Historic Environment, but it is not mentioned anywhere else in Section 7.	Noted. There is not a specific policy for the historic environment which would add anything to policies in the existing Local Plan and the Neighbourhood Plan should not duplicate these. The reference to Historic Environment can be removed from the	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			5.3. If they have not already done so the authors of the neighbourhood plan should check and make mention of Historic England Advice Note 11 (Second Edition) Neighbourhood Planning and the Historic Environment- https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/heag264-neighbourhood-planning-and-historic-environment-2nded	objective as it is not directly relevant to the policies that follow. However reference to the historic environment is very much integral to the Beeston St Andrew section.	
30	**Norfolk County Council (Minerals and Waste)**		6. Minerals and Waste 6.1. The Minerals and Waste team do not have any comments to make on the Sprowston with Beeston St Andrew Neighbourhood Plan regarding minerals and waste planning policy issues.	Noted	No change
31	**Norfolk County Council (Public Health)**		7. Public Health 7.1. Norfolk County Council Public Health have no specific comments regarding the Neighbourhood Plan. However, if the qualifying body have not already done Page 7 of 8 so, they may find it helpful to consult the Health in Neighbourhood Plans guidance, which supports communities to embed health in their plans and includes examples of good practice. 7.2. If there are any specific questions regarding this, they are welcome to contact us at phplanning@norfolk.gov.uk.	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
32	**Norfolk Wildlife Trust**	**Chapter 2**	2.2 We advise you that that NPPF is currently under consultation and a new draft has been produced. Further details can be found at National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK	Noted . Relevant updates will be made as necessary	Amend accordingly√
33	**Norfolk Wildlife Trust**	**Chapter 3**	3.10 We note that part of Ladies Wood, Church Carr & Springs CWS is within the boundary. There are also several areas of priority habitat. We recommend adding a paragraph to this section similar to the text in paragraph 4.13.	Noted. Amend as requested	Amend accordingly √
34	**Norfolk Wildlife Trust**	**Figure 27**	We note the caption for Figure 27 is incorrect.	Noted. This will be corrected	Amend accordingly√
35	**Norfolk Wildlife Trust**	**Vision. Objectives 1 and 2**	Vision – we support the visions outlined for both parishes and welcome the commitment to not only protect the natural environment but also to enhance it. We welcome the consideration given within this Plan to the natural environment and we support objectives 1 and 2, although we suggest that additional wording could be added to 2, around adaptation. For example: "*Achieving sustainable development means that the planning system has an overarching environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and*	Noted. Agree that objective 2 can be amended to include reference to adaptation. However the suggested wording (from the NPPF) is different in style to the other objectives. Support noted	Introduce new wording to objective 2 as appropriate√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			mitigating and adapting to climate change, including moving to a low carbon economy". We support objective 7, which aims to reduce travel impacts.		
36	**Norfolk Wildlife Trust**	**Table on page 36**	The table on p36 states "Addressing climate change moved to JNP4". This should read JNP5. We strongly support the addition of this new policy.	Noted. This can be corrected	Amend accordingly√

POLICY JNP1



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
37	**Broadland District Council**	**Policy JNP1: Environmental Assets (p42)**	As a broader comment, the Greater Norwich Green Infrastructure Strategy (now adopted as a SPD) and the Norfolk Local Nature Recovery Strategy should be referenced more strongly within the policy and supporting text and used (alongside Neighbourhood Plan evidence) to guide onsite habitat delivery (see earlier comments re. Figure 34). First paragraph: this currently doesn't read as a policy requirement, but more as an objective. We suggest this is re-phrased to make 'development proposals' the subject. In addition, there doesn't appear to be a map/list that sets out the environmental assets that should be protected; therefore this is quite open-ended and therefore difficult to apply. Furthermore, important green spaces are presumably protected via Policy JNP4? '**Biodiversity Enhancement**' – the reference to 'map required' should presumably state 'see Figure 34'? Also, 'proposals for new development' is quite loosely defined and doesn't take into account the scale, nature and location of development in terms of whether this is a justified requirement.	Noted. There is now a new legal requirement to reference both climate change and LNRS in Neighbourhood Plans which was not in force at the time of this consultation. Agree this requires rewording. This can be corrected and the LNRS map added for clarity. Noted. Additional wording in relation to LNRS is required	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Requiring developments to deliver a minimum 10% BNG replicates existing legislation (see previous comment on National Planning Policy) the NP cannot also require exempted developments to deliver a minimum of 10% BNG as this conflicts with legislation (see Biodiversity net gain - GOV.UK ref Paragraph: 006 Reference ID: 74-006-20240214). At the end of the last sentence of the third paragraph it should say 'consistent with the Norfolk Local Nature Recovery Strategy (LNRS)' '**Wildlife measures'** - Where there are references to the provision of bird boxes and insect bricks, this could be used to specify the expected quantity (e.g. 1 per dwelling/unit). We would also encourage integrated bat boxes and integrated bird boxes/insect bricks, rather than those that are added to the outside of buildings, as they are harder to remove. The suggestion for measures within new gardens is useful but cannot be enforced against. Is it also worth adding something around the use of native species? This is included in Policy JNP2 so it would make sense for it to also be included here.	Noted this can be added. Noted this can be added Noted	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Page 45 mentions support for wildlife areas and ponds. Policy JNP1 could be used to secure the provision of a wildlife pond, for example, on development with public, open space.		
38	**Norfolk County Council (Natural Environment Team – Ecology)**	**JNP1**	8. Natural Environment Team- Ecology 8.1. Policy JNP1: Environmental Assets – We welcome the inclusion of the policy for the protection and enhancement of the JNP's environmental assets, along with the statutory minimum 10% net gain requirement for biodiversity, in line with the Environment Act 2021 and the NPPF 2024. We also welcome the reconfiguration of the policy with its "focus on biodiversity enhancements". 8.2. Policy JNP 2: Trees and Woodlands – We welcome the inclusion of the policy to ensure a targeted approach to offsite biodiversity enhancements that will link up with the Norfolk LNRS, in line with the Environment Act 2021 and the NPPF 2024. 8.3. Policy JNP3: Design – Within the Sprowston Specific Design section of the policy, we welcome the inclusion of point m: "New proposed footpaths should link up green spaces	Support noted Support noted Support noted.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			and woodlands to create a network of green walking routes and promote biodiversity".		
39	**Anglian Water**	**JNP1**	**Policy JNP1: Environmental Assets** Anglian Water supports the requirement for the mandatory 10% biodiversity net gain (BNG) for new development. This because BNG requirements cannot be met onsite for our infrastructure projects where Anglian Water is not the landowner as 30-year habitat management cannot be guaranteed. In cases where Anglian Water is the landowner, scope for achieving BNG onsite is limited by the needs of site operations and the need to consider future infrastructure upgrades. Consequently, whilst other development types where onsite BNG is feasible and viable for going beyond the statutory BNG requirements (such as new housing allocations), it does not reflect the realities of delivering water/wastewater infrastructure projects. The policy should also refer to "qualifying new development" as some types of development are exempt from providing the mandatory 10% BNG.	Noted. The policy wording can be amended to refer to qualifying development	Amend accordingly√
40	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP1 (and JNP4)**	**Policy areas with health relevance** **Environmental Assets and Green Spaces (Policies JNP1 & JNP4):** These policies aim to protect and enhances green infrastructure, parks, play areas, woodland, and informal	Agree to include this wording in JNP4	Amend JNP4 accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			spaces. Designates numerous Local Green Spaces and guides the creation of new green spaces in developments and recognises the role green spaces play in supporting mental and physical health. The ICB welcomes these policies to promote recreation, play, and social interaction and would suggest the following additions… • Ensure new developments provide accessible, safe, and well-designed green spaces. • Ensure play spaces are inclusive for children with disabilities and neurodiversity. • Provide outdoor exercise equipment for all ages. • Design spaces to support community events. These additions could help residents physical and mental wellbeing which could also result in a reduction in GP appointments.		
41	**Norfolk Wildlife Trust**	**JNP1**	We strongly support Policy JNP1: Environmental Assets, as this will be important in safeguarding wildlife and habitats within the NP area. We recommend that priority habitats are included in the list of environmental assets in the first paragraph. Given the pressures facing biodiversity, we recommend a greater ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for	Noted. There is no specific justification for a 20% target in the policy for Sprowston and Beeston but it could be referred to in the supporting text as an aspiration.	Amend accordingly√

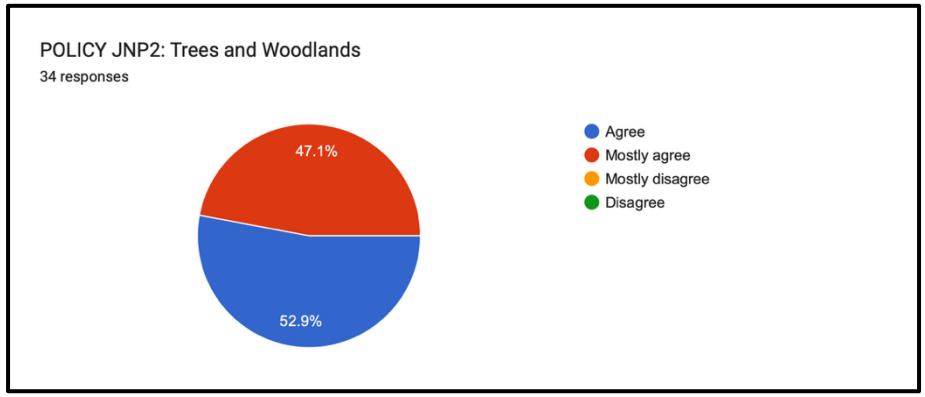
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			biodiversity and ensure the successful recovery of nature in Norfolk. Note that both The Broads Authority and Great Yarmouth have set a 20% target in the new draft of their Local Plans. Opportunities and priorities for nature restoration within the Neighbourhood Plan boundary should be in line with priorities identified by the Norfolk Local Nature Recovery Strategy (LNRS). For reference see: Local Nature Recovery Strategy - What a Local Nature Recovery Strategy is - Norfolk County Council We support the inclusion of text around the incorporation of wildlife measures within new developments. Furthermore, we advocate for the addition of green roofs/walls to 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) We therefore recommend additional wording, for example: *The addition of green roofs and/or green walls to new buildings should be used, where possible and as appropriate* As buffer zones are designed to protecting sensitive landscapes and areas of high	Agree that greater reference to LNRS will need to be included in the amended plan. These can be added to the policy	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			biodiversity from the impacts of development, we recommend including the following wording, or similar: *Buffer zones should be considered and encouraged around sensitive sites, where appropriate, and where this will provide ecological benefits*	There are limited sites of this value in the Neighbourhood Area.	
42	**Individual 2**	**JNP1**	Environmental issues need to be at the forefront of this development to be able to take this Housing Estate into the future as sustainable as possible.	Noted. The Neighbourhood Plan is seeking to raise the profile of such issues	No change
43	**Individual 7**	**JNP1**	More gates into public spaces should be provided	Noted.	No change
44	**Individual 9**	**JNP1**	Parking spaces impact negatively on the environment, especially where garden space is lost. Link here to better alternative provision?	Noted. The aspiration is for plot size to adequately accommodate both off street parking and garden space	No change
45	**Individual 11**	**JNP1**	This sounds too good to be true. Alice in wonderland!!	Noted.	No change
46	**Individual 12**	**JNP1**	Who ensures this happens?	Noted. The implementation of planning policy is the responsibility of the local planning authority.	No change
47	**Individual 14**	**JNP1**	Maintain green environment in all cases! Essential	Support noted	No change
48	**Individual 19**	**JNP1**	The issues we have in Sprowston is that the current green spaces are not maintained and trees planted are too tall	The maintenance of green space Including tree planting is not a planning	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				policy issue. The approach taken by Sprowston Tow Council is to recognise that trees need to be planted in a location appropriate to their future growth/	
49	**Individual 23**	**JNP1**	BDC have given permission to rip out huge ancient hedgerows - why - no accountability	Noted. The in the Joint Neighbourhood Plan would seek to resist this in the future	No change
50	**Individual 25**	**JNP1**	There are more species of significance in the local area other than hedgehogs/insects e.g. owls and what they feed on	Noted. These are largely examples not a definitive list.	No change
51	**Individual 28**	**JNP1**	All fences should have hedgehog access, swift bricks, available even portable ones to old houses	Support noted	No change
52	**Individual 31**	**JNP1**	Response to household survey very low. Any ideas to improve this or is everyone disenchanted with uninterested and going with the flow and disagreement too late?!	Public consultation is a key part of the NP process however, engagement does vary. Both the Household Survey, the Exhibitions and the consultation were advertised in a newsletter which was delivered to every household	No change
53	**Individual 36**	**JNP1**	The protection of what is there and adding is good. The initial development will cause significant ecological harm, wildlife movement will be blocked isolating many populations.	Noted. The NP seeks to ensure that future development is managed more favourably for wildlife.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Wildlife cannot adapt to a sudden influx of people, noise, light. What's there now will be lost.		

POLICY JNP2



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
54	**Broadland District Council**	**Policy JNP2: Trees and Woodlands (p.43)**	The first sentence implies that damage to trees can be justified. A better approach would be to encourage development that safeguards/avoids loss, and that submitted arboricultural information should demonstrate that there are no adverse implications.	Noted. Agree to amend the wording	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			In addition, we would suggest that the wording used to describe relevant tree types is replaced with '*veteran and/or ancient trees, ancient woodland, and notable trees (trees with veteran features but not yet veteran)*' Incidentally, 'arboricultural' is spelt incorrectly in the current policy wording. In the second paragraph, 'any Local Nature Recovery Strategy' should be replaced with **the Norfolk Local Nature Recovery Strategy (LNRS)**.		
55	**Broadland District Council**	**Paragraph 7.14 (p.44)**	Please ensure that this is updated as the Design Code progresses to adoption, which is expected in mid-May 2026.	Noted. This will be updated as required	Amend accordingly √
56	**Broadland District Council**	**Paragraph 7.16 (p.45)**	Missing bracket at the end of Street/Footway Lighting bullet point.	Noted. Error to be corrected	Amend accordingly√
57	**Anglian Water**	**JNP2**	**POLICY JNP2: Trees and Woodlands** Anglian Water supports the policy aims and the benefits that trees and woodlands provide, particularly in new developments to contribute to the creation of multi-functional green and blue infrastructure – including opportunities to reduce surface water run-off through rain gardens/sustainable drainage systems. **Anglian**	Agree to include this within the supporting text	Amend supporting text accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Water agrees with the principle of the right tree in the right place, and requests the policy references that new tree planting takes account of underground utility assets such as water mains and sewer pipes. For trees to thrive they need space for root development in the underlying soil, which must be of sufficient capacity to accommodate the rooting habits of the particular species, without impacting on the functioning of our underground assets. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided - such as use of appropriate barriers to resist root ingress to the sewer system. The strategy should consider both the growth of tree roots and increased heave and ground movement due to climate change. A tree should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree. To minimise the risk of root damage, tree planting should provide good growing conditions. Guidance can be found in 'Trees in Hard Landscapes: A Guide for Delivery'. Anglian Water can also provide guidance for developers in considering sewer design and		

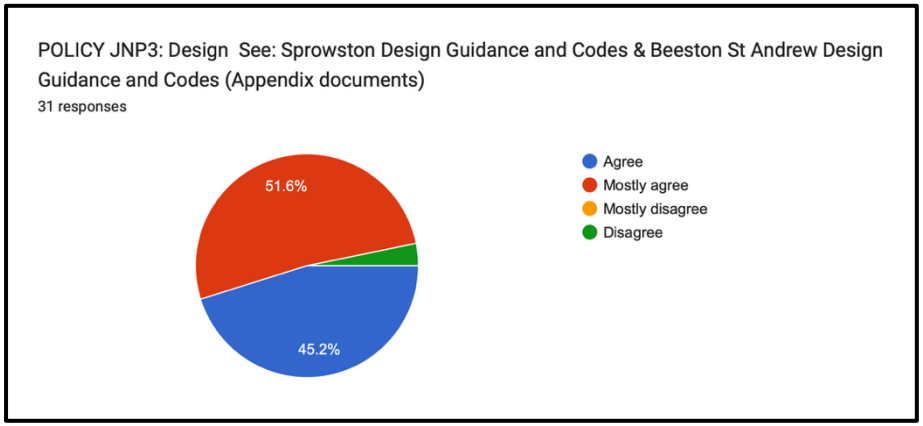
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			location which should inform tree protection steps and utility construction.		
58	**Norfolk Wildlife Trust**	**JNP2**	JNP2: Trees and Woodlands. We support this policy. Trees are natural solutions to tackle the climate crisis as they sequester carbon. Amongst other benefits, they provide a safe habitat for wildlife, increase biodiversity, prevent soil erosion and form valuable green corridors for wildlife, reducing fragmentation of habitats. Hedgerows are also an essential part of the landscape and an important wildlife habitat; providing refuge for wildlife, supporting a large diversity of flora and fauna, helping to purify air and capture carbon, reduce flooding etc. In the Woodland Trust guidance, it is suggested that in order to go above and beyond standard policies, neighbourhood plans could set a specific requirement that trees are replaced on a 2 to 1 or 3 to 1 ratio. We recommend that hedges are added to the list of features outlined in the first sentence of this policy. We also recommend the following policy wording to strengthen this policy: *Development should be designed to retain trees, shrubs and hedgerows of arboricultural, habitat and amenity value on-site and to conserve and enhance connectivity to the wider multifunctional green and blue infrastructure networks.*	Agree to amend policy wording	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Opportunities will be taken to improve continuity along hedgerows and between trees by appropriate planting in gaps to create safe corridors of movement with good continuity and cover for wildlife moving through the landscape and reducing fragmentation of habitats.		
59	**Individual 2**	**JNP2**	Trees are extremely important for our environment given the amount the amount of carbon dioxide they out of air and the amount of wildlife they support in many forms. They need to be included in plans for any future housing development.	Noted. The NP seeks to achieve this	No change
60	**Individual 7**	**JNP2**	Should this also consider the type of under planting of trees - short grass is often a mono culture; areas of long grass or shrubs may provide protection for young trees and greater bio-diversity	Noted. Much will depend upon the location . Any landscaping plan will need to be specific around the use and location of trees	No change
61	**Individual 11**	**JNP2**	Ancient trees and woodlands will be deterred - a professional tree survey ALWAYS recommends destroy all. Tree lined streets will ne good if they happen - not twigs, proper saplings. Who will be responsible for these?	Noted. The policy seeks to safeguard existing trees. Maintenance arrangements may vary depending on the scale and nature of the planting.	No change
62	**Individual 12**	**JNP2**	Trees need to be planted early before money runs out! Who will ensure that trees survive?	See above	No change
63	**Individual 13**	**JNP2**	The aspiration are good; monitoring that the developers keep to them will be very important	Noted	No change
64	**Individual 14**	**JNP2**	Trees! Trees! Trees!	Noted	No change
65	**Individual 15**	**JNP2**	Need plenty of walking areas i.e. wild areas, trees parkland etc	Noted. The NP does cover this issue	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
66	**Individual 17**	**JNP2**	Emphasis on established trees and ancient woodland rather than new saplings	Noted	No change
67	**Individual 19**	**JNP2**	Size of trees must be considered before planting and green spaces maintained	Noted. This is a consideration	No change
68	**Individual 20**	**JNP2**	Need to improve and encourage the need to keep existing and plant more trees and woodland in particular with the existing Sprowston Parish Boundaries	Noted	No change
69	**Individual 23**	**JNP2**	Replant verges with trees this was how Sprowston was originally slows traffic, stops antisocial parking	Noted	No change
70	**Individual 25**	**JNP2**	Concern that there is conflict here with JNP3 section 'i' - Church Lane trees potentially being felled	Noted. This issue is recognised. The policy aims to resist future occurrence but cannot be retrospectively applied.	No change
71	**Individual 28**	**JNP2**	Trees should be global warning resistant. Some done. Old Catton Park these planing 24 trees	Noted. The policy contains a reference to climate resilience.	No change
72	**Individual 30**	**JNP2**	What about all the tree felling on White House development being tesco?	Noted. This issue is recognised. The policy aims to resist future occurrence but cannot be retrospectively applied.	No change
73	**Individual 34**	**JNP2**	Dark corridors added to Sprowston Design as well as Beeston for wildlife diversity across both areas.	Noted.	No change
74	**Individual 36**	**JNP2**	Great the protection and enhancement of existing trees and hedgerows and woodland being considered. Unfortunately this will not be	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			the case when thousands of people live on what is now farmland.		

POLICY JNP3



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
75	**Broadland District Council**	**Policy JNP3: Design (p.46)**	As a general point, this policy is very lengthy. Presumably the points listed out are duplicating the information in the design guide. We would question whether there is a need to repeat all of this	Noted. Where appropriate the policy will be amended however as a general point it is considered th this level	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			information here, rather than providing an overview of 'headline' requirements and referring applicants to the associated Guide. This will make the policy clearer and more succinct. It will also ensure that readers are directed to the full design guidance without the risk missing any vital information. More specific comments follow - **Design for whole Neighbourhood Area:** a) "Reflect the principles of 'dementia friendly design'" – are these set out anywhere? What are the principles and where do you find them? c) Is there a link or a reference that can be included to define 'adoptable standard'. Should this be a reference to County Council Highways criteria? d) "Avoid corral parking" – we are not clear what 'corral parking' is. Is this defined anywhere? e) Point c) also refers to parking guidelines. Could add 'or any subsequent replacement' following reference to the NCC Parking Standards to ensure policy remains up to date. **Sprowston Specific Design:**	of detail is acceptable for a Neighbourhood Plan policy as it provides locationally distinctive detail. Agree these points can be clarified.	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			m) How will public footpaths promote biodiversity? This is normally done through 'stepping stones' and connecting green infrastructure used by wildlife. Is the purpose of this so that footpaths include green infrastructure alongside them, such as hedgerows? o) This is very similar to criteria m) – these need to be either combined or reworded to ensure they are providing distinct guidance and requirements. p) This does not add much more detail than what is already included in criteria f). Is p) focusing more on built character rather than landscaping? If so this needs to be clear. This should also be considered alongside criteria r) and s). q) This is a specific requirement that provides valuable detail to the policy. Some of the other criteria mentioned previously in these comments should follow its lead.	Criteria f and criteria p cover different aspects.	
76	**Norfolk County Council Fire and Rescue Service**	**JNP3**	**4.5 Neighbourhood Plan Comments** 4.6 New developments as set out in Neighbourhood Plans can potentially change the risk profile for the area and increase attendance times to incidents. Increases in population place additional demand on fire and rescue resources, both in terms of the	The policy is a design policy. Its purpose is not to apportion CIL funding or to influence developer contributions. This happens outside of the NP process and is dealt with through	Amend policy as appropriate √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			need for additional capital investment in new facilities and vehicles and funding for additional equipment based on increased risks. This also impacts revenue budgets for firefighters, officers, and support staff. NFRS dynamically reallocates resources across the county to meet changes in risk and demand. 4.7 To ensure that NFRS can respond appropriately to the increased risks and demand - Policy JNP3 (Design) and supporting text should make it clear that developers will be asked to contribute to fire service vehicles, equipment, facilities and response provision through s106 agreements, where this meets the legal tests set out in the Community Infrastructure Levy Regulations. 4.8 The capability and availability of water resources to fight fires is also a key consideration for the Service. The provision of public fire hydrants on residential developments is not covered by Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B'). Developers are expected to make provision for fire hydrants to adequately protect a development site for fire-fighting purposes. Policy JNP3 (Design) should make appropriate reference to the need for fire hydrant provision associated with new development.	the CIL regulations, S106 agreements and planning applications. This is not a neighbourhood Plan issue ; This can be referred to in the policy	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			4.9 Due to the risk of fire spread Policy JNP3 (Design) should make clear that any purpose-built structure to house refuse or recycling bins should not be built next to residential houses. 4.10 Policy JNP3 (Design) of the Local Plan should have regard to the need for Fire appliance access to all areas of developments as this is vital for emergency response and should be in compliance with Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B'). 4.11 Where residential properties (dwellinghouses) are located more than 45 meters away (furthest point of floorplan) from the closest fire appliance access location British Standard 9991 directs that domestic sprinklers should be installed in accordance with British Standard 9251 and this will allow a maximum access distance of 90 metres to the furthest point of the floorplan in dwellinghouses with no floor more than 4.5 metres above ground. This is reduced to 75 metres where a floor is over 4.5 metres above ground. Norfolk Fire & Rescue Service would expect developers to adhere to the access distances given above or prove comparable safety of occupants should they wish to deviate from these.		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
77	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP3**	**Design (Policy JNP3):** Policy JNP3 sets out the requirements for the design of new development in the Joint Neighbourhood Area (Sprowston and Beeston St Andrew). Its aim is to ensure that all new development is high quality, locally distinctive, and enhances the character and identity of the area. Specifically, in regard to new major housing developments these should… • Use dementia-friendly design principles. • Follow "Secured by Design" layouts. • Ensure streets are adoptable and provide on-plot parking. • Include sufficient landscaping at gateways and edges. • Promote walking, cycling, and public transport. The ICB supports the above and would welcome inclusion of reference to the design of homes meeting Lifetime Homes and wheelchair accessibility standards. Designs should meet Building Regulation Part M4, Cat 2 (Accessible and Adaptable dwellings). Developers should use design to prevent damp and mould. These can exacerbate or create respiratory issues leading to increased healthcare appointments in Primary Care and in some instances acute care depending on the demographics of the residents. This could also lead to increased demand on ambulance services for	Support noted. This would be better placed in Policy JNP7 This can be added to the supporting text	Amend accordingly Amend JNP7 accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			conveyances to hospital. Preventing damp and mould can also have a positive effect on people's mental health reducing anxiety and depression. Whilst well insulated homes can also maintain stable indoor temperatures, reducing stress on the cardiovascular system, especially for vulnerable groups like the elderly.		
78	**Individual 6**	**JNP3**	New housing is too compact. More cars per household need to be accommodated, garages and outside space need to allow for hobbies. Open spaces need for children of all ages, dog walkers etc	Noted. The NP prioritises off street parking	No change
79	**Individual 7**	**JNP3**	Street light placements should be tested extensively. The present street lighting in Manor Park leave a lot of dark areas some of which are at corners of roads making them less safe. The cycle provision is very poor - cycleways just end on busy roads. Huge improvement are needed especially for negotiating the main roads like Salhouse and Wroxham Road.	Noted. The NP can only influence future development it cannot be retrospectively applied.	No change
80	**Norfolk Wildlife Trust**	**JNP3**	POLICY JNP3: Design We recommend that a similar clause in the list of Design points for Beeston is included for the Sprowston specific policy: *Development must retain and enhance existing habitats, including hedgerows, ponds, tree belts, and woodland.*	Noted. This can be added to the Sprowston section	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			New planting must use native species and provide wildlife corridors, hedgehog highways, bird and bat boxes, and informal green spaces. We also recommend adding an extra overarching point regarding sustainable design and referring JNP5. A robust neighbourhood plan climate policy should mandate sustainable design, such as requiring new developments to exceed minimum energy efficiency standards, incorporate renewable energy, and protect green spaces. An example of such a policy can be seen in the Bishop Stortford Neighbourhood Plan. We also suggest the addition of green roofs/walls to buildings, where possible and appropriate, as they provide many benefits: increasing biodiversity, reducing run-off, improving air quality, improving thermal performance by providing shading and insulation which contributes to greater energy efficiency. Exposure to nature is also shown to reduce stress and boost wellbeing. We therefore recommend the following additional wording, or similar: *The addition of green roofs and/or green walls to buildings should be encouraged where possible and appropriate.*	This can be added	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
81	**Individual 9**	**JNP3**	Cycle ways and footpaths needed to be integrated for a broader network to ensure they offer correction over at least a 20 mile radius from the centre	Noted. The NP seeks to ensure cycle integration	No change
82	**Individual 10**	**JNP3**	Some of these are good, but I'm not sure how achievable it is	Noted	No change
83	**Individual 11**	**JNP3**	Play areas and green spaces next to schools - where are the school and doctor's survey going to be? Put these in place before everyone moves in!	Noted The point is acknowledged. The timing of infrastructure delivery will be a matter for the specific providers	No change
84	**Individual 12**	**JNP3**	Who will be responsible for ensuring the idea?	The implementation of the NP will be the responsibility of the local planning authority	No change
85	**Individual 13**	**JNP3**	Routing N. Walsham Road down Church Lane is a bad idea - keep the bulk of through traffic away from the people	Noted. Bus routes is outside of the NP scope.	No change
86	**Individual 14**	**JNP3**	Retain sympathetically local habit	Support noted	No change
87	**Individual 19**	**JNP3**	Roads should be wider enough to pass parking should be provided for 2 cars per household. A larger quantity of bungalows required	Noted. The parking and road widths are from County Standards.	No change
88	**Individual 20**	**JNP3**	It is extremely important to retain the existing design to retain the look and feel of village life and design	Noted. The policy seeks to retain existing Beeston characteristics	No change
89	**Individual 23**	**JNP3**	If BDC planning do not ignore all recommendations and permissions	Noted. The NP has legal weight and is the responsibility of Broadland to implement	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
90	**Individual 25**	**JNP3**	Public lighting and household security light installation could potentially affect JNP section 'I' and Beeston Specific Design 'k'	Domestic lighting does not require planning permission and therefore is out of scope of the NP. Public lighting will be subject to this policy	No change
91	**Individual 28**	**JNP3**	Nature hedgerows (old ones removed). Pulled up NR Roadways boundaries (150 years old).Brick wall in Beeston - old flint walk repaired by modern Norfolk gone	Noted. The policies cannot unfortunately be retrospectively applied.	No change
92	**Individual 29**	**JNP3**	Make sure there is no on street parking	Noted. The emphasis is on off street parking but some on-street parking cannot be precluded.	No change
93	**Individual 32**	**JNP3**	Footpaths should be wide enough to cope with double (side by side) buggies	Noted. Footpath standards are from Norfolk County Council which does take into account specific needs	No change
94	**Individual 34**	**JNP3**	Household security lights to be not allowed/limited to only where needed as in Great Ellingham	Household security lighting does not require the benefit of planning permission	No change
95	**Individual 36**	**JNP3**	Building 3500 houses on farmland does not reflect local distinctiveness and identity when many thousands of people will live where approx 100 people now live there	Noted. This comment is made in relation to the Local Pan allocation.	No change

Sprowston Design Guidance and Codes

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
96	**Broadland District Council (response from Senior Heritage & Design Officer)**	**2. Context Analysis**	**2.1 Identity (p.16) -** it may be worth mentioning the Victorian Sprowston brickworks. The area was a big supplier of red bricks to the growing city suburbs up until the 1950s and was a major employer in the immediate area. https://www.sprowstonheritage.org.uk/Brickmaking_in_Sprowston	Noted.	Amend accordingly√
97	**Broadland District Council (response from Senior Heritage & Design Officer)**	**3. Local Character Assessment**	**3. Industrial / Large retail (p.33) - r**ather than saying there are no boundary treatments, I would suggest that the edges of the retail parks are planted with established shrubs. However, some of this has been removed in recent years to provide parking, with leftover areas not cared for sufficiently to become re-established. Boundary treatments in these industrial areas are therefore quite important. I haven't been past this way recently so I don't know if this has improved at all since the Google screenshots below:	Noted	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			 2021  2024		
98	**Broadland District Council (response from Senior Heritage & Design Officer)**	**4. Design guidance and codes**	**SG1: Development setting and settlement edges (p.42) -** there is a 'must' in the GUIDE section that relates to biodiversity and woodlands. If separating between Codes and Guides, I would suggest that 'must' is used in the Code section, as this is clearly not 'guiding'. This is the case in several instances. Also, the final CODE bullet point refers to 'NA'. I presume this refers to the Neighbourhood Area – this is not a common abbreviation so would advise against using it.	All noted	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			SG3: Prioritise walking and cycling (p.44) - I would suggest inserting 'illuminated' in Figure 51. If it is not illuminated it would be considered less safe, as it is not well overlooked (at least, looking at the photograph.) **SG4: People friendly streets (p.45) -** I would suggest using the phrase 'design measures to slow traffic' rather than 'traffic calming measures', as the latter brings to mind speed humps/tables etc. These should be avoided where possible. Also, re. the final GUIDE bullet point, whilst larger developments are likely to include each of these different road/street classifications, smaller developments may not. This should be reflected in the wording. **Secondary streets (p.47) –** there are typos in the final sentence of the final bullet point. **Figures 52 – 55 (p.45-48)** -Whist appreciating that they are illustrative, the cross sections of the streets are a bit misleading as the spacing in the drawings do not follow the ratios of the dimensions cited, Furthermore, it is annotated that buildings are to be a minimum distance from street trees (8m for primary streets and 6m for secondary) however the drawing shows trees within this distance; where is the measurement from? This illustration could also contradict wording in JNP2. I would also suggest that the verge widths be set as minimums too, and that an indication of where services might fit into the overall picture is		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			noted too. I find it useful to prescribe a minimum rate of street trees, usually at least 6 trees fer linear meter of road. Finally, street trees are noted in the Coding for Primary Streets, but not Secondary Streets despite being featured in the sections. (*N.b. This comment was received from our Landscape Architect*). **Guidelines for on-street car parking (p.50) -** I would suggest that it should be a code rather than a guide that tree planting and shrub/grass areas should be incorporated between longer runs of parking bays. **Guidelines for garages (p.50) - r**ather than garages forming part of the main building, I would suggest stating that garages should be integrated? **Cycle parking (p.51) -** I would suggest cycle parking **must** be provided where there is no garage. **Figure 70 (p.56) -** is there a better photo available to show tactile paving? **SG10: Development layout (p.57) - s**hould the penultimate bullet point mention that care needs to be taken to avoid too much solar gain and overheated houses? **SG11: Building heights (p.58) -** it seems slightly contradictory to say there should be subtle changes in roofline (2nd bullet), and then state new roofs should reflect the dominant roof shape and pitch of existing roofs (third bullet) – suggest omitting 'dominant'?		

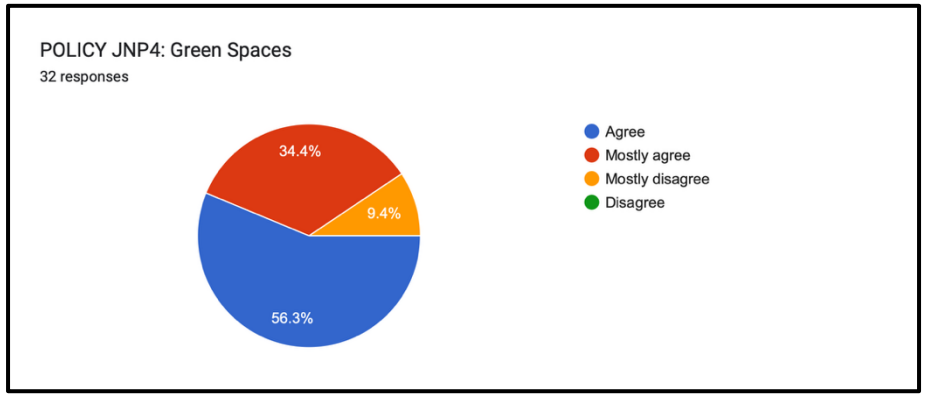
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			SG13: Continuity and enclosure (p.61) – there is a typo in the first paragraph: '…appropriate sense of enclosure'. **SG14: Materials and architectural details (p.62) –** in the walling examples, I would put cream / white or buff bricks, rather than yellow. There are better examples of Norfolk bricks. The weatherboard example looks like render? Also, in the 'Fenestration' examples, I'm not sure mock sashes (labelled 'awning') should be promoted? Also, the dormer window is not a particularly good example, being quite wide. **Figure 85 (p.69) –** if possible, it may be better to use an example that is red brick, not stone, as this is not a local material. **Figure 86 (p.69) –** these look like commercial charging points in a public car park rather than a residential parking court? **ES3: Boundary treatment (p.73) –** the 6th bullet point states that buildings could be treated as landmarks and be slightly taller. I would suggest avoiding saying this for existing residential streets as it may not fit in, contextually, with existing buildings and could be overbearing for existing neighbouring properties. **ES5: Solar panels (p.75) –** there is a typo in the final bullet point where it refers to Figure 102 (this doesn't exist). Also shingles is not a common roofing material in Norfolk.		

Beeston St Andrew Design Guidance and Codes

Ref	Respondent	Reference (paragraph or policy number)	*Comments 3*	QB Response	Action
99	**Broadland District Council (response from Senior Heritage & Design Officer)**	**SG11 & SG12 (p.6)**	This states that heights should be no more than two storeys and that buildings should be at lower densities. However, different parts of the Beeston Park development within Beeston St. Andrew parish could potentially feature building heights of between 2-5 storeys, depending on their location. The following document forms part of a non-material amendment to the outline permission, that was approved in October 2024. This is available via Broadland District Council's planning application search facility – 2024_3170-MAXIMUM_BUILDING_HEIGHT_PARAMETER_PLAN-8571129.pdf	Noted. This will be amended to explain it is the exception	Amend accordingly√
100	**Broadland District Council (response from Senior Heritage & Design Officer)**	**Codes (p.9)**	There is a typo in the first bullet point – two instances of the word, 'new'.	This will be corrected	Amend Design Code accordingly√
101	**Broadland District Council (response from Senior Heritage & Design Officer)**	**Guidance (p.10)**	It states in bullet point 2, 'Courtyard parking is acceptable for clusters of housing. In front-of-plot parking is discouraged where it would urbanise the environment'. We are not entirely comfortable with the last sentence – for surveillance and safety, frontage-style parking courtyards with ease of access are preferable to rear parking courts. Perhaps the second sentence could be worded more along the lines of 'frontage parking should be avoided but, if provided, care	Noted. This can be achieve through the use of landscaping	Amend according √

Ref	Respondent	Reference (paragraph or policy number)	*Comments 3*	QB Response	Action
			should be taken to avoid parking dominance by use of landscaping.'?		

POLICY JNP4



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
102	**Broadland District Council**	**Policy JNP4: Green Spaces (p52)**	There are a significant amount of LGS being proposed here. Are each of these locations (e.g. roadside verges) 'demonstrably special to the community', rather than simply demonstrating positive	Noted. The LGS will be reviewed robustly against all criteria for the submission version.	Review LGS√ Remove Numbers 6,9,12,13,14,15, 21,

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			urban design features? We would suggest all of the LGS are reviewed to ensure they are demonstrably special *to the community*. 'New green spaces' – the first sentence of the first paragraph under this heading duplicates Policy RL1 of Broadland's Development Management Policies DPD. The first clause of the final paragraph doesn't quite make sense – 'Green networks should link existing and newly proposed street trees, green verges, open spaces, <u>to and the countryside together</u>'. Is there a word missing? Cottage Plantation is currently managed by Broadland District Council under a lease with the Gurney Family, but this is to be taken on by Sprowston Town Council later this year. There is not an exact date, but it is hopeful this will be completed by September	This section is to be amended Amend accordingly This is to be removed as it is covered under policy SPR3 Map to be updated following deletions	22,23,40,41,57,59, 61 Produce individual maps for each space√ Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			2026. It is unclear as to whether the Gurney family have been consulted as to the proposed designation, but if they have not, we strongly advise that this is completed as soon as possible. Given the number of proposed spaces, Figure 37 is trying to display a significant amount of information. Once the final number of spaces is decided, it would be beneficial to have more detailed maps of the sites.		
103	**Broadland District Council**	**Paragraph 7.20 '*Local Green Spaces*' (p48)**	There is a typo in the first line, where it states 'The National Planning Policy Framework 204'. Presumably this should state '2024'? See earlier comment regarding the new draft NPPF. LGS is covered within Policy HC2: 'Local Green Space' of the draft NPPF 2025.	Noted. This section to be updated as required	Amend accordingly√
	Broadland District Council	**Paragraph 7.23 (p49)**	There should be a new sentence within the final sentence of the paragraph, where it states '…does not fit the criteria for Local Green Spaces. ~~h~~owever, its value and	Noted . Error to be corrected	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			the importance of its retention is captured…'		
104	**Broadland District Council**	**Para. 7.29, Climate Change (p53)**	The second sentence is unclear – 'The physical dynamic so the Neighbourhood Area offer opportunities for improving walking and cycling and therefore aiding a modal shift.'	Noted. This should be 'of' not 'so' and can be corrected.	Correct error√
105	**Broadland District Council**	**Policy JNP5: Minimising climate change (p.54)**	'Encouraging Net Zero' – it's not clear what is meant by 'proposals for new development should seek to (…) promote renewable and low-carbon energy infrastructure'. What does this mean in practical terms and what is being required of developers here?	Noted. This can be rephrased for clarity	Review and amend and remove the word infrastructure.√
106	**Broadland District Council**	**Para. 8.1, New housing in the Growth Triangle (p57)**	See earlier comment regarding review of current GNLP which will be commencing later this year. The current GNLP covers the period to 2038, but Local Plans are to be reviewed at least every five years. The Government's updated standard method for calculating housing need results in a higher requirement for new homes than was identified in the current GNLP	Noted. This can be added to the supporting text to make the point clear	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			(600 more homes per year, on top of current GNLP requirements). The Neighbourhood Plan should acknowledge that growth will not stop at 2038, particularly as the Plan itself looks forward to 2040.		
107	**Broadland District Council**	**Para. 8.3 (p57)**	Re. reference to paragraph 84 of the NPPF – the proposed new NPPF reframes this within 'S5: Principle of development outside settlements' (p24), which includes additional criteria.	Noted. The relevant reference at the time of submission will be used	Amend accordingly√
108	**Broadland District Council**	**Para. 9.2 (p62)**	Typo – 'Within the existing built up are of Sprowston…'	Noted. This will be corrected	Amend accordingly√
109	**Norfolk County Council (Lead Local Flood Authority)**	**JNP4**	3.5 LLFA Review of Local Green Spaces (LGS) 3.6 The document proposes 65 no. Green Spaces within the Parish which are identified in Policy JNP4: Local Green Spaces, Policy SPR5: The Green Heart, Figure 37 and Appendix D. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.		
110	**Norfolk Wildlife Trust**	**JNP4**	7.27 – The multifunctional benefits of green infrastructure cannot be underestimated and welcome the wording making it clear that new housing development must demonstrate that green infrastructure is at the heart of new development and that it provides the framework for new design layouts. We recommend including 'blue' assets too, such as ponds. In relation to verges, existing green verges along roadways should be retained and should only be removed if it is clearly demonstrated to be part of	Noted. This can be added to the text or policy as appropriate Noted . This can be included	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			necessary highway improvements, including for walking and cycling. Any such improvements should incorporate opportunities for planting around the existing verges wherever practicable. The UK's road verge network alone covers thousands of miles and could provide corridors of wildflower-rich habitat throughout often intensively managed landscapes. We recommend including wording around the protection of any green verges as these have ecological value and can also be enhanced to provide corridors of wildflower-rich habitat. Verges rich in native wildflowers support more wildlife, particularly pollinators such as bees and butterflies, whilst enhancing ecological connectivity between sites		
111	**Norfolk County Council (Strategic Transport/**	**JNP4**	9. Strategic Transport/Highway Authority 9.1. Like in this Neighbourhood Plan, some parish councils have tried to designate highways	Noted. All proposed LGS will be reviewed against eh criteria may	All LGS have been reviewed and a number have been deleted. √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
	Highway Authority)		verges as Local Green Spaces within Neighbourhood Plans. The concern of the Highway Authority is that should there be a need to undertake (permitted development) highway works that affect the verges included in these allocations, there may be local opposition to such works from the perceived damage to a protected green space, even though these works are undertaken by (or on behalf of) the Highway Authority to ultimately benefit the local community. 9.2. Highway verges are effectively part of the highway land where the road or footway is adopted highway as defined through Highways legislation. This should not be adopted as open space as it is for all intents and purposes functional highway land for maintenance purposes for the adopted road or footway or surface water drainage associated with the adopted		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			highway. However, where a road/footway is not adopted, it may be possible with the consent of the landowner/s. 9.3. National guidance (paragraph 104 of the NPPF) states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is subject to 'Permitted Development' rights, which could be used to bring forward development that is in direct contradiction to the designation of a Local Green Space, but would not require planning permission to be granted. Highway land may also be utilised in bringing forward future highway/transport schemes, as well as active travel measures to encourage walking and cycling, such as cycle lanes or footways. Therefore, highway land/roadside verges would not typically be suitable for designation[2].		

[2] https://www.norfolk.gov.uk/article/70478/Local-Green-Spaces

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			9.4. It is considered that highway verges do not typically meet the criteria of paragraph 107 of the NPPF of being "demonstrably special" or of "particular local significance" and therefore are not suitable to be designated as Local Green Spaces. The Highway Authority objects to the Green Space designation where it is proposed within the highway boundary. 9.5. The remedy to this is to redefine the boundaries of the Local Green Space designations as shown on figure 37 to exclude public highway. 9.6. The plan would benefit from and needs to include more detailed plans of each of the proposed Green Space areas at a scale capable of being able to confirm the boundary of each area and that it does not extend into the public highway or conflict		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			with the powers and functions of the Highway Authority.		
112	**Anglian Water**	**JNP4**	**POLICY JNP4: Green Spaces** The policy identifies a significant number of local green spaces within the JNP. It would be helpful if the policy could be clear that development proposals within these areas should be consistent with national policies for the Green Belt. The mapping on Figure 37 is insufficient to show the necessary detail on boundaries of small sites when considering interfaces with our assets, particularly above ground infrastructure such as our sewer pumping stations. However, we do not believe any of the LGS contain our pumping stations. Whilst Appendix D references LGS 2 (Green Space on Wroxham Road opposite the Blue Boar Public House) is near to the Anglian Water pumping station, it appears to be the opposite side of the road when looking at the map. A number of LGS areas will	Noted. The reference to the NPPF green belt clause can be included in the policy Noted. Individual maps can be included in the appendix for those LGS which remain.	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			contain our underground assets (sewers and water mains) but it is not considered that the LGS designation will prevent the maintenance and repair of these assets		
113	**Diocese of Norwich (Property Services)**	**JNP4**	I am writing to email comments on the plan. Parcel 36 is held as a cemetery extension owned by the incumbent of the Parish, this should not be included as Green space as the intention is that it will be used for burials that will require a planning consent at the appropriate time. Allocation as a Green Space might be seen as a barrier to the obtaining of a relevant planning approval Parcel number 62 is owned by the diocese and leased to the Sprowston Youth Engagement Trust, a local charity that seeks to support young people in the local area. Having listened to young people and their parents/guardians it was	The Local Green Space designation recognises the importance of these areas to the community. It is considered that the LGS designation is compatible with the uses and therefore these should be retained as LGS and protected from incompatible development	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			highlighted that while there is plenty of open access public provision in the area, there was a strong desire for a private, dedicated space for youth activities within the community which would also serve as a venue for hosting community-based events. Sprowston Youth Engagement Trust have transformed about an acre plot of Parcel 62 next to the Church Lane allotments in Sprowston into the Urban Adventure Garden – a vibrant hub for outdoor activities and community engagement. The Urban Adventure Garden hosts a range of projects including drop in, bike club and a community wellbeing hub every Sunday and Wednesday from 10am-1pm forms part of a letting to a local community group. WeThe diocese object to any allocation of this land that would prejudice or would restrict the good works that		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			are being provided to the young people of Sprowston and area by the Sprowston Youth Engagement Trust with their use of this land.		
114	**Environment Agency**	**JNP4**	**Cemeteries** We note that the Neighbourhood Plan includes the proposed "Extension to original Sprowston Cemetery" as a designated Local Green Space. We do not appear to have been consulted on this cemetery extension to date and have not been provided with any information regarding the suitability of the site for burial or estimated numbers of burials per year. Although this is an extension to an existing cemetery, which has not caused any known pollution, this is not in itself adequate evidence to rule out the extension causing pollution. For new cemeteries and proposed extensions, we require a basic Tier 1 risk screening assessment. Details can be found online at:	The policy identifies the site as a Local Green space not as an extension to the cemetery, as use for which it has already been identified for some time.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Cemeteries and burials: groundwater risk assessments - GOV.UK Protecting groundwater from human burials - GOV.UK Animal burials: prevent groundwater pollution - GOV.UK The Tier 1 assessment is primarily a desk study and should include amongst other things, published information regarding the geology and hydrogeology (groundwater levels across the site including seasonality). An assessment of the hazard(s) should be made, potential pathways and receptors should be identified and reviewed, and a qualitative assessment undertaken of the significance of the risks posed, for example, high, intermediate or low. Generally, the Environment Agency require the following basic controls:		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			• 250m minimum distance from potable groundwater supply source; • 30m minimum distance from watercourse or spring; • 10m minimum distance from field drains; • no burials into standing water, with a minimum of 1m unsaturated ground below the base of the coffin (including seasonal fluctuation). Without this basic information we automatically object to any application. Depending on the identified risks, there may be a further requirement for Tier 2 or Tier 3 assessments to be carried out.		
115	**Norfolk Wildlife Trust**	**JNP4**	POLICY JNP4: Green Spaces – we support this policy about green spaces. We especially welcome the text about linkages. The ability to link these habitats via corridors is important to allow wildlife to thrive. The ability for wildlife to move between green areas is	Support noted. Additional wording can be added	Amend accordingly√

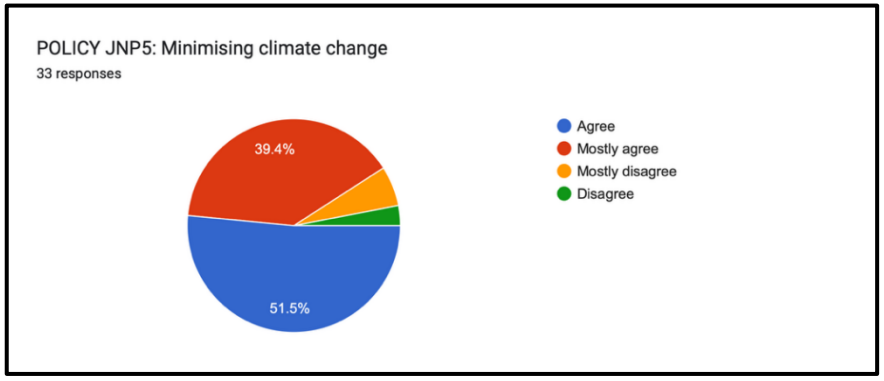
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			often critical for their survival. Protecting such 'green' or 'blue' corridors is therefore of fundamental importance. We recommend additional wording to acknowledge the importance of green spaces for nature. Green Infrastructure (GI) is a network of multi-functional green and blue spaces which can deliver a wide range of environmental and other benefits, including increasing biodiversity. This network includes features such as woodlands, hedges, lakes, ponds, playing fields, street trees, green roofs/walls, parks, open spaces, allotments, roadside verges, rivers, SuDs etc.		
116	**Individual 2**	**JNP4**	Green spaces need to be included in any future developments and I was glad Bill Cousins included an explanation of this inclusion when discussing this with me at the Viking meeting this morning.	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
117	**Individual 5**	**JNP4**	Some of the green spaces listed are really tiny, should they be included as a Green space ? A green space to me is a space like Sprowston Rec, not a grass verge .	Noted. All proposed LGS will be reviewed before the submission version	A number of proposed LGS are proposed to be deleted for the reason described.√
118	**Individual 7**	**JNP4**	Some of these 'green' spaces are just a patch of grass - they could include shaped beds of wild flowers to create more diversity than shrubs	Noted. All proposed LGS will be reviewed before the submission version	Amend accordingly √
119	**Individual 9**	**JNP4**	Management of green spaces to create wildflower habitats needed, not just mown areas of low-grade grass	Noted. The policy seeks a mix of types of new spaces.	No change
120	**Individual 10**	**JNP4**	It is good to see green spaces considered, but if not in ownership it is difficult to protect them	Noted. Once agreed LGS are a statutory designation that can be made irrespective of ownership	No change
121	**Individual 11**	**JNP4**	What constitutes a green space??? With 3,500 houses being built how can you protect ancient woodlands, trees, animal habitats, bio-diversity? Who will be responsible for maintenance and upkeep of green spaces?	Local Green Spaces are defined by criteria set out in the NPPF. New green spaces can include a wide range of habitats and uses	No change
122	**Individual 12**	**JNP4**	Hope these will be sensible size. Who will ensure they happen?	Noted.	No change
123	**Individual 13**	**JNP4**	Leaving the area between the allotments and the park and ride	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			as it is would be good - lots of young oak trees and kestrels hunting area		
124	**Individual 14**	**JNP4**	Sustainable drainage essential! And indoor and outdoor amenities	Noted. This is covered by other policies.	No change
125	**Individual 18**	**JNP4**	Grass areas - Cannery Lane? Tills Road?	All LGS are to be reviewed	LGS to be reviewed√
126	**Individual 19**	**JNP4**	Green spaces must be maintained which is not what is happening in Sprowston at the moment. Footpaths are overgrown and look untidy	Noted. However the maintenance of green space is not a NP issue	No change
127	**Individual 20**	**JNP4**	I would like to see dedicated dog walking areas or dog play parks which are separate to pedestrian/children play areas	Noted. This can be added in to the list of types of space	Amend accordingly√
128	**Individual 25**	**JNP4**	Try and protect the flood plain/field east of 36 as it is not suitable to build on	Noted. This site is unlikely to be developed as it is subject to flooding.	No change
129	**Individual 28**	**JNP4**	These are not precious/just happen. Made a new garden library then extended (took it away not a garden any more)	Noted . The library was extended but the garden is yet to be reinstated	No change
130	**Individual 31**	**JNP4**	15 - footpaths are often overgrown and full of litter. 65 is missing from map!	All LGS will be reviewed and therefore numbers may change.	A number of the proposed LGS are to be deleted from the policy √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
131	**Individual 34**	**JNP4**	Consider land next to 36 as green space, i.e. recreation ground. It floods regularly and building houses here could impact nearby housing	Noted.	No change
132	**Individual 36**	**JNP4**	Green spaces always good. But listing small areas of green which already exist plus adding new ones does not compensate the consumption of 200 hectares of prime agricultural land. You cannot improve what is already there where generations have worked and played, it has to be smaller.	Noted. However protecting existing smaller space and setting out the requirements for new green space which is accessible to the public is important. Agricultural land is not green space as it is invariably not publicly accessible and is used for agricultural purposes.	No change

POLICY JNP5



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
133	**Norfolk Wildlife Trust**	**7.31**	We strongly support the promotion of the fabric first approach.	Support noted	No change
134	**Norfolk County Council (Lead Local Flood Authority)**	**JNP5**	3. Lead Local Flood Authority 3.1. The LLFA note that given the time which has passed since the existing Sprowston Neighbourhood Plan was adopted, changes which have taken place in local and national policy over this period and the fact that the extensive Beeston Park straddles both Parish boundaries, an updated Joint Neighbourhood Plan is being prepared for Sprowston with Beeston St Andrew which includes some from the existing Sprowston Neighbourhood Plan, together with updated and new policies for Sprowston and a set of new policies for Beeston St Andrew. 3.2. The LLFA comments at Regulation 14 review stage are as follows: • The LLFA welcomes that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan 2024 – 2040 Pre-submission DRAFT, March 2026 Regulation 14 document and its proposed policies and objectives make reference to the need for developments to consider and mitigate against flood risk from various sources including surface water and fluvial flooding, whilst also giving	Noted. The need to consider floodrisk in new allocations is a national policy with additional interpretation set out in the Local Plan. However, the NP can make reference to flooding from groundwater sources.	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			consideration to sustainability and the implications of climate change. It is however, noted that no references are made to ground water flooding within the document. Policy JNP3: Design, Policy JNP4: Green Spaces, Policy JNP5: Minimising Climate Change, Policy TS5: Local Green Space, Policy SPR4: Redevelopment at School Lane, Policy SPR5: Sprowston Green Heart, and their supporting text, along with Objectives 1 and 2: Built and Natural Environment, are identified as being of the most relevance to matters for consideration by the LLFA. • Whilst the Regulation 14 document does not include flood risk and drainage specific policies, the LLFA welcomes that several policies reference flood risk and climate change matters such as Policy JNP3: Design and Policy JNP5: Minimising Climate Change. The LLFA particularly welcome that these policies make references to known flooding and drainage issues within the Parish, highlight the need for new developments to consider and mitigate against sources of flood risk such as surface water, promote the use and benefits of Sustainable Drainage Systems (SuDS) within developments and recognise the implications of climate change on flood risk in the future. • The LLFA consider that the Regulation 14 document would benefit from references being		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			included to the availability of and developments taking into account, flood risk guidance available from organisations such as NCC LLFA, the Environment Agency and Internal Drainage Boards. In particular the LLFA would welcome the inclusion of a reference and link in the document to 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document (the most relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) relating to surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website. • The LLFA further welcome references made to the Sprowston with Beeston St Andrew Document complimenting Strategic Policies within the Greater Norwich Local Plan (GNLP) 2024, Broadland Development Management Development Plan Document (DMDPD) Adopted August 2015, Growth Triangle Area Action Plan (GTAAP) Adopted July 2016. Norfolk Minerals and Waste Local Plan (NW&WLP) Adopted May 2025 and the National Planning Policy Framework (NPPF). • The LLFA are not aware of AW DG5 records within the Parish of Sprowston with Beeston St Andrew however, this will need to be confirmed with/by Anglian Water.		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			• According to LLFA datasets (extending from 2011 to present day) we have 21 no. records of internal flooding and 24 no. records of external/anecdotal flooding in the Parish of Sprowston with Beeston St Andrew. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. • We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports here. • According to Environment Agency datasets, there are areas of localised surface water flooding (ponding), as well as surface water flowpaths present within the Parish of Sprowston with Beeston St Andrew. • Our records also indicate that there are a small number of ordinary watercourses present within the Parish of Sprowston with Beeston St Andrew, with these being within the Norfolk Rivers Internal Drainage Board area. It is also noted that whilst the Parish lies predominantly within Flood Zone 1, there are some areas which fall within Flood Zones 2 and 3. • Whilst the LLFA notes that some surface water flood risk mapping has been included in the neighbourhood plan document, the LLFA		

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at: ▪ GOV.UK – Flood map for planning ▪ GOV.UK – Check your long term flood risk ▪ Norfolk County Council (NCC) – Flood and Water Management Policies ▪ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document		
135	**Norfolk Fire and Rescue**	**JNP5**	4.12 Policy JNP5 (Minimising climate change) - NFRS recognises the need for Councils to have a positive strategy to promote renewable energy generation in developments. However, the risk of grid scale Battery Energy Storage Systems (BESS) when involved in fire requires mitigation at design stage and consultation with NFRS before and during planning stage. 4.13 Developments which include PV arrays, Domestic Energy Storage Systems (DESS) and electric vehicle charging points should comply with national guidance, Institute of Engineering and Technology Codes of Practice and PAS63100:2024. Developers should consult with NFRS both before and during planning stage on safe installation and location within residential dwellings	Noted.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
136	**Norfolk County Council (Lead Local Flood Authority)**		3.3 Allocation of Sites 3.4 We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (however it is noted that no housing is being allocated within the document). If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.	Noted. The NP is not allocating any sites for development.	No change
137	**Anglian Water**	**JNP5**	**POLICY JNP5: Minimising climate change** Encouraging Net Zero: Anglian Water is supportive of the policy aims to reduce greenhouse gas emissions and enhance climate resilience through sustainable design and nature based solutions. It is noted that water management measures are referenced in the policy for new residential, community and industrial development. Anglian Water welcome this reference, however, we would welcome inclusion of tighter water efficiency measures. We have seen several emerging local plans including policies for	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			tighter water efficiency standards across our region, which is encouraging, when considering the challenges for future water resources as a result of population growth, climate change and environmental protection. It is hoped that the next local plan for Greater Norwich (to be prepared under the new planning system) will include tighter water efficiency standards, as recommended in the Shared Standards for Water Efficiency in Local Plans (published in June 2025), which sets out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. We would welcome tighter water efficiency standards being included in the neighbourhood plan, which helps to reduce the volume of wastewater needing to be conveyed, pumped at treated at our water recycling centres. Sustainable Drainage: Anglian Water support the policy requirement for **all** new development to use proportional and appropriate sustainable drainage methods including SuDS. The policy, in support of water management measures, could helpfully refer to SuDS as part of integrated water management		

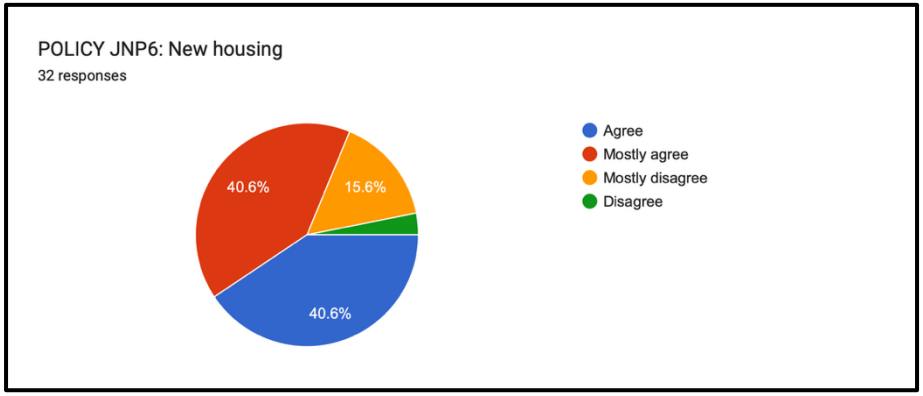
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			measures, including the potential for non-potable water reuse in new developments.		
138	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP5**	Minimising Climate Change (Policy JNP5): In place to encourage low-carbon, resilient design, sustainable drainage, and air quality improvements. Support energy-efficient buildings, renewable energy, and nature-based solutions and require sustainable drainage systems (SuDS) to prevent flooding and provide wider amenity and biodiversity benefits. The ICB endorse Policy JNP5's approach to climate resilience and sustainability. Environmental factors such as air quality and flood risk have direct health impacts as stated above in relation to damp and mould and stable indoor temperatures. These can all negatively impact a residents physical and mental health. Supporting energy efficient buildings can also help to reduce the risk of fuel poverty.	Support noted	No change
139	**Norfolk Wildlife Trust**		POLICY JNP5: Minimising climate change – we strongly support this new policy. However, as a region identified as seriously water stressed, we encourage the plan to include measures to improve water efficiency for new development through water efficient fixtures and fittings, 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	Noted. A section on water efficiency can be included in the policy.	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			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. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g.85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption. 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. Sustainable drainage systems (e.g. permeable surfaces, swales, green roofs/walls, attenuation basins) incorporating the four pillars of SuDs (water quantity, water quality, amenity and biodiversity) should be used wherever it is practicable to do so on	This is an issue for the Local Plan as the NP is not permitted to include standards which go beyond those already set out in policy.	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			all proposals and, in line with the national policy, will be required on all major development proposals.		
140	**Individual 2**	**JNP5**	Climate change must be included in the overall plan as the environment is warming.	Noted. This is now a legal requirement	No change
141	**Individual 7**	**JNP5**	Could solar panels and heat pumps be insisted on in new developments	Solar panels will become mandatory on new development from March 2027	No change
142	**Individual 9**	**JNP5**	More specifics on sustainability needed. All new housing to have solar panels and heat pumps?	Solar panels will become mandatory on new development from March 2027	No change
143	**Individual 10**	**JNP5**	Good to see support for retrofit and district heading	Support noted	No change
144	**Individual 11**	**JNP5**	Please avoid flooding. Also solar panels on all new buildings required.	Solar panels will become mandatory on new development from March 2027	No change
145	**Individual 14**	**JNP5**	Sustainable drainage essential	Noted	No change
146	**Individual 20**	**JNP5**	Important to take into consideration on our climate and minis disruption to existing wildlife etc	Noted	No change
147	**Individual 27**	**JNP5**	We must change	Noted	No change
148	**Individual 28**	**JNP5**	More trees on estates. No plastic grass. Drainage	Noted. The NP policies express support for new street trees	No change
149	**Individual 36**	**JNP5**	Yes it is true new housing offers greater energy efficiency. But this development is at 3,500 new houses part of the 60,00 plus houses proposed for the latest Greater Norwich Development Project up to	Noted. The NP is not allocating any new development above	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			only 2045, which will be an uncalculatable detrimental environmental problem.	that already committed in the Local Plan	

POLICY JNP6

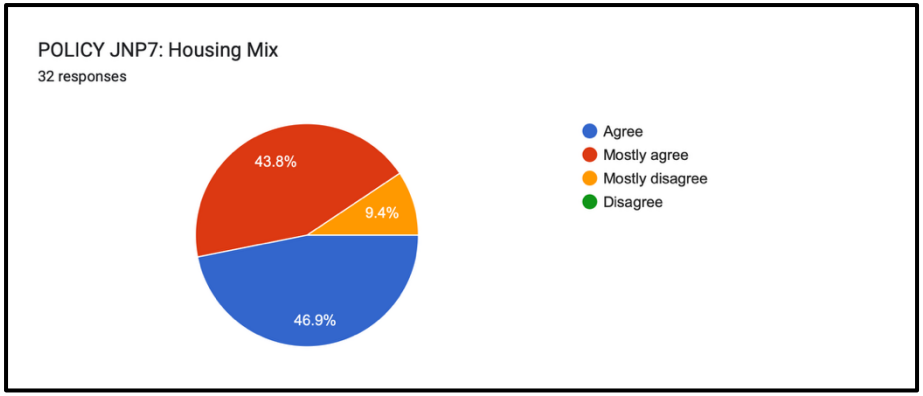


Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
150	**Individual 2**	**JNP6**	I believe some more housing is required and the Council has to had plan for that but the current system doesn't work for my me mainly because the Housing Developers get the contract and along the journey their plans change,especially with Social Housing always brought down from 30%to 10% everytime and what other extras Doctors and	Noted. The frustrations associated with affordable housing contributions being reduced after permission is granted is acknowledged.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Dentists still missing from plans when the first estates were built in Sprowston and were desperately short of these facilities here, a shop at Queens Hills and better access spring to mind and plans for a High School in Sprowston, previously discussed with other developers and now hopefully will be included in this latest plan but now for Rackheath! It is so desperately needed ! I think the only way to stop this happening time after time with these developers is for the government to write a clause in all their contracts with large penalties against them if they dont deliver on them!		
151	**Individual 6**	**JNP6**	HMOs are bad for everyone except landlords. Build social housing, stop any home development which evolves the property into another category e.g. bungalows with loft extensions	Noted	No change
152	**Individual 9**	**JNP6**	Connection by foot and cycle needs to be a priority	Noted	No change
153	**Individual 11**	**JNP6**	Not too much infill - we need green spaces	This is covered by other policies in the NP	No change
154	**Individual 14**	**JNP6**	No HMOs!	Noted	No change
155	**Individual 19**	**JNP6**	Ensure high percentage for bungalows	Noted. Policy JNP7 covers this issue	No change
156	**Individual 20**	**JNP6**	New houses should have adequate parking and reduce parking on pavements - improve disability access	Noted. This is an aim of Policy JNP3	No change
157	**Individual 28**	**JNP6**	People in 3 bedroom should be for assurance not a reason for houses. Roads need to be widened to	Noted. These issues are covered in JNP3	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			allow parking, garages built too small for modern cars.		
158	**Individual 36**	**JNP6**	As no brownfield sites are available within this part of the overall greater development, all housing is being built on green fields. The implication for future generations has not been fully considered. We must not sacrifice irreplaceable farm land.	Noted. The NP is not allocating any new sites. The existing sites are identified in the Local Plan	No change

POLICY JNP7

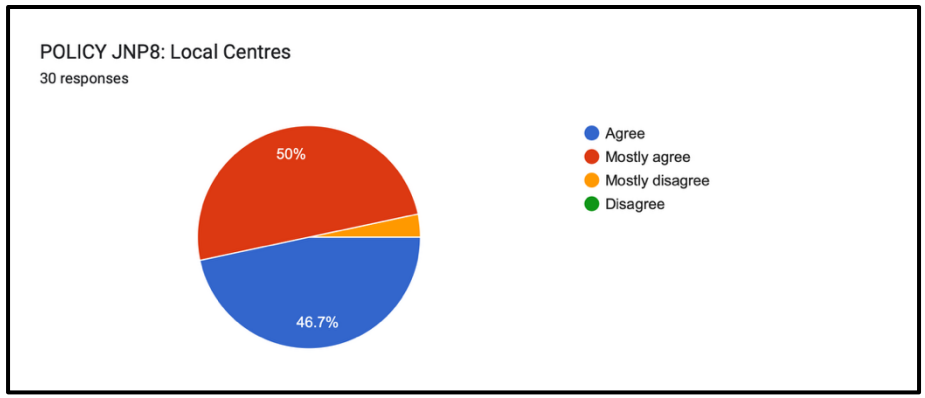


Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
159	**Broadland District Council**	**Policy JNP7:**	**Size:**	Noted. The purpose of the policy is to ensure the	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
		Housing Mix (p.60)	The Council supports the provision of a variety of housing types. However, as written the policy does not provide a strong basis for requiring specifically 1-2 dwellings as well as 3-4 dwellings, which tend to be the favoured provision. Has the NP considered applying specific proportions to these to ensure their delivery? The entire mix does not need to be accounted for; however, a minimum requirement could be beneficial if this is supported by evidence. **Specialist housing:** Greater Norwich Local Plan Policy 5 requires at least 20% of dwellings on major development to meet M4(2) Standards (or any successor). Is this sufficient to meet the needs of the area?	current mix continues. There is no specific evidence which would justify specific proportions. The NP does not have any specific evidence to include a higher figure	
160	**Individual 2**	**JNP7**	See above, a penalty if Social Housing is not delivered on!	Noted	No change
161	**Individual 4**	**JNP7**	There is very little specialist housing for older people despite your increasing figure. Bungalows are rarely built nowadays, its mainly flats/apartments then they are only leasehold, none appear to be freehold.	Noted. The policy seeks a mix and new bungalows are provided by most developers. The ownership i.e lease or freehold is not an NP matter	No change
162	**Individual 6**	**JNP7**	See above, need more bungalows	Noted. This is addressed in the policy	No change
163	**Individual 7**	**JNP7**	Will maintenance of footpaths/cycleways be a problem e.g. footpath to White House Farm, footpath between Blue Boar Lane (Laundry Lane) and Manor Park Estate are deteriorating	Noted. Maintenance is not a planning matter	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
164	**Individual 9**	**JNP7**	Provision of housing for low-middle income must be a priority. Affordable housing is not a meaningful term - all housing is affordable by some one.	Noted. The policy seeks a mix	No change
165	**Individual 11**	**JNP7**	Too many houses - will be a concrete jungle full of concrete boxes as the green spaces will disappear from plan!	Noted. Policy JNP4 addresses the issues of green spaces	No change
166	**Individual 13**	**JNP7**	The more diverse the architecture is the better avoiding bland corporate neighbourhoods	Noted. This is addressed by JNP3	No change
167	**Individual 14**	**JNP7**	A good mix of all types of housing	Noted	No change
168	**Individual 15**	**JNP7**	More social housing, provided in planned areas with play areas open spaces and pleasant surroundings	Noted	No change
169	**Individual 19**	**JNP7**	Bungalows	Noted.	No change
170	**Individual 20**	**JNP7**	Should include more accessible housing stock and varied for all ages	Noted. The policy seeks to address this.	No change
171	**Individual 28**	**JNP7**	Mixed housing better	Noted. The policy seeks to achieve this	No change
172	**Individual 32**	**JNP7**	As a parent of a child trying to buy a property we need a good mix for all and for all pockets	Noted.	No change
173	**Individual 34**	**JNP7**	We have an old/aging population and one-door living/bungalows to be considered as affordable/sustainable housing	Noted	No change
174	**Individual 36**	**JNP7**	The mix has been considered, but there are too many houses being built, the targets are unnecessarily high, every section of Brownfield within the greater development must be used first, to avoid the loss of rural areas.	Noted. The overall housing numbers is a matter for the Local Plan. The NP is not making additional allocations.	No change

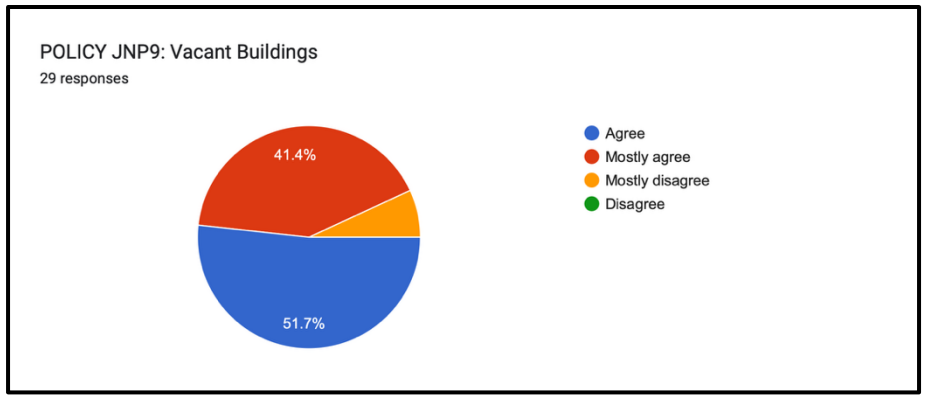
POLICY JNP8



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
175	**Individual 2**	**JNP8**	Glad local centres are included in plans but feel there is still a need for a Youth Club, modern themed included for Teenagers as they have constantly been left out. Its a difficult in between age and they need somewhere to go with their interests at heart and guidance in general for future life.	Policy JNP14 includes refence to new facilities for teenagers	No change
176	**Individual 6**	**JNP8**	As population increased, must protect the feeling of community	Noted. The policies in the community and quality of life section seek to achieve this	No change
177	**Individual 7**	**JNP8**	This should happen. How ill you ensure it?	Once adopted the Np has a statutory weight in decision making	No change
178	**Individual 9**	**JNP8**	As I get older I'm going to need good local facilities nearby - such as the doctors, dentist and local shopping	Noted. The NP policies in combination seek to achieve this	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
179	**Individual 11**	**JNP8**	Small scale businesses should not be endangered by this new estate	Noted.	No change
180	**Individual 12**	**JNP8**	Where will the schools or doctors surgeries be?	These are dealt with through the Local Plan process, however the community and quality of life section of the NP provides some guidance	No change
181	**Individual 14**	**JNP8**	As long as there is sufficient parking!	Noted. Parking has been highlighted as important	No change
182	**Individual 19**	**JNP8**	Business in the area needed for jobs	Noted	No change
183	**Individual 20**	**JNP8**	Make sure we fully utilise existing centres and promise and support local groups to use these facilities	Noted	No change
184	**Individual 28**	**JNP8**	Small business marked car park spaces for Post Office, limited parking causing problems	Noted. Parking remains a key concern.	No change
185	**Individual 32**	**JNP8**	As a volunteer with local youth groups, local centres here needs to affordable	Noted	No change
186	**Individual 36**	**JNP8**	This policy is as has almost always been considered within residential area, and has the ability to change and meet current needs.	Noted.	No change

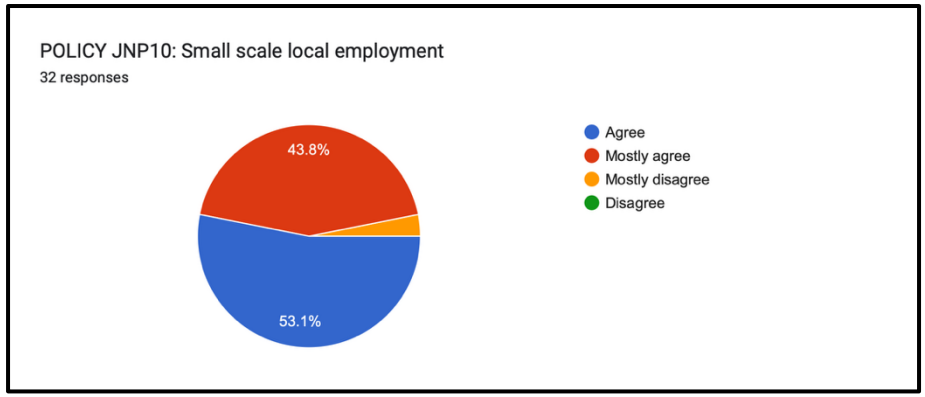
POLICY JNP9



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
187	**Individual 2**	**JNP9**	I think vacant buildings, in the right area are a good idea to be converted into housing if suitable or demolished and rebuilt if not a building of special interest. Having said that I don't agree with Debenhams being ripped down and replaced with mostly housing, student or otherwise, out of character in the area bearing in mind the excellent architect who actually built it! Brown fields sites are also should be considered for extra housing before taking our beautiful countryside? We could be had housing instead of another MacDonalds! Bad idea near the High School apart from traffic and other problems with that decision!	Noted.	No change
188	**Individual 10**	**JNP9**	Vacant buildings should include empty homes	Noted. The national definition is usually	No change

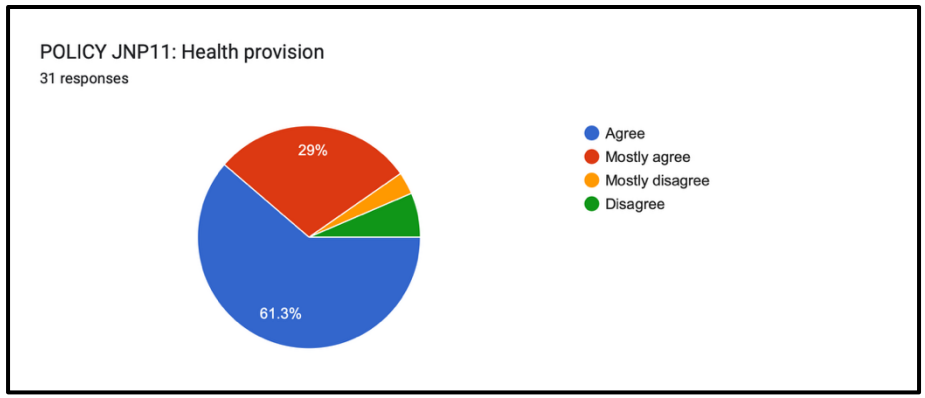
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				aimed at non-residential uses	
189	**Individual 14**	**JNP9**	Use as residential	Noted. National policy does allow for this	No change
190	**Individual 20**	**JNP9**	We need to make better use of vacant premises which should improve areas for existing residences and promote the importance of making good of what already exists	Noted. This is consistent with the aims of the NP	No change
191	**Individual 28**	**JNP9**	Vacant buildings needs to change as soon as possible	Noted.	No change
192	**Individual 36**	**JNP9**	Vacant buildings restoration or repurpose should always be a priority.	Noted. The policy encourages this	No change

POLICY JNP10



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
193	**Broadland District Council**	**Policy JNP10: Small scale employment (p64)**	What is the relationship between JNP10 and JNP8? Policy JNP10 supports proposals for appropriate development of new or expanded businesses, and Policy JNP8 does the same, but specifically within the identified Local Centres. Does this mean that support for local business development is not exclusive to Local Centres and, if so, does this need clarifying?	Noted. The point can be clarified. JNP8 relate specifically to the named local centres whilst JNP10 is wider employment uses.	No change
194	**Broadland District Council**	**Para. 10.1 (p66)**	'Enhancing the quality of life for the existing and extended communities will require close cooperation between a range of service and infrastructure providers, developers and local authorities' – should this include the Town Council and representatives from Beeston Saint Andrew?	The inference is that they are both included in the local authority definition but this can be made more specific	Amend accordingly√
195	**Individual 2**	**JNP10**	Small scale local employment is important but nothing too big and commercial .	Noted. The emphasis is on small scale	No change
196	**Individual 9**	**JNP10**	A working from home hub maybe?	Noted. The policy would not preclude this.	No change
197	**Individual 14**	**JNP10**	Keep residential!	Noted	No change
198	**Individual 20**	**JNP10**	Make sure we support and encourage local businesses to provide employment for all local residents of all ages	Noted. This is an aim of the policy	No change
199	**Individual 27**	**JNP10**	Small workshops are good	Noted.	No change
200	**Individual 32**	**JNP10**	As long as the business does not impact on local area (parking)	Noted. Parking is a consideration	No change
201	**Individual 36**	**JNP10**	Considering the extra thousands of new inhabitants of the development, any adaptions or considerations for employment provision is good.	Support noted	No change

POLICY JNP11



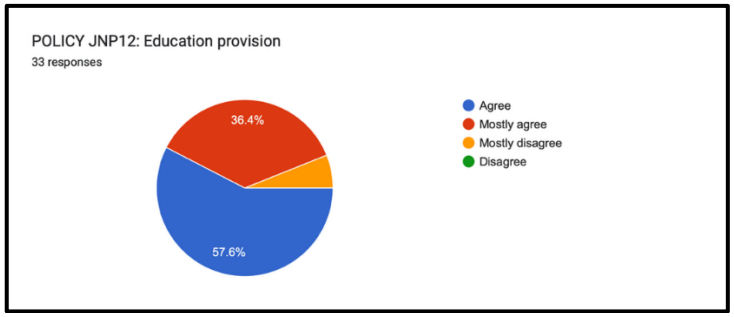
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
202	**Broadland District Council**	**Policy JNP11: Health provision (p66)**	The first part of the policy is worded a little unusually – there are three occurrences of the word 'support' in the sentence. We would suggest that the middle element of the sentence ('…to support the planned growth in the joint Neighbourhood Area…') is a supporting statement which is not required in the policy wording, as it is reflected in paragraph 10.2. On this basis, we would suggest the wording is amended to the following (or similar): 'Proposals for new buildings to host new medical, pharmacy, clinic and dental services will be supported.' In clause 'e.', what does 'centrally located' mean, in the context of the joint neighbourhood area?	Noted. The wording can be reviewed.	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
203	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP11**	Health provision (Policy JNP11): This policy looks to directly address health provision, supporting proposals for new and improved medical, pharmacy, clinic and dental services to meet the need of the expanding population. The policy emphasises: • Accessibility by multiple modes of transport (walking, cycling, car). • Adequate parking for staff and patients. • Design for future expansion and flexibility. • Central or local centre locations for health facilities. The Plan recognises that existing facilities (e.g., the primary care centre at Aslake Close) have been expanded, since the 2014 iteration of the neighbourhood plan however the new plan indicates that further capacity will be needed to support planned growth. The ICB welcomes the support from this policy and will continue to monitor and review demand and capacity data in relation to population growth moving forwards, taking into account the NHS 10 year plan and new models of care.	Noted. The confirmation that the NHS ICB will monitor and review demand is welcomed	No change
204	**Individual 2**	**JNP11**	Health provision is definitely needed,I hope we get that this time? Thats where a commited framework by the government for planning for developers is needed!	Noted . See response to NHS ICB above	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
205	**Individual 4**	**JNP11**	There is a definite need for parking areas, as to access these provisions majority of the time a car is required as from my point of view transport doesn't run across the area (west to east and vice versa) only north to south!	Noted. The policy recognises this in criterion b.	No change
206	**Individual 7**	**JNP11**	Again - this should happen. How will you ensure it does? The doctor's surgery seems to be only just coping with demand	See response to NHS ICB above	No change
207	**Individual 8**	**JNP11**	We need more local leisure facilities i.e. swimming pool/gym	Noted. Policy JNP14 covers new community , cultural and leisure provision	No change
208	**Individual 9**	**JNP11**	Strongly agree. Possibility of a polyclinic or cottage hospital for intermediate treatments?	Noted. See response to NHS ICB above.	No change
209	**Individual 11**	**JNP11**	Build first	Noted	No change
210	**Individual 12**	**JNP11**	Extra doctors surgeries will be required with so many new homes. The surgeries should be built before people arrive.	See response to NHS ICB above	No change
211	**Individual 13**	**JNP11**	Prioritise cycling, walking and public transport	Noted. See Policy JNP13	No change
212	**Individual 14**	**JNP11**	A priority!	Noted	No change
213	**Individual 15**	**JNP11**	Doctors surgeries, dentist, health centres	Noted	No change
214	**Individual 19**	**JNP11**	NHS dentist in the area is a must Dr's practices with doctors available for appointments	Noted	No change
215	**Individual 20**	**JNP11**	Important to ensure we have adequate provision for new development so as to not effect existing needs as these are already over stretched	Noted. See response to NHS ICB above	No change
216	**Individual 23**	**JNP11**	Good in theory - 1000s of new houses not one extra GP, ambulance or hospital bed	Noted. See response to NHS ICB above	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
217	**Individual 28**	**JNP11**	Another doctors surgery	Noted. See response to NHS ICB above	No change
218	**Individual 30**	**JNP11**	Will believe it when, if they get built	Noted. See response to NHS ICB above	No change
219	**Individual 31**	**JNP11**	Vital considering the number of residents moving into the areas with no medical facilities	Noted. See response to NHS ICB above	No change
220	**Individual 32**	**JNP11**	This is a must, we need more medical provision in the area	Noted. See response to NHS ICB above	No change
221	**Individual 34**	**JNP11**	Already lack of pharmacy for Sprowston since closure at Boots @ Aslake Close so this would be beneficial to whole community	Noted. See response to NHS ICB above	No change
222	**Individual 36**	**JNP11**	If all the development now planned up to 2046, which is over 60,000 houses mainly on green fields goes ahead, it will be a monumental task to provide health provision for the thousands of extra people arriving, to have a complete and adequate health service locally.	Noted. See response to NHS ICB above	No change

POLICY JNP12

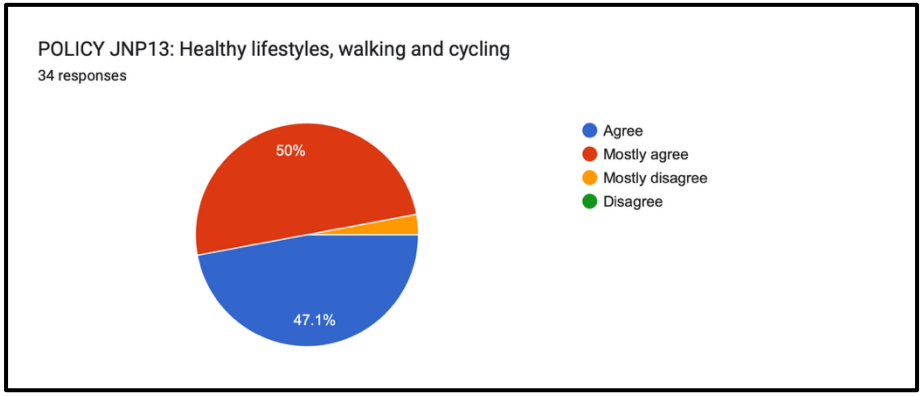


Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
223	**Broadland District Council**	**Policy JNP12: Education provision (p68)**	The second paragraph is worded a little awkwardly. 'New educational facilities should be included in the early phases of new development to ensure that land is available to ensure the completion of schools to be available when they are needed.' We suggest that the second clause should be re-worded to the following (or similar), '…to ensure that these facilities are able to be delivered in time to meet the increased local need.' In the second sentence of the second paragraph, presumably the phrase '…linked with local centres…' means being located near to those centres and accessible to them via active travel? If so, this should be clarified within the policy.	Noted. Agree the policy can be reworded for clarity. Noted. This can be clarified	Amend accordingly √
224	**Individual 2**	**JNP12**	A High School is imperative and I would add the above clause to their contract for that.	Noted. It is anticipated that the new secondary school will be located in Rackheath which will serve new development in Sprowston	No change
225	**Individual 8**	**JNP12**	The dev at Beeston will put huge pressure on local schools	Noted. It is anticipated that the new secondary school will be located in Rackheath which will serve new development in Sprowston	No change
226	**Individual 11**	**JNP12**	Build before everyone moves in. Infrastructure should come first	Noted. It is anticipated that the new secondary school	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				will be located in Rackheath which will serve new development in Sprowston	
227	**Individual 12**	**JNP12**	Schools should be built before people move in with children	The policy seeks to achieve this	No change
228	**Individual 14**	**JNP12**	Essential paths to enable children to walk!!	Noted. The policy seeks to achieve this	No change
229	**Individual 19**	**JNP12**	Schooling required to support the new housing	Provision for both new primary and secondary schools is identified within the Local Plan	No change
230	**Individual 20**	**JNP12**	Important to improve and widen education provision for this area as new buildings will bring in the need for further development to meet their needs	Provision for both new primary and secondary schools is identified within the Local Plan	No change
231	**Individual 31**	**JNP12**	Also preschools and nurseries	Noted. This is to be included within the overall provision.	No change
232	**Individual 32**	**JNP12**	These need to be built asap. We need a new high school. SHS is getting too big	Noted. It is anticipated that the new secondary school will be located in Rackheath which will serve new development in Sprowston	No change
233	**Individual 34**	**JNP12**	Local schools already oversubscribed	Provision for both new primary and secondary schools is identified within the Local Plan	No change
234	**Individual 36**	**JNP12**	I think it goes without saying that if you are going to allow thousands of new houses to be built schools and total provision of this aspect should come first.	Provision for both new primary and secondary	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				schools is identified within the Local Plan	

POLICY JNP13



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
235	**Broadland District Council**	**Policy JNP13: Healthy lifestyles, walking and**	In simply referring to 'new development', the first paragraph does not take a proportionate approach. Depending on the scale, nature and location of development, it may not be appropriate for a proposal to deliver the items listed within the policy.	Noted. Wording can be introduced which clarifies that the policy will be applied proportionately	Amend accordingly √ and include a map of the proposed routes √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
		cycling (p69)	In terms of items a-i, are developers expected to achieve each of the items in this list, a combination, or any such items as appropriate? This should be clarified within the policy. It would be helpful to include an indicative map to illustrate the supported new pedestrian and cycle routes listed within the second part of the policy. Could the new pedestrian and cycle routes also be listed as community projects?	Noted this can be clarified. It is considered that these would not be appropriate as community projects as they are still aspirational.	
236	**Broadland District Council**	**Page 73 Figure 44**	The houses are 'facing' onto the woodland, not 'backing', so the caption needs to be amended.	Noted. This can be amended	Amend caption accordingly √
237	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP13**	**Healthy Lifestyles, Walking and Cycling (Policy JNP13):** The purpose of this policy is to promote safe, attractive, and convenient walking and cycling routes linking homes, schools, health facilities, and amenities and to encourage sustainable transport, improved connectivity and access to the improved green spaces. This is to be done by supporting new walking and cycling routes. The ICB welcomes the emphasis on active travel and healthy lifestyles, which are very important physical and mental wellbeing which in turn can help to reduce pressure on the local health services. Suggested additions for this section include…	Noted. This can be added to the policy	Amend accordingly √

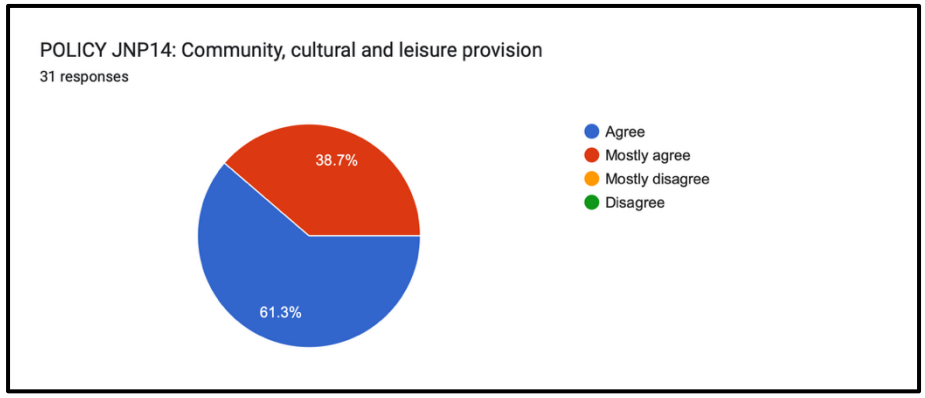
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			• Include wayfinding and signage for health services to help residents navigate via routes other than car. • Consider emergency vehicle access and routes for ambulance services. There should be space for emergency vehicles to move between streets and areas for turning. The purpose of this policy is to promote safe, attractive, and convenient walking and cycling routes linking homes, schools, health facilities, and amenities and to encourage sustainable transport, improved connectivity and access to the improved green spaces. This is to be done by supporting new walking and cycling routes.		
238	**Norfolk Wildlife Trust**	**JNP13**	POLICY JNP13: Healthy lifestyles, walking and cycling - We support the intention of the policy that new development should take opportunities to promote sustainable transport modes. As we are in a nature and climate emergency, we particularly encourage the provision of a network of **green** walking and cycling routes which will help to reduce carbon emissions, support nature's recovery, increase biodiversity, provide habitats for wildlife, improve habitat connectivity, whilst also providing health benefits for people and enhancing the attractiveness of such routes. We recommend the provision of dedicated, safe, off-road **green** cycle/pedestrian routes where these can be accommodated. Green Infrastructure (GI) can be	Noted. Agree to incorporate this issue into the policy wording.	Amend as appropriate√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			sensitively incorporated into the design and layout of such routes. We therefore recommend additional wording, for example (or similar): *New development should take opportunities to promote sustainable transport…… and infrastructure provision. Opportunities should be sought to incorporate green infrastructure into new and existing pedestrian/cycle routes, as appropriate, for example, rain gardens, water features, planters, trees and wildflowers.* SPR3 Harrison's Park: we note that this area contains a section of deciduous woodland priority habitat. It must be ensured that any plans for this area do not have a negative impact on this habitat. We recommend additional wording is added to the policy text to reflect this. SPR5 Sprowston Green Heart – We strongly support this policy, particularly the intent to enhance existing biodiversity.		
239	**Individual 2**	**JNP13**	Healthy life styles should be encouraged but remember not everyone in the community can accomplish these things owing to health and age so perhaps a bit of give and take. There will be thousands more cars in the area due to these vast estates anyway! The Broadland Northway is now	Noted. It has been observed that traffic on North Walsham Road and Wroxham Road at certain times has become worse	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			worse than the main road was before it was built for traffic congestion!		
240	**Individual 8**	**JNP13**	AS a walker and cyclist there are very few safe pleasant places to walk and cycle	Noted. The policy aims to address this	No change
241	**Individual 9**	**JNP13**	See previous comments on interconnection. I'm really going to need an alternative to driving as I age and my eyes deteriorate	Noted. See response to NHS ICB above	No change
242	**Individual 10**	**JNP13**	Agree with cycle routes and making area more accessible by foot and cycle	Support noted	No change
243	**Individual 13**	**JNP13**	Absolutely need to ensure cars are not the predominant force	Support noted	No change
244	**Individual 14**	**JNP13**	Essential paths for disabled, of good quality	Support noted	No change
245	**Individual 17**	**JNP13**	Cycle paths are better on roads with separations rather than on pavements with lane markings	Noted. The delivery of cycle paths will follow best practice	No change
246	**Individual 19**	**JNP13**	Cycles should be on the road and NOT shared with pedestrians on path (disabled, mothers with prams, elderly and dog walkers to be considered)	Noted. The delivery of cycle paths will follow best practice	No change
247	**Individual 20**	**JNP13**	Provide better quality arts to promote healthy life styles, dog walking spaces and green spaces which will promote healthy lives and provide opportunity to improve mental health	See response to NHS ICB above.	No change
248	**Individual 23**	**JNP13**	ADD pavement parking to be prohibited like in other council areas	Noted. Off street parking is favoured through new design however the NP cannot affect existing parking issues	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
249	**Individual 27**	**JNP13**	Very important for all	Noted	No change
250	**Individual 31**	**JNP13**	Maintain existing paths to a good standard for use by wheelchairs pushchairs and people with mobility issues	Noted	No change
251	**Individual 32**	**JNP13**	We need paths along Wroxham Road and NWR to the NDR to link with path	Noted. This would be supported if it could be practically achieved	No change
252	**Individual 34**	**JNP13**	Adult outdoor gym facilities?	Noted. JNP14 covers new facilities	No change
253	**Individual 36**	**JNP13**	If a network of cycle/pedestrian paths is constructed a clear division regarding markings must exist, A good example of pedestrians and cyclists moving together is Lowestoft Promenade.	Noted	No change

POLICY JNP14



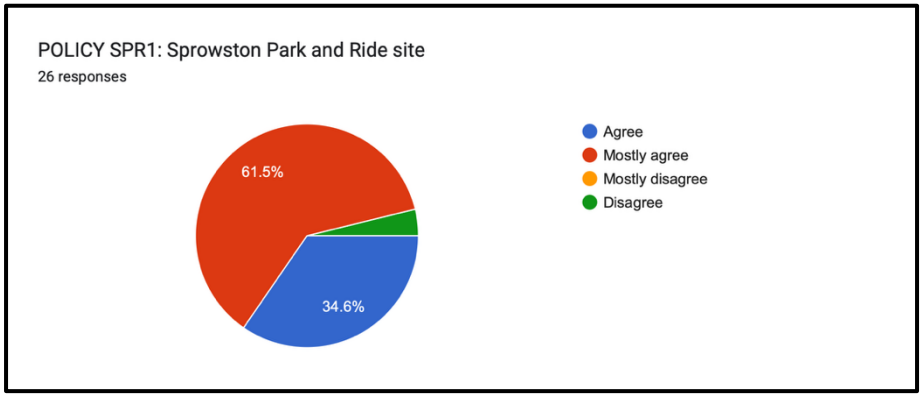
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
254	**NHS Norfolk and Suffolk Integrated Care Board**	**JNP14**	**Community, Cultural and Leisure Provision (Policy JNP14):** The Plan supports new community, cultural, and leisure facilities, including flexible spaces for health-related activities and events. This would support healthy, active, and inclusive communities, with access to open space and nature. Specifically… • Promoting environments that support mental health and wellbeing, such as quiet spaces, sensory gardens, and opportunities for social interaction such as allotments. • Ensure developments address health inequalities by designing for accessibility, safety, and inclusion.	Support welcomed	No change
255	**Individual 2**	**JNP14**	All community, cultural and leisure provisions should be encouraged.	Support noted	No change
256	**Individual 4**	**JNP14**	Very little community facilities are available over the eastern side of Sprowston - therefore once again transport is needed for access.	Noted. This is acknowledged, however th difficulty has been in obtaining suitable land.	No change
257	**Individual 7**	**JNP14**	The proposal is good. How ill these be maintained in the long term. Places like Sprowston Sports and Social Club need better access by foot or cycle.	Noted. There is improved access on Blue Boar Lane however it is acknowledged that the final 20m is problematic. The installation of the skatepark may help however it is acknowledged that the corner is dangerous and	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				cycling groups have raised this.	
258	**Individual 8**	**JNP14**	Need large leisure facilities for young and old. Swimming pool, gym, open spaces for kids	There is potential for indoor leisure provision in Rackheath, however the policy would support this wit the Neighbourhood Area should a suitable site be found.	No change
259	**Individual 10**	**JNP14**	Leisure facilities are poor in Sprowston with no access to a public leisure centre - adult gyms and family leisure provision where families can get healthy together.	There is potential for indoor leisure provision in Rackheath, however the policy would support this wit the Neighbourhood Area should a suitable site be found.	Reference to swimming has been added to the policy√
260	**Individual 11**	**JNP14**	How can the existing community, leisure and cultural facilities survive such a scheme?	There is potential for indoor leisure provision in Rackheath, however the policy would support this wit the Neighbourhood Area should a suitable site be found.	No change
261	**Individual 12**	**JNP14**	The new dwellers of Sprowston need to feel part of Sprowston and not develop their own Beeston Group!	Noted	No change
262	**Individual 14**	**JNP14**	Community buildings essential	Noted	No change
263	**Individual 15**	**JNP14**	Based on needs	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
264	**Individual 20**	**JNP14**	Provide more leisure acidities, craft groups and community provision	Noted. The NP scope is limited to physical buildings rather than the specific groups that may use them	No change
265	**Individual 26**	**JNP14**	Leisure facilities for teenagers are important	There is potential for indoor leisure provision in Rackheath, however the policy would support this wit the Neighbourhood Area should a suitable site be found. The policy supports provision for teenagers	No change
266	**Individual 28**	**JNP14**	Need for swimming pool	This can be added to the policy	Amend accordingly√
267	**Individual 29**	**JNP14**	Where will the leisure centre be?	There is potential for indoor leisure provision in Rackheath, however the policy would support this within the Neighbourhood Area should a suitable site be found.	No change
268	**Individual 32**	**JNP14**	Just don't let it go on as long as the skate park	There is potential for indoor leisure provision in Rackheath, however the policy would support this within the Neighbourhood Area should a suitable site be found.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
269	**Individual 36**	**JNP14**	What you propose is probably what is expected by present society.	There is potential for indoor leisure provision in Rackheath, however the policy would support this within the Neighbourhood Area should a suitable site be found.	No change

POLICY SPR1



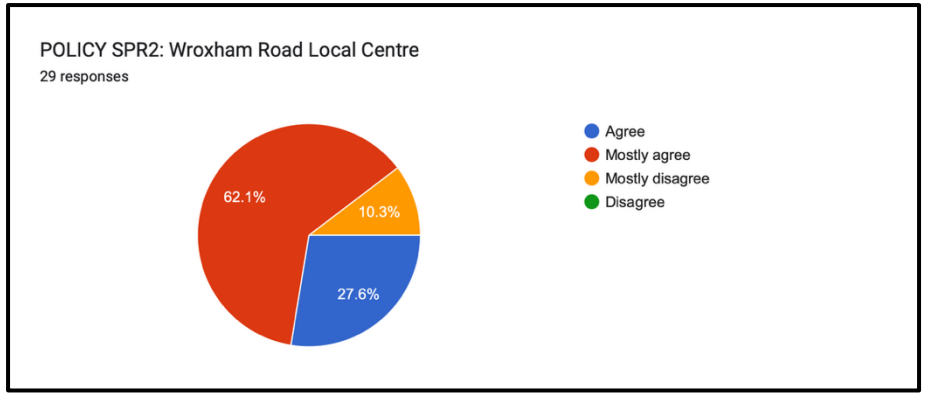
Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
270	**Broadland District Council**	Policy SPR1: Sprowston	The Neighbourhood Plan is unclear on the justification for this policy. The supporting text states	This is an existing policy. Whilst the current site may be	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
		Park and Ride Site (p.75)	that there are currently no plans for the site to be relocated or closed and no evidence appears to have been provided to suggest how these ideas came about. This raises concerns over whether the policy is justified as there is no specific reason provided as to why this area should be covered by such a policy.	needed for that use currently, things could change over the plan period and the policy seeks to provide some suitable guidance.	
271	**Individual 2**	**SPR1**	Sprowston Park and Ride should be encouraged and is useful for people to come to from country areas such as Wroxham etc. to encourage people not to take their cars in the city.The bus services that run to the new estates encourage people to use them rather than their cars.	Noted. The policy is aspirational rather than definite	No change
272	**Individual 4**	**SPR1**	Sprowston Park and Ride does not seem to operate as a usual Park and Ride site anymore as originally designed. It is now just part of a normal bus service. Therefore no way is it as good as it used to be, it takes much longer to get into the city (at least double the time, if not more).	Noted. It is acknowledged that the bus services are no longer direct into Norwich	No change
273	**Individual 6**	**SPR1**	Possibly migrate heath and dental practices to the location	Noted. The policy would allow for that	No change
274	**Individual 9**	**SPR1**	Should not be used for a large commercial development	Noted. The policy favours a mix of uses	No change
275	**Individual 10**	**SPR1**	I am not sure about this. The park and ride is county land and they would make a decision about what to do with it.	Noted. The policy considers what might happen if it were no longer required.	No change
276	**Individual 14**	**SPR1**	Increased footfall, park and ride to stay	Noted. There are currently no firm plans to change the use	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				of the site, the policy is purely aspirational	
277	**Individual 15**	**SPR1**	We need Park & Ride	Noted. There are currently no firm plans to change the use of the site, the policy is purely aspirational	
278	**Individual 18**	**SPR1**	I don't use it	Noted. There are currently no firm plans to change the use of the site, the policy is purely aspirational	No change
279	**Individual 19**	**SPR1**	With the increase in housing a park and ride site should stay	Noted. There are currently no firm plans to change the use of the site, the policy is purely aspirational	No change
280	**Individual 20**	**SPR1**	Currently excellent provision in place	Noted. There are currently no firm plans to change the use of the site, the policy is purely aspirational	No change
281	**Individual 25**	**SPR1**	Sprowston Park and Ride no longer functioning as a Park and Ride as buses stop at every stop en route to the city	Noted.	No change
282	**Individual 29**	**SPR1**	Could this not be used for a much needed leisure centre and swimming pool?	Noted. It is anticipated there may be indoor leisure provided as part of the GT16 North Rackheath allocation which would also serve Sprowston	No change
282	**Individual 30**	**SPR1**	Are there plans to shut this down?	There are currently no firm plans to change the use of	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
				the site, the policy is purely aspirational	
283	**Individual 36**	**SPR1**	This site has not been used for agriculture since the 1990s, therefore whatever it is used for is better than taking even more land, which is being used to feed the nation.	Noted. The site would be a brownfield site and therefore should preferentially be used before greenfield land is released.	No change

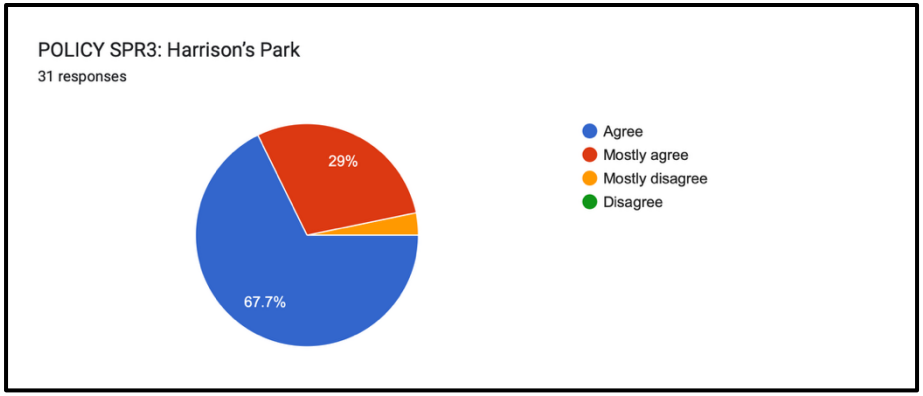
POLICY SPR2



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
284	**Broadland District Council**	**Policy SPR2: Wroxham Road Local Centre (p.75)**	It would be beneficial to provide a map to accompany the policy, in line with the other policies in this section.	Noted. The area can be defined on a map	Produce new map to define area to which the policy applies. √
285	**Individual 2**	**SPR2**	I do think the Wroxham Road centre is now extremely overcrowded owing to the amount of businesses sharing that site even though they are all good businesses but too many in such small parking area.	Noted. Parking has been identified as a problem here and the policy support solutions to this.	No change
286	**Individual 6**	**SPR2**	The traffic improvements provided by the NDR have disappeared as more people move into the area	Noted. It has been observed that Wroxham Road does suffer congestion at peak times.	No change
287	**Individual 9**	**SPR2**	Strongly agreed	Noted	No change
288	**Individual 10**	**SPR2**	Parking is awful here - get people to drive and drop in	Parking has been identified in the policy as requiring improvement.	No change
289	**Individual 14**	**SPR2**	Safe entry and exits	Parking and maneuvering has been identified in the policy as requiring improvement.	No change
290	**Individual 19**	**SPR2**	Speed to be monitored	Noted. The policy recognises this in criterion a)	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
291	**Individual 20**	**SPR2**	Important to promote safer pedestrian areas and reduce traffic whilst improving parking for local businesses. Traffic management and slow traffic	Noted. The policy seeks to achieve this.	No change
292	**Individual 28**	**SPR2**	No room to do. Road busy	Noted. It is acknowledged that this area is tight for space for much improvement	No change
293	**Individual 32**	**SPR2**	Parking is a nightmare. Area of land at back of premises that can be accessed from Marlborough Court, can this be used for additional parking?	Noted. This site has a narrow entrance and crosses the footpath which is likely to cause highway safety issues and therefore may not be an appropriate area to direct parking.	No change
294	**Individual 33**	**SPR2**	Precise location indicated would be helpful	A map to show the area where the policy applies will be included, however there are no site specific proposals currently	No change
295	**Individual 34**	**SPR2**	Consider increase traffic on Wroxham Road	Noted. It is acknowledged this is likely due to allocations in Rackheath, Salhouse, Sprowston and beyond.	No change
296	**Individual 36**	**SPR2**	Safety for pedestrians will be a big concern as nobody can calculate the thousands of extra people and vehicles which could use this Centre.	Noted. It is appreciated this is a challenge	No change

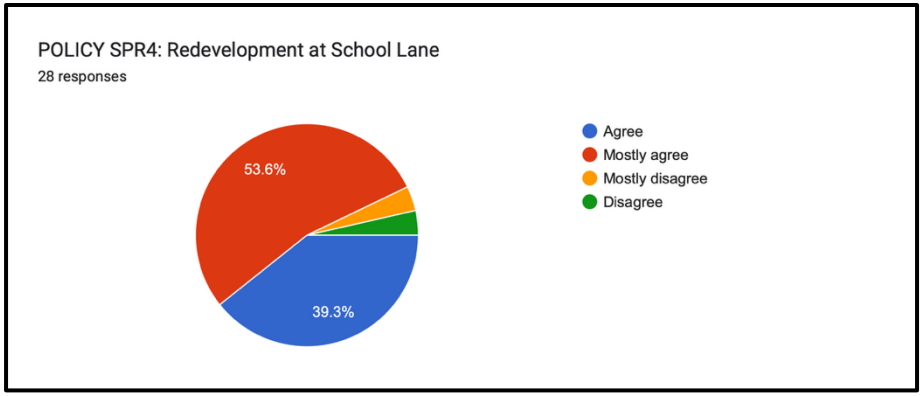
POLICY SPR3



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
297	**Broadland District Council**	**Policies SPR3: Harrisons Park**	How does the policy work alongside the Local Green Space designation, that it has also been included within? A 'substantial' recreational and leisure hub (SPR3) could be detrimental and inappropriate within an area of Local Green Space designation – this should be reviewed against the Government's guidance on what forms of development may be appropriate within Green Belt land (to which LGS have equivalent protection).	Noted. On reflection the area and its recreational use is important and therefore should remain as a Local Green Space.	No change
298	**Individual 2**	**SPR3**	I love Harrisons wood and often go on walks there with my daughter and her dog and making it more available for some other things is good.	Support noted	No change
299	**Individual 7**	**SPR3**	I hope a lot of the Park is left 'natural' for people to wander through. More and better access points are	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			needed particularly from the border near Manor Park Estate		
300	**Individual 10**	**SPR3**	Great!	Support noted	No change
301	**Individual 14**	**SPR3**	Safe crossing essential	Noted	No change
302	**Individual 18**	**SPR3**	Keep it as a natural woodland	Noted	No change
303	**Individual 23**	**SPR3**	Reinstate ditches	Noted	No change
304	**Individual 32**	**SPR3**	Car parking needs to be improved	Noted, although the focus is on pedestrian and cycle access	No change
305	**Individual 36**	**SPR3**	Great for humans, what about nature and wildlife extra noise, extra people, extra disturbance extra light. Again a massive attack to what's left of a more natural environment.	Noted. The aim of the policy is to balance environmental aand recreational interests.	No change
306	**Broadland District Council**	**Para 11.4 (p.76)**	There is a full stop missing at the end of the second sentence.	Noted. This will be corrected	Amend accordingly√
307	**Broadland District Council**	**Figure 46: Harrisons Wood (p76)**	The map shown in Figure 46 is labelled as 'Harrison's Wood'. However, the area encompassed in Figure 46 comprises more than just Harrison's Wood – it also includes Cottage Plantation, on the western side of Blue Boar Lane. If the intention (as per the policy) is to name the overall area 'Harrisons Park', then is this the label that should be used in Figure 46 and within the map legend?	Noted. It is the intention to refer to the wider areas as Harrison's Park.	Amend map title accordingly√

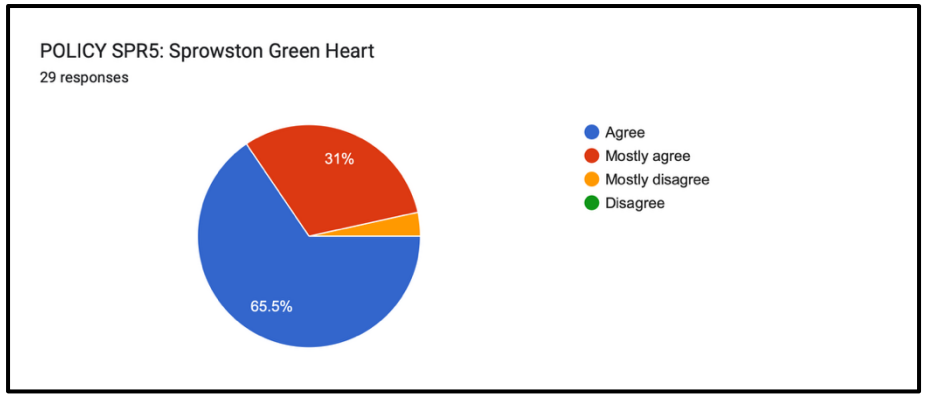
POLICY SPR4



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
308	**Broadland District Council**	**Policy SPR4: Redevelopment at School Lane (p77)**	There is wording missing from the first paragraph of the policy – 'If applications for alternative uses or the redevelopment of land at School Lane are submitted including for uses such as housing, Affordable Housing…'	Noted. This can be corrected.	Amend accordingly√
309	**Individual 2**	**SPR4**	Could not comment on this aspect as didnt see this particular article?	Noted	No change
310	**Individual 11**	**SPR4**	School Lane needs to be redeveloped - get rid of industrial site - shouldn't be in a residential area	Noted. The policy is in place to deal with any changes in use rather than to force them.	No change
311	**Individual 12**	**SPR4**	School have needs consideration to be residential - industrial sites are an eye sore and nuisance	Noted	No change
312	**Individual 14**	**SPR4**	Affordable Houses	Noted. This would be a good use of the site	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
313	**Individual 20**	**SPR4**	Make good use of their area which will help to improve the look of open spaces	Noted	No change
314	**Individual 23**	**SPR4**	How did and why haven't anyone at BDC or NCC noticed ow bad these sites area for large lorries	Noted. Both will see this response and therefore may comment at the next stage	No change
315	**Individual 32**	**SPR4**	Lusher Loke roadway will need to be widened. We have (scouts) been in contact with Mitchell's about purchasing a strip of land to improve this.	The access does require improvement here and this would need to happen as part of any proposals.	No change
316	**Individual 36**	**SPR4**	Its already there so use it to its full potential in considerate manner.	Noted	No change

POLICY SPR5

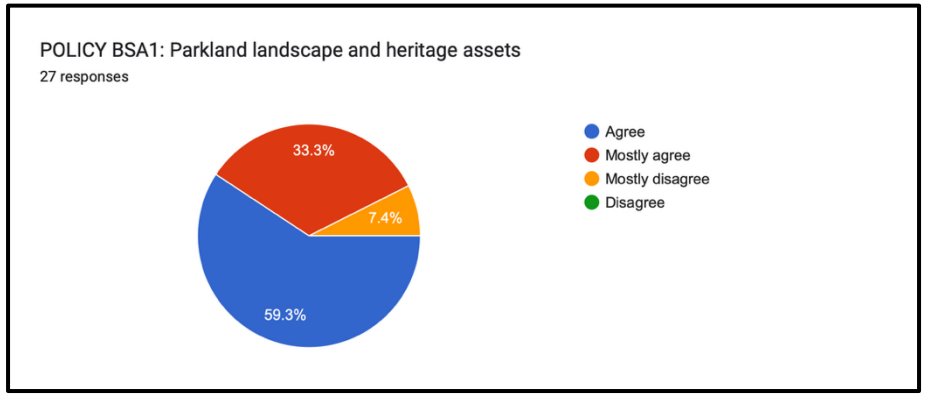


Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
317	**Broadland District Council**	**Policy SPR5: Sprowston Green Heart (p78)**	These spaces are already proposed for protection under JNP4, which designates Local Green Spaces. Therefore, if there is to be added value to SPR5, it presumably lies in supporting any future proposals to enhance the biodiversity and interconnected nature of these sites, which may arise from future development, rather than protecting the open spaces. We suggest the policy is refined and clarified in order to address this issue. The final paragraph needs re-wording slightly. There is mention of creating new green spaces within the outlined area, but these sites already exist as green spaces, so the intention here is unclear. The phrase, 'will be supported' also occurs twice within the	Noted. The LGS designation is consistent with the creation of the Green heart and some specific measures base dn the LNRS actions have been added. The wording will be amended for clarity	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			sentence, so we would suggest that this is deleted at the end of the paragraph.		
318	**Broadland District Council**	**Page 79, Figure 49**	It looks like this picture is showing Beeston Hall Parkland rather than agricultural land.	Agree the caption needs amending	Amend caption for figure 49√
319	**Broadland District Council**	**Para. 12.6 (p81)**	Typo: '…looking south across the parkland is to be retained via the mechanism of*(?)* the country park but it should be…'	This will be corrected.	Amend para 12.6 accordingly√
320	**Individual 2**	**SPR5**	We must retain as much of our Green Heritage as possible even though needs mean some changes must be made. Provision for the wildlife of the area must be considered. I care very much about this issue and my own garden is devoted to wildlife as much as it can be. I have recently donated to the Hillside Charity as they have managed to buy up a 10acre I believe, patch of woodland and will fence it off giving the herd of Deer and other wildlife there a permanent home and the donation will help maintain it.Its important to me that I could do that. It s so important moving forward to offer them what protection we can.	Support noted	No change
321	**Individual 10**	**SPR5**	Didn't know this was called the Sprowston Green Heart, though should be preserved - it's a bit of rurality in the suburbs	Support noted	No change
322	**Individual 14**	**SPR5**	More appropriate trees!	Noted	No change
323	**Individual 15**	**SPR5**	We need to retain a pleasant area for people to live and respect and look after	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
324	**Individual 19**	**SPR5**	Need to keep as much Green Space as possible	Support noted	No change
325	**Individual 23**	**SPR5**	There green corridor is there but the trees and hedgerows are being removed for development	Support noted.	No change
326	**Individual 25**	**SPR5**	Very important to keep an area completely undeveloped to maintain current wildlife needs	Support noted.	No change
327	**Individual 26**	**SPR5**	Important to maintain green areas	Support noted.	No change
328	**Individual 31**	**SPR5**	Toilets in this area would be appreciated by those with children who want to spend an afternoon etc there!	Support noted.	No change
329	**Individual 34**	**SPR5**	Important wildlife habitat	Support noted.	No change
330	**Individual 36**	**SPR5**	Its always good to have green spaces, but don't forget approx 60% of the development will be houses which will use approx 123ha of farmland, a massive area currently used to feed the population.	Support noted.	No change

POLICY BSA1



Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
331	**Broadland District Council**	**Policy BSA1: Parkland landscape and heritage assets (p82)**	The first paragraph seeks to retain the existing rural character of the parish. The second paragraph seeks to preserve long views across open farmland. Despite the development proposals seeking to preserve a significant area of parkland, south of the Hall, these particular policy aspirations do present an issue when considered against the significant development which will be occurring elsewhere in the south of the parish. It is difficult to see how these development proposals could be achieved without some detriment to the rural character of these locations and the interruption of long views across farmland. Given the important view south from the Hall is specifically mentioned in paragraph two (and given the point made above), it is not clear which other important 'long views across open farmland' are being referenced. Can these be specified and set out in a map, in order to aid clarity? The first paragraph also specifies that the 'parkland landscape of Beeston Hall shall be retained, maintained intact, protected and enhanced'. The terms, 'retained', 'maintained intact', and 'protected' all have a similar meaning, and to be 'maintained intact' could be considered contradictory to it being 'enhanced'. The sentence could be made clearer and more concise.	Noted. This section can be reviewed for clarity	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			Should paragraph four and other elements of the policy make specific reference to sections of the Beeston St. Andrew Design Guidance and Codes? Paragraph five references traditional buildings with heritage significance, but these are not identified and specified as Non-Designated Heritage Assets, nor are they set out on a policy map. We would recommend that NDHAs are identified in order for this element of the policy to be applied in a coherent and consistent manner.		
332	**Individual 2**	**BSA1**	Parkland and Heritage are really important from an Historical and Future point of view to keep us all grounded as a community.	Noted	No change
333	**Individual 8**	**BSA1**	This is a lovely areas which will be lost to huge housing estates	Noted. The overall quantum of development is not set by the NP but by the Local Plan	No change
334	**Individual 11**	**BSA1**	Please keep as much of the rural countryside as possible	Noted. The policy seeks to achieve this	No change
335	**Individual 13**	**BSA1**	Good to plan for a large area edged by woods and hedgerows	Noted.	No change
336	**Individual 14**	**BSA1**	Existing "Parkland", must be retained, as much as possible/	Noted. The policy seeks to achieve this	No change
337	**Individual 20**	**BSA1**	Retain where possible existing structures	Noted. The policy seeks to achieve this	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
338	**Individual 23**	**BSA1**	Ensure access to new park and parking is always free of charge	Noted. This is a management issue not a planning issue	No change
339	**Individual 28**	**BSA1**	Locals don't want this. It will affect their home values, nice views though.	Noted. The overall quantum of development is not set by the NP but by the Local Plan	No change
340	**Individual 33**	**BSA1**	13 houses to 3500 houses will have an encores impact on the area	Noted. The overall quantum of development is not set by the NP but by the Local Plan	No change
341	**Individual 36**	**BSA1**	Yes it will be possible to retain heritage assets, hedgerows etc. however by placing 3,500 new houses on green fields this wonderful area will be changed beyond all recognition, and lost forever.	Noted	No change

Implementation and monitoring

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
342	**Broadland District Council**	**13. Implementation and monitoring (p84)**	<u>Implementation</u> The current draft does not appear to include any identified community actions or projects arising from community engagement. While it is	Noted. There has been a full programme of community projects in	No change

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			acknowledged that a Neighbourhood Plan should appropriately focus on land use planning matters, public consultation often highlights community aspirations and local issues that fall outside the plan's statutory remit but remain important to residents. It is considered good practice for such matters to be captured separately, for example through a Community Action Project List. Introducing a mechanism of this kind would allow the parish to record these issues and consider them for future delivery, including potential funding through the Community Infrastructure Levy (CIL) or other sources. Incorporating this approach would strengthen the plan by ensuring that wider community aspirations identified through engagement are acknowledged and not overlooked. There are some obvious policies within the Plan that could also be complemented by community project activity, such as SPR2, SPR3 and SPR5. <u>Monitoring</u> As mentioned earlier in these comments, there are at least two quite crucial pieces of work being undertaken which will significantly affect the national and local planning framework – significant reforms to planning policy at the	Sprowston which include the Diamond Centre and the Viking Centre. The next priority is the Recreation area redevelopment and beyond that enhancement at Harrisons Park and The Green Heart which are already identified in the Joint Neighbourhood Plan. Policy JNP14 sets out the priorities for new facilities' as represented through community consultation	

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
			national level, through the proposed new NPPF, and the review of the GNLP. How far these affect the version of the Neighbourhood Plan that is submitted will be a matter of timing and the judgement of the Qualifying Body, but it would be worthwhile and relevant to refer to these items here, to flag that (if nothing else) the Plan will need to be monitored in light of these changes.		

Appendix

Ref	Respondent	Reference (paragraph or policy number)	*Comments 20*	QB Response	Action
343	**Broadland District Council**	**Appendix F (p112)**	The Policies map includes the Park & Ride site and the School Lane site designations, but not the Wroxham Road Local Centre (SPR2), nor Harrisons Park (SPR3) or Sprowston Green Heart (SPR5). Also see comments, above, regarding BSA1 and recommendation for listing key views and NDHAs.	Noted Map can be amended to include them	Amend Policies Map

Other supporting document: Housing Needs Assessment

Ref	Respondent	Reference (paragraph or policy number)	*Comments 20*	QB Response	Action
344	**Broadland District Council (response from Housing Enabler)**	**Paragraph 4.4.24 (p.15)**	As with other recent Neighbourhood Plan comments relating to First Homes, we would suggest that a 50% discount could lead to viability issues and the loss of affordable housing if this level of discount is supported. Previously, under the Homes England pilot, a small number of First Homes were sold in Sprowston/Rackheath at 70% of market value. However, it is noted that the HNA considers this level of discount to be unaffordable for households in the Neighbourhood Plan area.	Noted	No change
345	**Broadland District Council (response from Housing Enabler)**	**Paragraph 4.4.28 (p.17)**	Re. 'Discounted Market Sale and First Homes allow for a **greater ownership stake** in the property' – this is an incorrect statement as purchasers buy and own 100% of the property BUT can only ever sell it on at the discounted level of 70% or 80% of current market value (which is via a discount restriction on the Land Registry title). **'Shared ownership at low equity share'** – as well as the points already made here, it incurs additional legal costs (which can be quite high) for each incremental equity share purchased towards staircasing to full ownership.	Noted. This is a statement of fact by AECOM	No change
346	**Broadland District Council**	**Paragraph 4.4.30 (p.17)**	There is a typo. It should read:	Noted -	Amend √

Ref	Respondent	Reference (paragraph or policy number)	*Comments 20*	QB Response	Action
	(response from Housing Enabler)		**'Social rents** set out in table above are substantially below market rents.' Re. 'Whilst Affordable Rents are set at 80% of market rents' – you could add in '...or be capped at Local Housing Allowance, whichever is lower'.		
347	**Broadland District Council (response from Housing Enabler)**	**Paragraph 4.4.36 (p.18)**	The Local Authority holds no data on the proportion of applicants that require Social Rent. However, if the funding is available for Social Rent, this will always be the more affordable and preferred option for applicants in housing need, as it is generally provided at a lower percentage of market rent (it can be as low as 60% OMV). Also, it is worth noting that more Homes England funding is available to Registered Providers for the provision of Social Rented accommodation, through the latest Affordable Homes Programme.	Noted	No change

Other supporting document: Data Profile

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
348	**Broadland District Council (response from**	**Paragraph 3.2.2 (p.22)**	Re. the increase in percentage of households Social Renting – this should read households accessing **affordable rent tenures**. The s106	Noted. However the data in 3.2.2 is Census data	No change√

Ref	Respondent	Reference (paragraph or policy number)	Comments	QB Response	Action
	Housing Enabler)		affordable homes for rent delivered in Sprowston (in the period data was provided for) would have been for affordable or intermediate rent, NOT social rent. Older affordable homes delivered before 2011 would have been provided as social rent so the older, existing stock in the parish would be for this tenure. Therefore, since 2013/14, none of the affordable rented homes on the data extract requested by the Qualifying Body were for social rent. We are only just starting to see new schemes coming through with social rent properties (and not yet in Sprowston).	extracted from the nomis website and is titled social rented so therefore is as presented by the census which we are unable to change . The information provided for the Town Council from the District Council is in section 3.1. of the Data Profile.	