



Broadland District Council and the Broads Authority

Postwick w. Witton Neighbourhood Plan - Decision Statement

1. Summary

Following an independent examination, Broadland District Council and the Broads Authority (as the relevant local planning authorities) have received the examiner's report relating to the Postwick with Witton Neighbourhood Plan. The report makes a number of recommendations for making modifications to policies within the Neighbourhood Plan. Broadland District Council and the Broads Authority have made a decision to approve each of the examiner's recommendations and to allow the Neighbourhood Plan to proceed to a referendum within the neighbourhood area.

2. Background

Following the submission of the Postwick with Witton Neighbourhood Plan to Broadland District Council and the Broads Authority in February 2025, the Neighbourhood Plan was published in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and representations invited. The publication period took place between 19th March and 2nd May 2025.

Broadland District Council and the Broads Authority, with the approval of Postwick with Witton Parish Council, subsequently appointed an independent examiner, Mr Andrew Ashcroft, to conduct an examination of the submitted Neighbourhood Plan and conclude as to whether it meets the Basic Conditions (as defined by Schedule 4B of the Town and Country Planning Act 1990) and consequently whether the Plan should proceed to referendum.

The examiner's report concludes that, subject to making certain recommended modifications, the Neighbourhood Plan meets the basic conditions for neighbourhood planning and should proceed to a Neighbourhood Planning referendum within the adopted neighbourhood area.

3. Decision

Having considered the recommendations in the examiner's report and the reasons for them, Broadland District Council and the Broads Authority have decided to approve each of the examiner's recommended modifications. This is in accordance with section 12 of Schedule 4B to the Town and Country Planning Act 1990. The local planning authorities consider that this decision will ensure that the Neighbourhood Plan meets the basic conditions.

The following table sets out the examiner's recommended modifications, the authorities' consideration of those recommendations, and the authorities' decision in relation to each recommendation.

Subject to the modifications approved by Broadland District Council and the Broads Authority, as set out in the table below, the local planning authorities are satisfied that the Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in accordance with part 12(4) of Schedule 4B of the Town & Country Planning Act 1990.

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Section 1: Introduction	<i>At the end of paragraph 3 add: 'The Plan period is 2025 to 2038'. Thereafter use the same Plan period throughout the Plan</i>	The local planning authorities agree that this addition will help to improve the clarity of the plan.	Approve the examiner's recommended modification.
Policy PW1: Key considerations for all development proposals in Postwick with Witton	<p>Replace the first sentence of the first part of the policy with: 'As appropriate to their scale, nature and location, development proposals should respond positively to the delivery of any relevant key priorities for Postwick with Witton.'</p> <p>Delete the final section of the policy.</p> <p><i>Replace the final sentence of paragraph 14 with: 'However, minor proposals can still achieve a high standard of design, and planning applications should demonstrate how these priorities have influenced development of the proposal within a covering statement, Design and Access Statement or Planning Statement.'</i></p>	The local planning authorities agree that the changes will ensure the policy is proportionate and will provide focus as a land use policy.	Approve the examiner's recommended modification.
Policy PW2: Commercial Growth in Postwick with Witton	<p>Replace the policy with:</p> <p>'Proposals for commercial development in the neighbourhood area should be focused within the allocated key employment locations identified in the Greater Norwich Local Plan.</p> <p>Development proposals for commercial development south of the A47 will not be supported unless it can be demonstrated that there are no employment sites available within the designated employment locations within the Greater Norwich Local Plan area and that their design, lighting, layout, and scale conserves and where practicable enhances the character and appearance of the local landscape.'</p>	The local planning authorities agree that the changes will help to re-focus and improve the clarity of the policy.	Approve the examiner's recommended modification.

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW3: Development on land south of Smee Lane	<p>Replace 'Proposals need to provide social infrastructure, which includes a new school, creche, community hall and nursery' with 'Development proposals should provide social infrastructure, including a new school, creche, community hall and nursery'</p> <p>Replace 'int eh Growth Triangle Area Action Plan' with 'in the Growth Triangle Area Action Plan'</p>	The local planning authorities agree that the modifications will help to improve the clarity of the policy.	Approve the examiner's recommended modification.
Policy PW4: Cycle Routes	<p>Replace the opening element of the first part of the policy with: 'Development proposals that would result in enhanced or new cycle links between the key settlement areas within the parish or links with Norwich and Brundall will be supported where they otherwise comply with development plan policies. This includes cycle links:'</p> <p>Replace the second part of the policy with: 'Development proposals that deliver enhanced cycle facilities, such as cycle parking, e-bike charging or route maps, at key locations will be supported where they otherwise comply with development plan policies.'</p>	The local planning authorities agree that the modifications will help to improve the clarity of the policy.	Approve the examiner's recommended modification.

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
<p>Policy PW5: Protection and Enhancement of Public Rights of Way</p>	<p>Replace the policy with:</p> <p>‘Wherever practicable, development proposals affecting sites on which Public Rights of Way or informal footpaths exist (as shown in Figure 8) should protect and incorporate these routes into the scheme. Where this approach is impracticable, appropriate diversions or new routes that are convenient for users should be provided as part of the proposal.</p> <p>Wherever practicable, development proposals should take any reasonable opportunities to enhance the routes shown in Figure 8 in an appropriate and sympathetic manner. Enhancement works could involve improving linkages, upgrading surfaces, signage or incorporating green infrastructure into routes.</p> <p>Development proposals that would establish new Public Rights of Way that improve access to the River Yare and the Broadlands in accordance with those depicted in Figure 8 will be supported where they otherwise meet development plan policies.’</p>	<p>The local planning authorities agree that the modifications will ensure the policy is applied where it is practicable to do so and to ensure that development proposals otherwise comply with the development plan, achieving the clarity required by the NPPF.</p>	<p>Approve the examiner's recommended modification.</p>

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW6: Biodiversity	<p>Replace the opening element of the first part of the policy with: 'As appropriate to their scale, nature and location, development proposals should take opportunities to improve the connectivity of existing habitats and create safe corridors of movement with good continuity and cover for wildlife. Based on site-specific circumstances this approach could be delivered through:'</p> <p>Replace the second part of the policy with: 'Wherever practicable, planting schemes should include at least 80% native plants and trees of local provenance. Non-native plants should provide appropriate ecological value through following specialist advice from bodies such as the Royal Horticultural Society.'</p> <p>In the third part of the policy replace 'must' with 'should'</p> <p>Delete the final part of the policy.</p> <p><i>At the end of paragraph 66 add: 'The establishment of Biodiversity Net Gain sites, to create enhanced areas of habitat within the parish, will be supported.'</i></p>	<p>The local planning authorities agree that the recommended changes will bring the clarity required by the NPPF and will allow the authorities to implement the policy through the development management process.</p>	<p>Approve the examiner's recommended modification.</p>

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW7: Trees	<p>Replace the policy with:</p> <p>‘Tree planting within development proposals will be supported to achieve ecological connectivity and enhance the character of the immediate locality.</p> <p>As appropriate to their scale nature and location, development proposals should respond positively to trees and make allowance within the design and implementation for their protection and enhancement. Where trees are present on and/or adjacent to the site (within margins set out by British Standard(s) and Standing Advice) an Arboricultural Impact Assessment will be required.</p> <p>Where there is an unavoidable loss of trees, the number and type of replacements should be informed by the quality and size of the removed trees. Trees should be replaced at a minimum ratio of 2:1 unless evidence is provided that demonstrates this would made the scheme unviable. Wherever practicable, replacement trees should be of native British species of local provenance and be suitable for the plot size. Development proposals should ensure local ecological connectivity is maintained unless site-specific circumstances make such an approach impracticable and/or unviable.’</p>	<p>The local planning authorities agree that these recommended modifications will ensure the policy meets the clarity required by the NPPF and will allow the authorities to implement the policy through the development management process.</p>	<p>Approve the examiner's recommended modification.</p>
Policy PW8: Green Corridors	<p>In a) replace ‘Not have a detrimental impact on’ with ‘Respond positively to’</p>	<p>The local planning authorities agree that the modification will ensure that the policy ‘plans positively’, as required by the NPPF.</p>	<p>Approve the examiner's recommended modification.</p>

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW10: Landscape Character	<p>Replace the first sentence of the first part of the policy with: 'As appropriate to their scale, nature and location, development proposals should conserve and, where practicable, enhance the character, appearance and setting of the parish.'</p> <p>In the third part of the policy (as submitted) replace 'must' with 'should'</p> <p>Reverse the order of the second and third parts of the policy.</p>	The local planning authorities agree that the modifications will help to improve clarity for applicants and decision makers, as required by the NPPF.	Approve the examiner's recommended modification.
Policy PW11: Important Local Views	<p>Replace 'the following five views' with 'the following six views'</p> <p>Replace the final part of the policy with: 'Development proposals located within an identified View should demonstrate that their siting, design, form, massing, and scale that avoids or mitigates harm to the view. Development proposals that would unacceptably affect an Important Local View will not be supported.'</p> <p><i>In paragraph 92 replace 'five' with 'six'</i></p>	The local planning authorities agree that the recommended modifications will help to clarify the intent of the policy and ensure that its provisions can be implemented through the development management process.	Approve the examiner's recommended modification.

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW12: Lighting	<p>Replace the first part of the policy with:</p> <p>‘Development proposals should respond positively to the mitigation hierarchy for lighting. Avoidance should be a priority to minimise unnecessary light pollution. If this is not practicable, development proposals should minimise the impact of lighting through optimised controls and fixture selection. Finally, and where necessary, development proposals should restore or offset light pollution by implementing measures to counteract residual impacts on the environment such as incorporating specific light wavelengths of shielding to reduce disruption to wildlife.’</p> <p>Replace the first sentence of the second part of the policy with: ‘Development proposals should demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting.’</p> <p>In the third part of the policy replace ‘will need to’ with ‘should’</p>	<p>The local planning authorities consider that the examiner's recommended modifications will help to ensure that the policy can be implemented with confidence in the development management process.</p>	<p>Approve the examiner's recommended modification.</p>

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
Policy PW13: Design	<p>Replace the first part of the policy with: 'Where it is both appropriate and practicable to do so, development proposals should be consistent with the design codes identified in the Postwick with Witton Design Guidance and Codes document.'</p> <p>Replace the opening element of the second part of the policy with: 'As appropriate to their scale, nature and location, development proposals should provide evidence of how their design:'</p> <p>Replace the third part of the policy with: 'Development proposals should demonstrate how surface and foul water management solutions have been fully addressed and, where practicable, incorporate a high standard of water efficiency.'</p>	The local planning authorities agree that the changes will help to improve clarity by addressing elements of the policy relating to proportionality and practicability.	Approve the examiner's recommended modification.
Other Matters - General	<i>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i>	The local planning authorities will agree any requirements for further modifications of general text with Postwick with Witton Parish Council.	Implement further modifications of general text, where necessary.
Other Matters – Specific	<p>In addition to the representations received on the policies, several organisations have made comments about the general elements of the Plan and the supporting text. PwWPC has helpfully commented on the various representations. In this broader context, (and using BDC's referencing system), I recommend that the following comments are incorporated into the Plan as modifications:</p> <ul style="list-style-type: none"> • PwWNP-08; • PwWNP-17 (Figure 9); and • PwWNP-22. 	<p>The local planning authorities agree that these specific amendments will be helpful to improve clarity.</p> <p>The comments referred to in the examiner's recommendation can be found in the following document:</p> <p>PwWNP Reg 16 - Consultee Response Summaries</p>	Approve the examiner's recommended modification.

4. Next Steps

This Decision Statement and the examiner's report into the Postwick with Witton Neighbourhood Plan will be made available at:

- www.southnorfolkandbroadland.gov.uk/neighbourhood-plans
- **Postwick Village Hall** – Ferry Lane, Postwick, NR13 5HL (Open regularly)
- **Brundall Library** – 90 The Street, Brundall, NR13 5LH (Mon 16:00-19:00; Tue: 10:00-19:00; Thur 14:30-19:00; Sat 13:00-16:00)
- **Broadland District Council & South Norfolk Council offices** – The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF (Please call to make a prior appointment – 01603 431133)

Broadland District Council and the Broads Authority are satisfied that with the modifications that have been approved, as detailed above, the Postwick with Witton Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in which the following question will be posed:

‘Do you want Broadland District Council and the Broads Authority to use the Neighbourhood Plan for Postwick with Witton to help it decide planning applications in the neighbourhood area?’