



Trowse w. Newton Neighbourhood Plan - Decision Statement

1. Summary

Following an independent examination, South Norfolk Council and The Broads Authority have received the examiner's report relating to the Trowse w. Newton Neighbourhood Plan. The report makes a number of recommendations for making modifications to policies within the Neighbourhood Plan. The local planning authorities have each made a decision to approve 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 Trowse w. Newton Neighbourhood Plan to South Norfolk Council and the Broads Authority in November 2023, 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 9th February and 22nd March 2024.

South Norfolk Council, with the approval of the Broads Authority and Trowse w. Newton Parish Council (the Qualifying Body), subsequently appointed an independent examiner, Mr Derek Stebbing, 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 each of the recommendations in the examiner's report and the reasons for them, South Norfolk 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 Councils 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 local planning authorities' consideration of those recommendations, and their decision in relation to each recommendation.

Subject to the modifications approved by South Norfolk 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	Consideration of recommendation	LPAs decision
Paragraphs 9, 20, 28, 29, 49 and 65.	<p>PM1:</p> <p><u>Amendments to reflect the adoption of the Greater Norwich Local Plan by South Norfolk Council on 25 March 2024</u></p> <p>Amend paragraphs 9, 20, 28, 29, 49 and 65 as set out in the Parish Council's response to Question No 1, dated 30 May 2024. This modification should also take account of errors in the paragraph numbering in the draft Plan, with those errors commencing <u>after paragraph 50</u> on Page 23 and continuing through the remainder of the Plan leading, for example, to three paragraphs being numbered 48 on Pages 23 (twice) and Page 29.</p>	The Council agrees that these modifications are required in order to bring the Neighbourhood Plan up to date before it proceeds to referendum.	Agree to the recommended modifications.
<p><u>Paragraph 28</u></p> <p>(Page 10)</p>	<p>PM2:</p> <p>Delete the second sentence in full, and replace with:</p> <p>“For housing sites that meet a strategic need, such as those identified through South Norfolk Council’s Local Plan, the housing mix will therefore need to reflect the needs of Norwich and the urban fringe, whilst also taking account of the local Parish need.”</p>	The Council agrees that this amendment will ensure that the plan has more longevity and will enable it to be more reactive to changes, in line with the Council’s own representation during the Reg. 16 stage.	Agree to the recommended modifications.
<p><u>Policy 2 – Design</u></p> <p>(Pages 17-19)</p>	<p>PM3:</p> <p>Delete existing Policy text in full, and replace with:</p> <p>“Proposals for new development within the Plan area must demonstrate high-quality design. Proposals which fail to have regard to local context and do not preserve, complement, or enhance the character and quality of their immediate area will not be supported.</p> <p>In those parts of the Plan area that fall within the Broads Authority Executive Area, proposals for new development must take account</p>	The Council is supportive of the substantive re-drafting of this policy in order to improve the structure and clarity of the policy, in line with the NPPF.	Agree to the recommended modifications.

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	<p>of the policies and guidance contained in the adopted Local Plan for The Broads and other guidance published by the Broads Authority.</p> <p>In those parts of the Plan area that are outside the Broads Authority Executive Area, all development proposals, including extensions and conversions, should take account of the Trowse and Newton Neighbourhood Plan Design Guidance and Codes (2022) in general, and specifically as they apply to the New Newton (NN), Millgate Meadow (MM), Trowse Common (TC) and Upper Trowse (UT) Character Areas (CAs), as defined on Figures 4 and 6.</p> <p>Development proposals within those parts of the Plan area that are outside the Broads Authority Executive Area should therefore:</p> <p>i) be of an appropriate density, height, scale, and layout to the immediate area, unless it can be clearly demonstrated that the proposed development would not harm local character;</p> <p>ii) be designed and laid out so that people will find it easy to orientate and navigate, such as through appropriate uses of vistas and memorable features which will complement the public realm areas;</p> <p>iii) conform to the 'Secured by Design' principles in order to improve community safety; (and retain Footnote 4)</p> <p>iv) seek to achieve high levels of sustainable design, taking account of Design Codes DC1.4 and DC.6 where possible;</p> <p>v) within or adjacent to the Conservation Area, development must be sympathetic in scale, type, and design to the existing traditional character of the area;</p> <p>vi) within residential developments integrate affordable housing and open-market housing into the design and layout of developments</p>		

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	<p>such that the tenure of new homes is not distinguishable from their external appearance and design features.</p> <p>The Design Codes and the Checklist set out at Appendix B in this Plan will be used to assess all planning applications to determine their acceptability. The following design considerations from the Design Codes are especially important to the Plan area:</p> <p>a) Proposed development in Trowse Common should reflect the alignment of existing residential roads, and for Upper Trowse existing perimeter block arrangements should be retained.</p> <p>b) Building heights should reflect Design Code DC.4 and predominantly be two storeys or lower in the character areas. However, the Upper Trowse CA has potential for some taller landmark and gateway buildings not exceeding three storeys in height.</p> <p>c) Building lines and boundary treatments must consider Design Code DC4.3 and respect typical features in the specific Character Areas including low brick or flint walls, hedgerows, specimen trees, metal railings or open frontage such as at Newton Close.</p> <p>d) For all types of building, scale and form including household extensions, plot infills, corner buildings and building proportions, should be considered with reference to Design Code DC.4.</p> <p>e) The rooflines of new or replacement developments must respect typical uses in the specific Character Areas, including hipped and pitched roofs with the opportunity for feature gable ends on landmark properties where appropriate.</p> <p>f) Building materials and architectural detail must reflect Design Code DC.5 and should ensure that local materials are used, such as</p>		

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	<p>red brick, knapped flint, pale/pastel coloured render and pantile or slate roofs.</p> <p>g) Front and back gardens should follow the sizes appropriate to the Character Areas.</p> <p>h) Additional tree planting should be incorporated as part of street design in future developments to help improve biodiversity and visual amenity.</p> <p>i) Parking design should incorporate the design guidance given by Design Code DC2.3 and must be appropriate to the relevant Character Areas such as on-plot parking. On-street parking will be discouraged in new developments particularly in the Conservation Area.</p> <p>j) The need to retain views of those landmarks identified in the Design Codes, which includes St Andrew's Church, should be considered at the outset of development proposals.</p> <p>k) Where appropriate obvious and unambiguous features should be designed in new development to promote sensitive orientation and help create wayfinding within the Parish (DC.3.3).</p>		

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<p><u>Policy 3 – May Gurney Site</u> (Pages 21-26)</p>	<p>PM4:</p> <p>References in Section 5 to the 'East Norwich Regeneration Area (ENRA)', for example at paragraph 49 (Page 24) and elsewhere in the Plan, should be to the 'East Norwich Strategic Regeneration Area (ENSRA)'.</p> <p>Paragraph 53 – 4th line: "south-easter" should read "south-eastern".</p> <p><u>Amendments to the Policy text</u></p> <p><u>Overall design principles</u></p> <p>Delete the word "countryside" in the final line of the first paragraph of text.</p> <p><u>Green infrastructure</u></p> <p>Delete the word "towards" in the second line of the first paragraph of text and replace with "linked to".</p> <p>Delete the second sentence of the third paragraph of text in full, and replace with:</p> <p>"In addition to their visual appeal, recreational value and reflection of the more immediate rural area, trees can be part of sustainable drainage schemes, create beneficial shading and contribute to biodiversity."</p>	<p>The Council agrees that these amendments are required in order to ensure consistency with the terminology used in the GNLP and achieve the clarity and precision required by the NPPF.</p>	<p>Agree to the recommended modification.</p>

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<p><u>Policy 4 – Biodiversity and Green Corridors</u></p> <p>(Page 27)</p>	<p>PM5:</p> <p>Add new opening paragraph of text to read as follows:</p> <p>“The Plan seeks to protect and enhance the green infrastructure in the Plan area, by safeguarding wildlife habitats, promoting biodiversity enhancements and creating new areas of green space.</p> <p>Delete first sentence of the current first paragraph of text.</p> <p>Delete the word “as” in the second line of text in the second paragraph and replace with the word “is”.</p> <p>Delete the first sentence of text in full in the fifth paragraph, and replace with:</p> <p>“Proposals should deliver at least 10% BNG. Significant weight will be given to the benefit of proposals that meaningfully exceed that minimum requirement.”</p>	<p>The Council agrees with the examiner's recommendation, as it will help to ensure the policy contributes to biodiversity enhancements, as required by the NPPF.</p> <p>The Council also proposes a factual update to paragraph 64 (p.28) to reflect the fact that Biodiversity Net Gain requirements are now mandatory.</p>	<p>Agree to the examiner's recommended modification, as well as a factual update to paragraph 64 (p.28).</p>

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<p><u>Policy 5 – Local Green Space</u> (Page 33)</p>	<p>PM6:</p> <p>Amend the Policy title to read “Local Green Spaces”.</p> <p>Amend the first sentence of Policy text to read as follows:</p> <p>“The areas listed below and shown on Figure 16 and on the accompanying Inset Maps (LGS1-LGS7), are designated as Local Green Spaces:”</p> <p>Delete second, third, fourth and fifth paragraphs of Policy text in full.</p> <p>Add new second paragraph of Policy text to read as follows:</p> <p>“Development proposals in the seven designated Local Green Spaces listed above and defined on the accompanying maps to this policy will be managed in accordance with national policy for Green Belts.”</p> <p>Appendix C – delete in full.</p> <p>Delete references to Appendix C in paragraph 57 and at the Table of Contents.</p> <p>Amend the words “Figure 6” in paragraph 57 to read “Figure 16”.</p>	<p>The Council agrees that the examiner's recommended modifications are necessary in order for this policy to meet the Basic Conditions.</p>	<p>Agree to the recommended modifications.</p>

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<p><u>Policy 6 – Strategic Gap</u> (Page 47)</p>	<p>PM7:</p> <p>Add the following text to the first sentence of the Policy text:</p> <p>“In order to maintain the character and setting of Trowse village,” to be followed by the existing text commencing “an area of separation, etc. “</p> <p>Delete the words “Figure 16” in the Policy text and replace with “Figure 17”.</p> <p>Delete the word “permitted” in the final line of text and replace with “supported”.</p>	<p>The Council agrees that the examiner's modifications will provide clear policy guidance for users of the Neighbourhood Plan, as required by the NPPF.</p>	<p>Agree to the recommended modifications.</p>
<p><u>Figure 18 – Important Local Views</u> (Page 53)</p>	<p>PM8:</p> <p>Amend the notation panel by showing the symbol (a splay) that corresponds to those shown on the map to indicate the arc and direction of the Important Local Views.</p>	<p>The Council agrees that the examiner's modifications will provide clear policy guidance for users of the Neighbourhood Plan, as required by the NPPF.</p>	<p>Agree to the recommended modification.</p>

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<p><u>Policy 8 – Surface Water Management</u> (Pages 57 and 58)</p>	<p>PM9: Add new second and third sentences of text to the second paragraph of Policy text, to read as follows: “In the drainage hierarchy, a surface water connection to the sewer network is the last resort. For major development proposals in the Plan area seeking such a connection, Anglian Water will require modelling of the drainage network to support a surface water connection, with any necessary capacity enhancements and upgrades being at the developer's expense.” Add new fourth paragraph of text to read as follows: “SuDS within new development schemes must protect the water quality of the River Yare and maximise opportunities to improve existing and valuable riparian habitat to enhance local biodiversity.”</p>	<p>The Council agrees that the examiner's modifications will provide further clarity on the issue of surface water management.</p>	<p>Agree to the recommended modifications.</p>
<p><u>Policy 9 – Community Facilities</u> (Pages 60 and 61)</p>	<p>PM10: Amend the words “Broads Authority Local Plan” to read “Local Plan for the Broads”. Delete the “Village Shop or general store” from the listing of community services and facilities within the Policy.</p>	<p>The Council agrees that these modifications are required in order to bring the Neighbourhood Plan up to date.</p>	<p>Agree to the recommended modifications.</p>

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<p><u>Policy 12 – Traffic Volumes and Speed</u> (Pages 67 and 68)</p>	<p>PM11:</p> <p>Amend Policy title to read “Traffic Generation from New Developments”.</p> <p>Amend the first sentence of the first paragraph of Policy text to read as follows:</p> <p>“Should it be demonstrated that the projected traffic generation arising from new developments in the Plan area, including the redevelopment of the former May Gurney site, will have a significant effect on traffic volumes within Trowse village, then appropriate mitigation measures should be designed and implemented to ensure that highway safety is maintained.”</p> <p>Amend the word “infrastruture” in the second sentence of the first paragraph of Policy text to read “infrastructure”.</p> <p>Add the word “also” before the words “Community Action” in the third sentence of the first paragraph of Policy text.</p>	<p>The Council agrees with the examiner’s recommended modifications, in that they will help to achieve the clarity required by the NPPF.</p>	<p>Agree to the recommended modifications.</p>

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<p><u>Policy 13 – Residential Parking Standards</u> (Page 69)</p>	<p>PM12:</p> <p>Delete the first paragraph of Policy text in full, and replace with:</p> <p>“Proposals for new residential development in the Plan area should seek to provide car parking provision in accordance with the adopted Parking Standards of Norfolk County Council.”</p> <p>Add new final paragraph of Policy text to read as follows:</p> <p>“Within those parts of the Plan area where the Design Guidance and Codes document (2022) provides additional guidance on the design of new developments, proposals should take account of point nos. 44-51 listed in the Design Checklist at Appendix B to this Plan. Within those parts of the Plan area falling within the Broads Authority Executive Area, proposals should take full account of all relevant policies and guidance of the Broads Authority.”</p>	<p>The Council agrees that the examiner's recommended modifications are necessary in order for this policy to meet the Basic Conditions.</p>	<p>Agree to the recommended modifications.</p>

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<p><u>Policy 14 – Non-designated Heritage Assets</u> (Pages 78 and 79)</p>	<p>PM13:</p> <p>Delete the word “historic” in the second line of the first paragraph of text and replace with “heritage”.</p> <p>Amend “Figure 24” in the Policy text to read “Figure 26”.</p> <p>Add new paragraph 116 to the supporting justification for this Policy, to read as follows:</p> <p>“The Norfolk County Council Historic Environment Strategy and Advice Team offers advice on historic environment issues associated with proposed planning applications, ensuring that any potential harm to archaeological remains is minimised, or that archaeological remains are fully recorded before development takes place. There are some significant buried archaeological remains within the Parish, and development proposals may require archaeological mitigation measures to be identified and included as part of the proposals.”</p>	<p>The Council agrees that the examiner’s modifications will provide further clarity on heritage and archaeology issues.</p>	<p>Agree to the recommended modifications.</p>

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<p><u>Section 10: Monitoring, Review and Implementation</u> (Page 79)</p>	<p>PM14:</p> <p>Add new Section 10 to the Plan entitled 'Monitoring, Review and Implementation' to read as follows:</p> <p>"116. The Plan will be reviewed should the emerging review of the Local Plan for the Broads and/or any future review of the Greater Norwich Local Plan contain policies and proposals that necessitate such a review, in order that the Plan remains in general conformity with the relevant strategic policies of the Local Plans. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.</p> <p>117. Trowse with Newton Parish Council will take responsibility for monitoring the effectiveness of this Neighbourhood Development Plan. This will be undertaken by monitoring the outcome of planning applications determined by South Norfolk District Council and the Broads Authority concerning development proposals within the Plan area. The monitoring of policies will be considered on an annual basis and a decision can be made if a review is needed from this action."</p>	<p>The Council agrees with the examiner's modification to set out a procedure for the monitoring and review of the Neighbourhood Plan in order to ensure its successful implementation.</p>	<p>Agree to the recommended modifications.</p>
<p>Throughout the document</p>	<p>PM15:</p> <p>Refer to the December 2023 version of the NPPF and update paragraph references where they have changed.</p>	<p>The Council agrees that these modifications are required in order to bring the Neighbourhood Plan up to date before it proceeds to referendum.</p>	<p>Agree to the recommended modifications.</p>

4. Next Steps

This Decision Statement and the examiner's report into the Trowse w. Newton Neighbourhood Plan will be made available online at:

- www.southnorfolkandbroadland.gov.uk/neighbourhood-plans

Printed copies of these documents have also been deposited at the following locations, where they can be viewed on request during normal opening hours:

- **Norfolk & Norwich Millennium Library** – The Forum, Millennium Plain, Norwich, NR2 1AW
- **South Norfolk Council**, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF (Appointments only – please contact (01508) 533805).

South Norfolk Council and the Broads Authority are satisfied that, with the approved modifications as detailed above, the Trowse w. Newton Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in which the following question will be posed:

'Do you want South Norfolk Council and the Broads Authority to use the Neighbourhood Plan for Trowse with Newton to help them decide planning applications in the neighbourhood area?'

Further information relating to the referendum will be published by South Norfolk Council in due course.