

## **Postwick with Witton Neighbourhood Development Plan**

### **Examiner's Clarification Note**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a clear and concise vision for the neighbourhood area.

The Plan addresses a series of issues relating to the natural and built environment of the neighbourhood area and its landscape setting. The Plan's policies are locally-distinctive. An important element of the Plan is the way in which several of its policies are directly supported by detailed appendices and assessments.

The Plan has been presented in a very effective way. It includes a series of excellent maps. The Plan provides a very clear summary of the relationship between its Vision, the Key Development Priorities, and the resulting policies. This makes the Plan easy to read and to understand.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

##### ***Policy PW1***

The policy takes a positive approach to the delivery of the Plan's key priorities. I am minded to recommend that the opening element of the policy is recast so that it can be applied on a proportionate basis to the development proposal concerned.

Does the Parish Council have any comments on this proposition?

**DD - I think that seems fine**

##### ***Policy PW2***

The purpose of the second part of the policy overlaps with the contents of paragraph 19 of the Plan. Nevertheless, two questions arise from the wording of the first sentence as follows:

- what is meant by the availability of sites in the designated employment area in the Greater Norwich Local Plan – does this relate to commercial availability or to the sites being undeveloped?
- once all the sites in the designated employment area in the Greater Norwich Local Plan are developed what level of control will be applied to potential commercial

development sites to the south of the A47 (other than the general commentary in the second and third sentences of the second part of the policy)?

In general terms, do the strategic policies in the development already provide an appropriate level of protection for land in the neighbourhood area to the south of the A47?

DD - We are trying to protect the land south of the A47 - and for clarification we mean the dual carriageway road, not slip roads/roadabouts etc. There are several serviced employment sites around the city, all ready to accommodate development - The Apex, Broadway Enterprise Park and Broadland Gateway/Business Park itself. In addition there are some allocations that will no doubt come forward in the future, for example, Rackheath, and Imperial Park. There are other allocations around nearby market towns, within the Greater Norwich Area. We are certain that further allocations will be made as the next iteration of the Greater Norwich Local Plan progresses. We therefore can see no rationale for further development in our parish.

#### *Policy PW6*

The penultimate paragraph reads as supporting text rather than as a land use policy. I am minded to recommend that it is repositioned into the supporting text.

Does the Parish Council have any comments on this proposition?

DD - this is fine

#### *Policy PW8*

I saw the significance of the Green Corridors during the visit. This is a good distinctive local policy.

#### *Policy PW9*

This is another good policy. It is helpfully underpinned by the Local Green Spaces Assessment. It is a local interpretation of the national approach towards such designations.

#### *Policy PW10*

The policy takes a positive approach to landscape character. I am minded to recommend that the opening element is recast so that it can be applied on a proportionate basis to the development proposal concerned.

Does the Parish Council have any comments on this proposition?

DD - this is fine

#### *Policy PW13*

This is an excellent policy which is underpinned by the Design Guidance and Codes. In the round, it is a first-class response to Section 12 of the NPPF.

In this broader context I am minded to recommend that the initial element of the policy should be modified so that it can be applied where it is appropriate or practicable?

Does the Parish Council have any comments on this proposition?

DD - we are happy with that approach

### ***Representations***

Does the Parish Council wish to comment on any of the representations made to the Plan?

DD - we have discussed these - please see attached document

It would be helpful if the Parish Council responded to the representations from the Norfolk Wildlife Trust and The Broads Authority.

DD - see above,

Broadland District Council proposes a series of revisions to certain policies in the Plan. It would be helpful if the Parish Council commented on the suggested revisions.

DD - see above

### ***Protocol for responses***

I would be grateful for responses to the questions raised by 28 May 2025. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Postwick with Witton Neighbourhood Development Plan

14 May 2025