

Strumpshaw Neighbourhood Development Plan Review

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. It is a good review of a made Plan.

The Plan has been presented in a very effective way. It includes a series of excellent maps. Figure 15 provides a very clear summary of the relationship between its Vision, the objectives, and the resulting policies. This makes the review of 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 STR1

I note that paragraph 5.5 sets the scene for the policy. Please can the Parish Council clarify that the Plan proposes to extend the Settlement Boundary from that included in the Greater Norwich Local Plan and that the policies in that Plan would continue to apply in the extended area?

I also note the commentary in paragraph 5.8 about the proposed strategic gaps. I looked at the gaps carefully during the visit. In doing so, I noticed the clear spatial separation between Strumpshaw and Brundall, and between Strumpshaw and Lingwood. Nevertheless, the northern and southern boundaries of strategic gaps 2 and 3 do not follow built or natural boundaries.

Three questions arise from this information:

- how would a lack of clarity on the spatial definition of strategic gaps 2 and 3 be addressed in the development management process?
- could the policy be applied more generally (and as it has been in the made Plan)?
- what are the circumstances which have caused the Parish Council to propose the physical definition of strategic gaps?

In any event, is it appropriate for a neighbourhood plan to define 'strategic' gaps?

Policy STR2

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

Policy STR4

This is another excellent and locally-distinctive policy.

Policy STR7

This is another excellent policy underpinned by details in Appendix A.

Policy STR12

This is a good policy which provides a helpful context for development proposals.

Policy STR13

The approach taken in this policy is very effective and has regard to Section 8 of the NPPF.

I note the commentary in the first part of the policy about its overlap with the relevant policies in the two local plans. Nevertheless, both local planning authorities have raised concerns about the way in which the third part of the policy overlaps with the relevant Local Plan policies. Would the third part of the policy be necessary if the first part simply comments that the relevant local plan policies will be applied to the identified community facilities?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan? I would find it helpful if the Parish Council responded to the representations from the Norfolk Wildlife Trust.

Both Broadland District Council and the Broads Authority propose a series of revisions to certain policies in the Plan. It would be helpful if the Parish Council commented on the suggested revisions.

Protocol for responses

I would be grateful for responses to the questions raised by 18 November 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.

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Independent Examiner

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21 October 2025