



Strumpshaw

Neighbourhood Plan

Revised for 2025-2045

Adopted July 2026

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Strumpshaw Parish Council,
clerk@strumpshaw-pc.gov.uk

Photographs, diagrams and maps are created by members of the Neighbourhood Plan Steering Group and Rachel Leggett & associates, unless otherwise stated.



1. Introduction

Neighbourhood Plan: a plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004 (National Planning Policy Framework, page 73).¹

A revised Neighbourhood Plan for Strumpshaw

- 1.1 The first Neighbourhood Plan for Strumpshaw parish was adopted by Broadland District Council and the Broads Authority in July 2014, following a successful local referendum held on 22nd May 2014. 188 (66 per cent) of voters were in favour of the Neighbourhood Plan being used to help decide planning applications in the area.
- 1.2 Ten years on, the parish has revisited the Neighbourhood Plan, undertaken further consultation, and written a revised set of policies to meet the current and future needs of the area.
- 1.3 The policies in the July 2014 adopted Neighbourhood Plan can be found in chapter 4 and a description of why they have been reviewed.



Figure 1: The first Strumpshaw Neighbourhood Plan, adopted in July 2014.

Background

- 1.4 The Strumpshaw Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 20-year period, 2025-2045. Once the Neighbourhood Plan is 'made', it will form part of the development plan for Broadland District Council, the Broads Authority and Norfolk County Council, informing their determination of planning applications. Strumpshaw Parish Council will also use the Neighbourhood Plan to respond to planning applications.

¹ National Planning Policy Framework, https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf (accessed 20.05.25).

- 1.5 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.² The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Strumpshaw Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through community consultation, as well as desk-based research.
- 1.6 The Strumpshaw Neighbourhood Plan is not a means of stopping development; it is there to ensure that any development takes place in an appropriate way for the area. Once adopted, the Plan will become a statutory planning policy document, as part of the development plan for the Neighbourhood Area (which will also include adopted Local Plan documents). The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of any development is anticipated and planned for in Strumpshaw.

The Neighbourhood Plan Steering Group

- 1.7 Commissioned by Strumpshaw Parish Council, the Strumpshaw Neighbourhood Plan has been developed by a Steering Group of local residents made up of Parish Councillors and other interested residents:
- o Will Faulkner (chair)
 - o Stuart Blyth (initial stages)
 - o Caroline Davison (initial stages)
 - o Michael Green
 - o Jenny Hill
 - o Bob Hunt
 - o Simon Rump



Figure 2:
Strumpshaw
Neighbourhood
Plan Steering
Group and
other interested
individuals, first
meeting.

- 1.8 The Neighbourhood Plan has also been supported by:
- o Tanya Rowlandson – Parish Clerk.
 - o Rachel Leggett – Principal independent consultant for the Neighbourhood Plan.
 - o Andrea Long – Independent consultant, policy advice.

²Parker, G., Salter, K. and Wargent, M. (2019), 'Concise guides to planning: Neighbourhood Planning in Practice'.

- o Emma Harrison – Independent consultant, data profile and environmental screenings.

Accompanying supporting documents

- 1.9 The Strumpshaw Neighbourhood Plan is submitted for independent examination, accompanied by the following documents:
- The Strumpshaw Design Codes and Guidance – an appendix to the Neighbourhood Plan, outlining a set of guidance and codes on how to design the physical environment of Strumpshaw (produced by AECOM in coordination with the Neighbourhood Plan Steering Group).
 - Basic Conditions Statement – showing how the Strumpshaw Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
 - Consultation Statement – showing the consultation process employed in the production of the Strumpshaw Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the Neighbourhood Planning General Regulation 2012 have been satisfied.
 - Strategic Environmental Assessment Screening Report – determining whether the Strumpshaw Neighbourhood Plan requires a full Strategic Environmental Assessment.
 - Habitat Regulation Screening Report – an assessment of whether there are likely to be any significant effects on European Sites of natural importance as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.
 - Strumpshaw Housing Needs Assessment – an assessment of housing need at the Neighbourhood Area level (produced by AECOM).
 - Strumpshaw Neighbourhood Plan data profile – part of the evidence base for the Plan, to inform the development of Neighbourhood Plan policies, drawing together relevant information from a range of sources and existing documents.

Referendum

- 1.10 The independent Examiner determined that the modifications changed the nature of the original Neighbourhood Plan and it was to proceed to referendum.
- 1.11 On 7th May 2026 registered voters were asked the question, '*Do you want Broadland District Council and the Broads Authority to use the Neighbourhood Plan for Strumpshaw to help it decide planning applications in the neighbourhood area?*'. Electors were able to respond either 'yes' or 'no' on the ballot paper.
- 1.12 344 votes were cast (60 per cent of the electorate), of which 299 (86.9 per cent) were 'yes' votes and 41 (11.9 per cent) were 'no' votes. Four ballot papers were unmarked or void for uncertainty. The Neighbourhood Plan has therefore passed referendum and is 'made' (adopted) by Broadland District Council (May 2026) and the Broads Authority (July 2026).



2. Strumpshaw parish

Location and population

- 2.1 In December 2012, Strumpshaw Parish Council submitted a Neighbourhood Area application to Broadland District Council and the Broads Authority. It was designated on 13th December 2012. The designated area continues to be the same, the whole civil parish of Strumpshaw, in accordance with Regulation 5A of the 'Town and Country Planning, England - Neighbourhood Planning (General) Regulations 2012'. Broadland District Council and the Broads Authority confirmed the designation, and the Parish Council is the relevant body for preparing the Neighbourhood Development Plan. The designated Neighbourhood Plan boundary is shown below, figure 3.

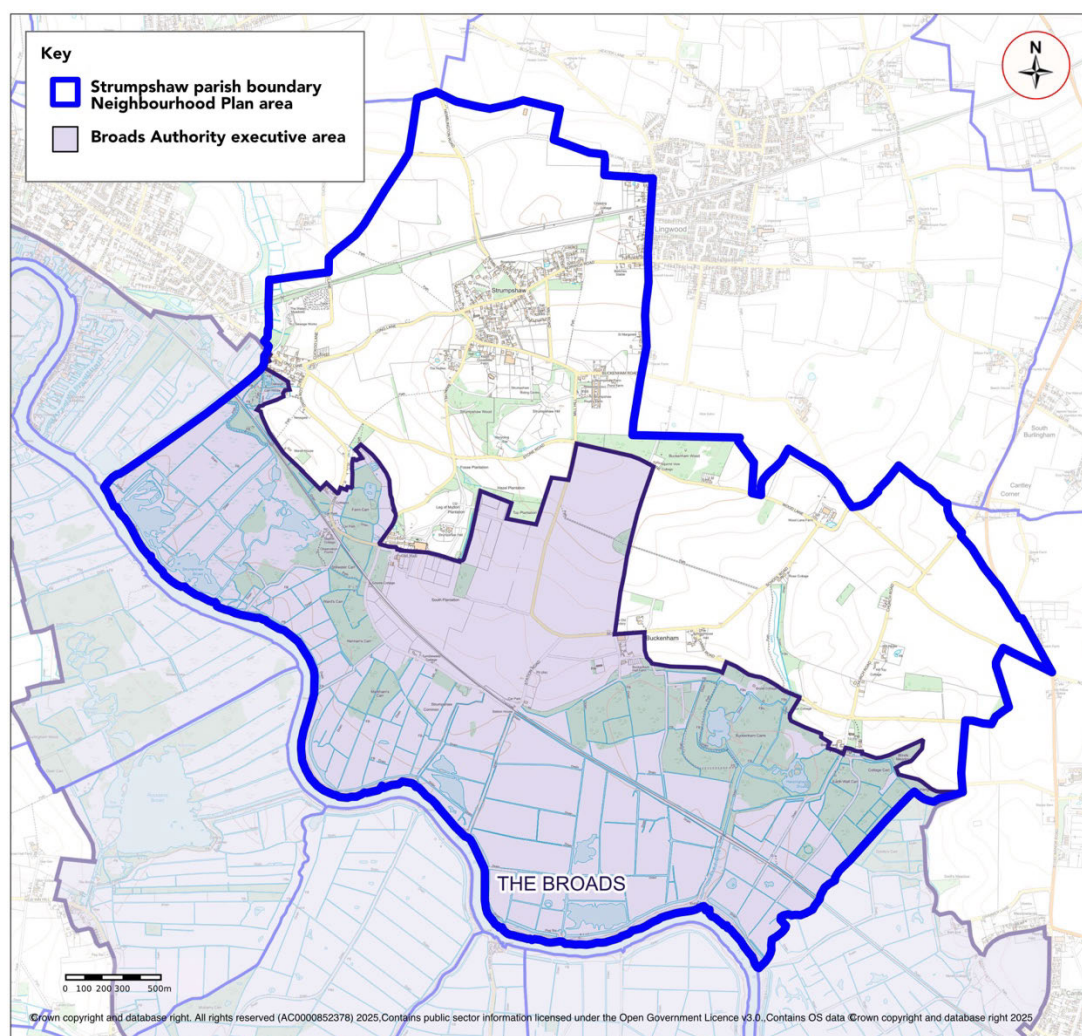


Figure 3: Strumpshaw parish, the Neighbourhood Plan area and the Broads Authority executive area (source: Parish Online with own annotations). The blue line denotes the Neighbourhood Area, which is the same as the parish boundary.

- 2.2 Strumpshaw is a small parish lying between Lingwood, Brundall, Blofield and Cantley with its southern boundary formed by the River Yare. The adopted Strumpshaw Neighbourhood Plan Sustainability Appraisal (October 2013) states, 'Strumpshaw as a main village is a compact settlement located mainly alongside Norwich Road, [Low Road] and Buckenham Road. Further housing is in the east of the parish directly adjacent to the parish boundary and forms part of the built-up area of Lingwood, and some in the hamlets of Hassingham and Buckenham. There is further housing in the west on Long Lane'.³

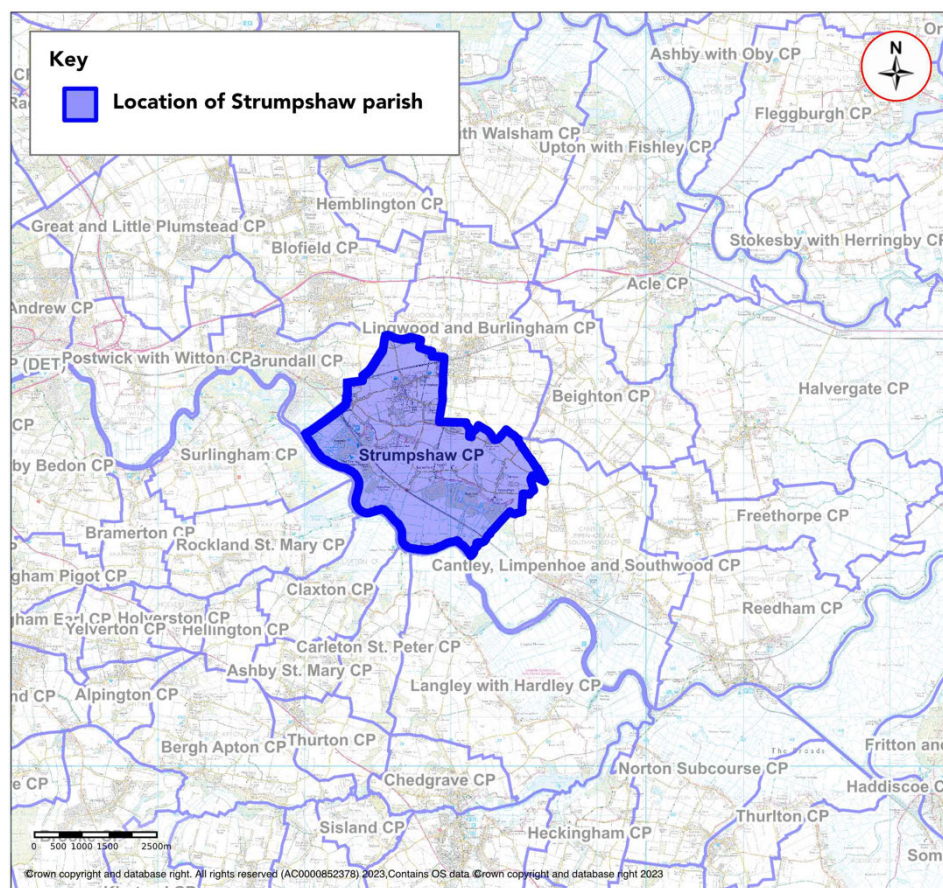


Figure 4:
Location of
Strumpshaw
parish
(source:
Parish Online
with own
annotations).

- 2.3 The parish of Strumpshaw is within the administrative area of Broadland District Council and the Broads Authority. The Broads Authority is responsible for planning (and navigation) in the Broads Authority Executive Area⁴.
- 2.4 The population of Strumpshaw parish was 634 residents on Census day 2011. 49.2 per cent of residents were males and 50.8 per cent of residents were females. The population of Strumpshaw parish was 696 usual residents on Census day 2021. 47.6 per cent of residents were males and 52.2 per cent of

³ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0034/184858/6_Strumpshaw_NP_SA_Supporting_Documents_Part_1.pdf (obtained 18.01.24).

⁴ Hereafter referred to as the Broads.

residents were females. The parish population has increased by 10 per cent (62 residents) between the 2011 and 2021 Census.

- 2.5 Figure 5 shows the age of Strumpshaw and Norfolk residents in 5-year age categories and shows there is a higher percentage of residents aged 45 years to 79 years in Strumpshaw compared to Norfolk. There are fewer residents aged 10-14 years old and those in their 20s compared to the Norfolk average.

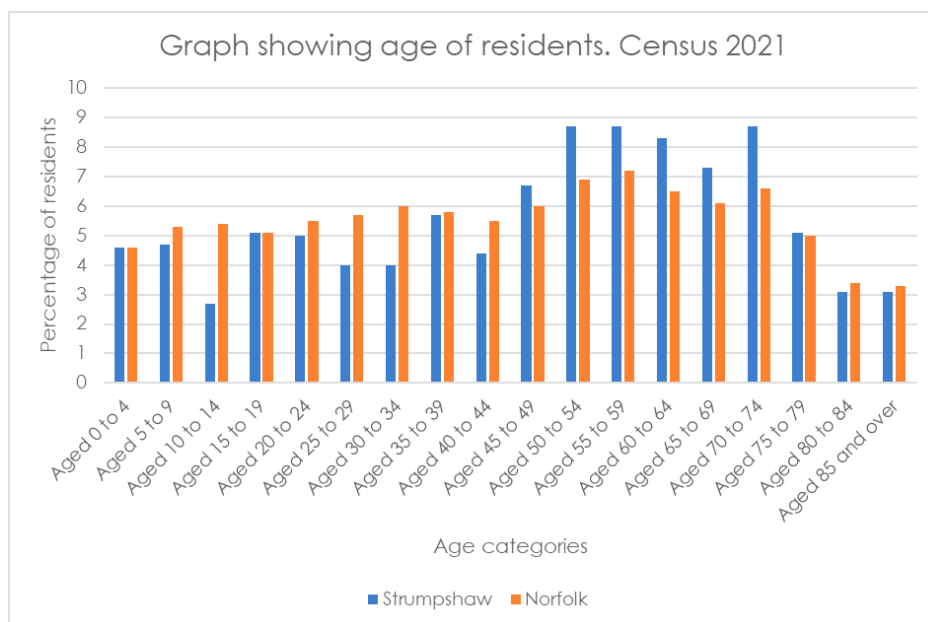


Figure 5: Graph showing the age of Strumpshaw and Norfolk residents in 5-year age categories. Census 2021. Source: www.ons.gov.uk/visualisations/customprofiles/build/. Information obtained 13.01.2024.

Spatial portrait of Strumpshaw



Figure 6: Aerial photograph of Strumpshaw, 2024 (courtesy of Mike Page).

- 2.6 The following spatial portrait of the parish has been based the first Strumpshaw Neighbourhood Plan, adopted in 2014.
- 2.7 Approximately half of the parish lies within the Broads Authority Executive Area (figure 3).
- 2.8 Strumpshaw Hill was historically used for gravel extraction, and the resulting quarry became a large landfill site. This has been closed since the mid 1980s and a perimeter path around the closed landfill site has been created, with paths across it. A small part of the site is used as a recycling collection centre. Further to the east along the ridge line is Buckenham Wood, while Strumpshaw Wood lies directly south of the settlement limit. Both of these are classified as Ancient Woodland as well as being designated as County Wildlife Sites, along with Farm Carr, Long Meadow and Buckenham Carr.
- 2.9 Most of the land in the parish is used for agriculture, with the open farmland being classified as an Area of Landscape Value in the Broadland Local Plan and as Plateau Farmland in Broadland District Council's Landscape Character Assessment Supplementary Planning Document (2013) and the Broads Landscape Character Assessment. Some land to the north of the parish is designated as Tributary Farmland in this document, while land at the south of the Parish is designated as Marshes Fringe.
- 2.10 There are environmentally important marshes and wetlands on the northern edge of the River Yare. Within this riverside area are Strumpshaw Fen and Buckenham Marshes, both Sites of Special Scientific Interest managed by the RSPB, and more recently designated by Natural England as a Special Area of Conservation and a Special Protection Area under the European Habitats and Birds directives, respectively. The entire area is also designated under the Ramsar Convention for its 'International Importance Especially as Waterfowl Habitat' (see chapter 6).
- 2.11 Although there is housing close to both the Lingwood and Brundall boundaries, the built up core of Strumpshaw is separate and distinct from its neighbours. This built up core is located on the northern slope of the highest hill east of Norwich.
- 2.12 When the Neighbourhood Plan was adopted in 2014, Strumpshaw was served by two public houses, one Church of England church, a sub-Post Office and wine merchant and a garage. It has since lost the Post Office, the nearest now being the nearby Lingwood Spar shop, and one of the pubs has been redundant for several years is now under new ownership. New developments comprise Mill Meadow off Mill Road (10 residences, a new Community Hall and 6 allotments); and Oakland Mews (10 residences) and William Black Way (11 residences) off Norwich Road.
- 2.13 There are 12 listed buildings in the parish, including the churches at Buckenham, Hassingham and Strumpshaw, Oaklands Farmhouse and Strumpshaw Hall (more details in chapter 5).

- 2.14 The smaller neighbouring parishes of Buckenham and Haddingham were attached to Strumpshaw in 1935, creating the civil parish of Strumpshaw. The overall parish area is assessed as 1,170 hectares.

Policy context

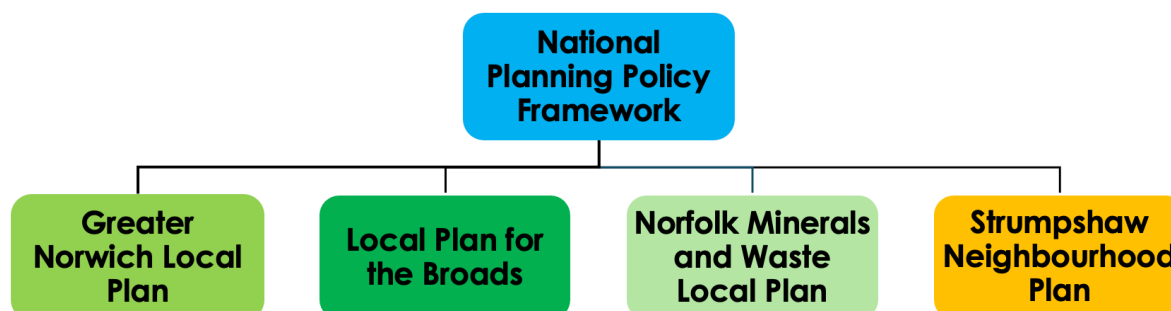


Figure 7: Spatial and strategic policy context: relationship between the NPPF, GNLP, Broads Authority Local Plan, and the Strumpshaw Neighbourhood Plan (source: own diagram).

- 2.15 Every local planning authority in England must prepare a Local Plan, which includes all of the local planning policies for the area and identifies how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Strumpshaw to add specific detail.
- 2.16 The National Planning Policy Framework (NPPF) was published in March 2012 and revised in December 2024. It sets out the Government's planning policies for England and how these should be applied.
- 2.17 The Greater Norwich Local Plan (GNLP) was adopted by Broadland District Council on 29th March 2024. The GNLP includes strategic planning policies to guide future development. Strumpshaw, Lingwood and Burlingham, and Beighton form a village cluster under policy 7.4. 'Space at Lingwood Primary School is forecast to be taken up in future years but as well as windfall development, Norfolk County Council (as education authority) would accept development in the order of 50-60 new homes. The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport (including a train station). Consequently, two sites are allocated [both in Lingwood], providing for a total of 60 new homes in the cluster.'⁵
- 2.18 The Local Plan for the Broads was adopted on 17th May 2019. At the time of writing the Broads Authority were reviewing their Local Plan, scheduled for adoption in mid-2026.
- 2.19 The Norfolk Minerals and Waste Local Plan (NM&WLP) identifies the minerals and waste development needs and safeguarded minerals and waste sites in

⁵ <https://www.gnlp.org.uk/submission-gnlp-secretary-state-part-2-sites-6-broadland-village-clusters/lingwood-and-burlingham> (accessed 13.09.24).

Norfolk. This, together with the Local Plans produced by Norfolk's Local Planning Authorities and Neighbourhood Plans, form the Development Plan for Norfolk. The [current Norfolk Minerals and Waste Development Framework](#), consisting of three policy documents was adopted between 2011 and 2017. The Norfolk Minerals and Waste Local Plan was adopted in 2025.

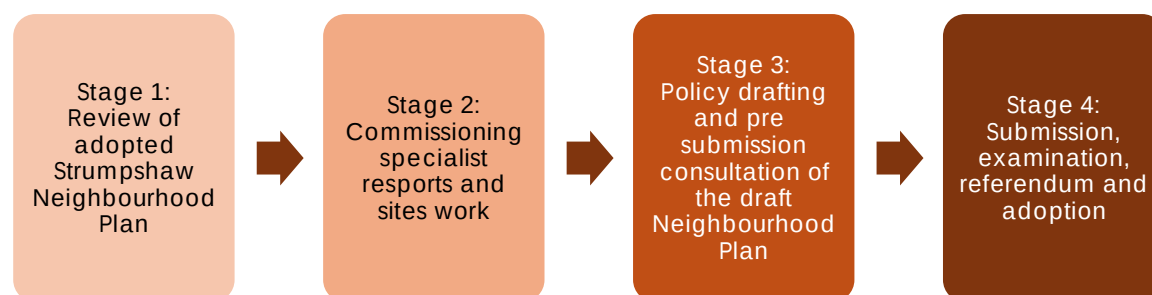


Figure 8: Aerial view which encompasses much of Strumpshaw parish. It is looking north with Buckenham Woods in the centre, the railway line along the bottom and the St Peter's Church visible to the left of centre. Buckenham Station is also at the bottom (source: Mike Page, 2024).



3. How the Plan was prepared

- 3.1 The Neighbourhood Plan Steering Group started the process of reviewing the Neighbourhood Plan in November 2023. The Steering Group has prepared the Plan with support from a team of independent consultants. Below outlines the process the Steering Group has been through and the associated timescales.



Stage 1: Review of adopted Strumpshaw Neighbourhood Plan (January to April 2024).

- Steering Group workshop (17th January 2024): to launch the process, and revisit the vision, objectives and review the policies previously adopted Neighbourhood Plan.
- Drop-in consultation (23rd March 2024): to enable an understanding of the Neighbourhood Plan and work undertaken to date, to enable an understanding of why a review is needed, to ask questions to determine how to draft policies. An online version of the consultation was also available to residents until 5th April. The consultation heard from 98 individuals (of which 70 were in person and 28 online), the response rate was 15 per cent of the total population of Strumpshaw.



Figure 9: Flyer/poster for drop-in consultation (March 2024).



Figure 10: Drop-in consultation (March 2024).

Stage 2: Commissioning specialist reports and sites work (March to July 2024).

- Data profile for Strumpshaw (March 2024): document containing key data for the parish, to inform policy writing.
- Character appraisal (Spring 2024): Steering Group split the main built up areas of the parish into distinct character areas and described them in detail. The work fed into the Design Codes and Guidance.
- Call for sites (May 2024): call to landowners and land agents in Strumpshaw, looking for a suitable site that would accommodate community land uses (a public green space, a general amenity area, a play space, and/or a location for a village sign). This was followed by an assessment and correspondence. No suitable land came forward that was for community land only.
- Housing Needs Assessment (May 2024): an independent assessment of housing needs of the parish, undertaken by AECOM in conjunction with the Steering Group. The report addresses affordability and affordable housing need, mix of housing needed (type and size), specialist housing for older people and next steps for Strumpshaw. Used to inform policy writing.
- Strumpshaw Design Codes and Guidance (August 2024): design codes drafted for the character areas covering the main built up parts of the parish together with parish-wide guidance. Undertaken by AECOM in conjunction with the Steering Group, to support the Neighbourhood Plan policies (Appendix D).
- Identification of Local Green Spaces (early summer 2024): identification and assessment by the Steering Group of locally important green spaces for designation and inclusion in the Neighbourhood Plan.
- Consultation on Non-designated Heritage Assets (August/September 2024): letter sent to owners of assets in Strumpshaw that may have a heritage interest. Assessment of possible heritage assets undertaken by the Steering Group for inclusion in the Neighbourhood Plan.

Strumpshaw Neighbourhood Plan

Data Profile
March 2024

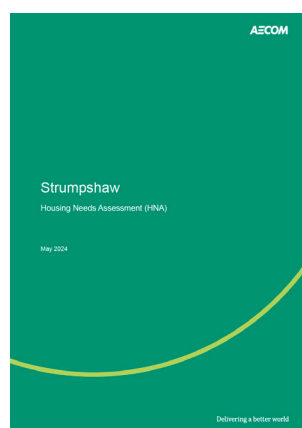


Figure 11: Left, Strumpshaw Neighbourhood Plan Data Profile (March 2024).

Figure 12: Middle, Housing Needs Assessment (May 2024).

Figure 13: Right, Strumpshaw Design Codes and Guidance (August 2024).

Stage 3: Policy drafting (April 2024 to December 2024) and pre-submission consultation of the draft Neighbourhood Plan (Regulation 14) (1st February to 17th March 2025)

- Policy drafting began in April 2024, with a review of adopted Neighbourhood Plan, and drafting of new policies.
- Following approval by Strumpshaw Parish Council on 18th December 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 1st February to 17th March 2025). It was sent to statutory agencies and available for residents to comment on.
- The consultation was launched with an exhibition on 1st February. Attendees were invited to fill in a consultation response form. Subsequently the documents and response forms were available online at www.strumpshaw-pc.gov.uk/neighbourhood-plan and available in physical form at Strumpshaw Community Hall.



Figure 14: Flyer for pre-submission consultation (February/March 2025).

Stage 4: Submission, examination, referendum and adoption (Spring to Autumn 2025).

- Modifications to be made to the Neighbourhood Plan, following pre-submission consultation. Preparation of Basic Conditions Statement and Consultation Statement.
- Submission of the Neighbourhood Plan to Broadland District Council and the Broads Authority with supporting documents (June 2025).
- Independent examination (November 2025 to January 2026).
- Referendum (7th May 2026).
- Adoption (21st May 2026 by Broadland District Council and 24th July 2026 by the Broads Authority).



Figure 15: Front and back of flyer for referendum (May 2026).

Communication

- 3.2 Throughout the Neighbourhood Plan process the following methods of community communication were used: leaflets delivered to households, posters on noticeboards, the Parish Council website Neighbourhood Plan page (www.strumpshaw-pc.gov.uk/neighbourhood-plan), Facebook, Next Door, articles in the 'Parish News' (parish magazine), and verbal updates to Strumpshaw Parish Council.



4. Vision, objectives and policies

Structure of the Neighbourhood Plan

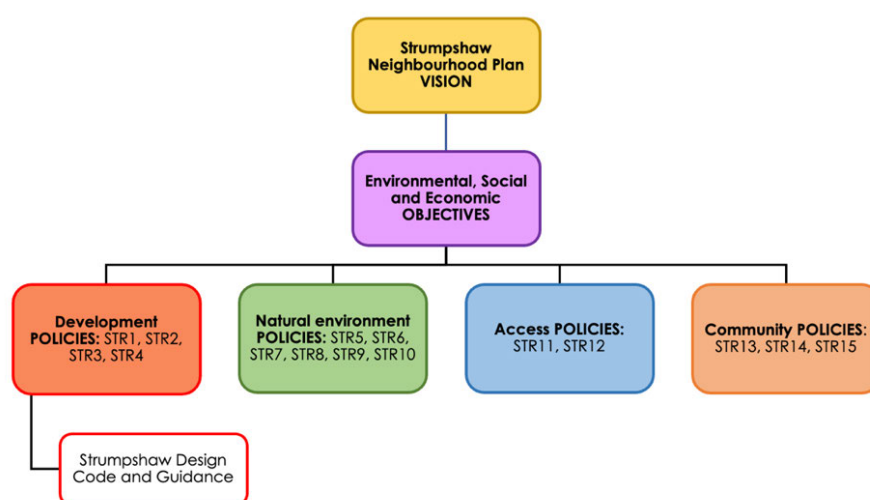


Figure 16: Structure of the Strumpshaw Neighbourhood Plan (source: own).

Vision

- 4.1 The Neighbourhood Plan vision is an overarching statement describing how Strumpshaw should evolve and what it should be like at the end of the Plan period, 2045. It was drafted by the Neighbourhood Plan Steering Group and then finalised through consultation with residents. The vision attempts to capture what is unique about Strumpshaw parish now, whilst looking ahead 20 years.

Neighbourhood Plan vision statement

By 2045, Strumpshaw parish will continue to be a small, tranquil and rural village with hamlets. Areas of high landscape value (woodlands, marshes, fens, green spaces and local heritage) will be protected and enhanced to complement the designated nature reserves.

Strumpshaw will continue to be distinct from Lingwood, Brundall and Blofield parishes. Strumpshaw will have improved pedestrian safety and enhanced connectivity.

Any new development will be well designed, supported by appropriate community infrastructure. It will be environmentally sustainable and responsive to climate change, with thriving biodiversity.

Businesses appropriate to a small rural community will be supported.

Objectives

- 4.2 Under the vision sits a series of spatial planning objectives that were set out in the July 2014 adopted Strumpshaw Neighbourhood Plan.
- 4.3 Neighbourhood Plan policies and objectives are required to be consistent with those at a national level. The Neighbourhood Plan must contribute to achieving sustainable development as set out in the NPPF. The broad high level objectives set out in the NPPF, along with the set of three objectives set out below are reflected throughout the Plan. The policies in this Neighbourhood Plan guide development proposals and decisions that take account of these objectives and local circumstances, which reflect the character, needs and opportunities of the area.
- 4.4 The objectives of the Neighbourhood Plan are broad statements of intent, which are there to help deliver the vision and link to the issues that the community is seeking to address. They have been redrafted using themes that have emerged from community consultation.

Note: Bold text indicates amendments to the objectives in the 2014 adopted Neighbourhood Plan, where the Steering Group felt further clarification was required and includes reference to Strumpshaw Design Guidance and Codes document. Otherwise all others remain the same.

Category	Neighbourhood Plan objectives
Environmental objectives	1. Maintain and protect the tranquil and rural nature of the whole of the Parish. 2. Keep the built up core of Strumpshaw separate from those parts of Strumpshaw adjacent to Lingwood, Blofield and Brundall. 3. A presumption against any development which is in parts of the Parish that are outside the settlement limit. 4. Maintain and protect areas of high landscape value, including wooded areas in private ownership, reflecting the landscape assessments undertaken by the Broads Authority and Broadland District Council. 5. Maintain and protect the marshes and legally designated nature reserves. 6. Protect agricultural land use. 7. Encourage the provision of green space in the built up core of the Parish.

Category	Neighbourhood Plan objectives
Social objectives	1. Encourage any new infill housing to be of a low density and in line with the Strumpshaw Design Guidance and Codes document. 2. Resist the introduction of street lights in order to maintain dark skies. 3. Continue to promote safe roads, identifying measures to encourage adherence to traffic speed limits, and to reduce conflicts between vehicles and pedestrians.
Economic objectives	1. Encourage the provision of small scale and low impact employment opportunities.

4.5 Note, the following objectives were also in the 2014 adopted Neighbourhood Plan and have since been achieved:

- *Encourage the development of any new housing to include both affordable and lower cost market dwellings, including consideration of housing for elderly people* – this was referring to the Mill Meadow development on Mill Road that is now built.
- *Ensure that a community meeting room continues to be provided in the Parish, easily accessible to the majority of residents* – this project has been delivered.
- *Ensure that sufficient allotments are provided to meet the needs of the residents of the Parish* – this project have been delivered.
- *Encourage the completion of the footpath along Norwich Road, Strumpshaw, between Beech Drive and Goat Lane* – this project have been delivered.

Changes to policies since the 2014 adopted Neighbourhood Plan

4.6 The following table outlines a list of policies in the 2014 adopted Neighbourhood Plan and the rationale for change which has informed the policies in this Neighbourhood Plan.

Strumpshaw Neighbourhood Plan 2014 adopted policies	Rationale for change
POLICY 1: Any development will need to reflect the existing form and structure of the settlements, respecting the planning policies of the local planning authorities. It will also need to reflect and complement the rural character and history of the area.	Further detail needed on what appropriate design means for Strumpshaw. Character Appraisal undertaken by the Steering Group. Design Code and Guidance document (Appendix D) commissioned. New policy STR2.

Strumpshaw Neighbourhood Plan 2014 adopted policies	Rationale for change
POLICY 2: The attractive countryside in the parish will be protected from intrusive development, with particular consideration given to the more sensitive areas such as those related to the Broads area, and gaps between settlements (i.e. between the built up core of Strumpshaw and those parts of Strumpshaw adjacent to Lingwood and Brundall).	Identification of 'local gaps' and further detail on housing growth needed. New policy STR1.
POLICY 3: The settlement limits will be maintained as they are in 2013. The exception to this policy is a specific proposal as outlined in Policy 4 below, which can only be achieved on a site outside the development boundary.	Development of Mill Meadow completed since 2014 adopted Neighbourhood Plan. Revised Settlement Boundary as a result. New policy STR1.
POLICY 4: An area of land is identified for a new community room, up to 8 allotments and an enabling residential development of up to 10 dwellings, located to the west of Mill Lane, as shown in map 5 in Appendix.	Development of Mill Meadow completed since 2014 adopted Neighbourhood Plan. Removed policy.
POLICY 5: New buildings should respect the vernacular design of current buildings in the parish and should allow adequate space between buildings to retain the character of the parish.	Further detail needed on what appropriate design means for Strumpshaw. Character Appraisal undertaken by the Steering Group. Design Code and Guidance document (Appendix D) commissioned. New policy STR2.
POLICY 6: The key green features on the south western corner of Mill Road and Norwich Road, and the north western corner of Hemblington Road and Norwich Road will be protected.	Refined policy needed designating more Local Green Spaces for protection. New policy STR7.
POLICY 7: Development will be expected to ensure that there is no detriment to highway safety and, where possible, help to reduce existing risks.	Policy kept as was in the 2014 adopted Neighbourhood Plan. Now policy STR11.
POLICY 8: Small scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not impact on the character of the area or the amenity of residents.	Minor amendments to the policy in line with the revised vision statement. New policy STR3.
POLICY 9: The conversion or re-development of the existing parish room on Barn Hill to	Completed project, policy no longer required.

Strumpshaw Neighbourhood Plan 2014 adopted policies	Rationale for change
appropriate uses will be allowed, subject to meeting the relevant policies of the local planning authority.	
POLICY 10: A small facility including toilets and kitchen will be sought for St. Peter's church visitors, in a way that will offer least harm to the significance of the existing grade 1 listed church and its setting.	Policy reads more as a project. New project in chapter 9.

- 4.7 In addition to the list above the following has also been added into this Neighbourhood Plan: further design guidance, heritage assets, natural assets and biodiversity, important local views, dark skies, localised surface water flooding and sewage management, public access, existing and new community infrastructure, land for a village focal point, former landfill site.

New set of policies

- 4.8 The new set of detailed policies will be used to determine planning applications in Strumpshaw. The Neighbourhood Plan is first and foremost a land use document for planning purposes. All policies in the Plan have been derived from consultation and desk research, which provide the justification and evidence base for them.
- 4.9 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.
 - Inform and guide decisions on planning applications.
 - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.⁶
- 4.10 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text in the proceeding chapters, which includes context for the theme, the views of residents, guidance and reference to strategic plans. This is set out before each of the policies.

Neighbourhood Plan policies	
Development, design and heritage	POLICY STR1: New housing POLICY STR2: Design guidelines and codes POLICY STR3: Business premises POLICY STR4: Heritage assets

⁶ Tony Burton, Writing Planning Policies, Locality.

Neighbourhood Plan policies	
Natural environment	POLICY STR5: Natural assets and biodiversity POLICY STR6: Ecological corridors POLICY STR7: Local Green Spaces POLICY STR8: Important local views POLICY STR9: Dark skies POLICY STR10: Localised surface water flooding and sewage management
Access	POLICY STR11: Highway safety POLICY STR12: Public access
Community	POLICY STR13: Existing and new community infrastructure POLICY STR14: Former landfill site

Strumpshaw Design Codes and Guidance

- 4.11 The Strumpshaw Design Codes and Guidance report is part of the Strumpshaw Neighbourhood Plan (Appendix D), a key feature of the policies. This piece of work was undertaken by AECOM, commissioned to provide design support to Strumpshaw Parish Council, through the MHCLG Neighbourhood Planning Programme led by Locality.
- 4.12 The Codes and Guidance sets out the principles that will influence the design of potential new development and redevelopment of existing properties in Strumpshaw. Design guidance identifies how development can be carried out in accordance with good design practice. Design guidance is desirable but not mandatory. Design codes are mandatory requirements that provide specific, detailed parameters for development. Proposals for development within the parish should demonstrate how the guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification should be provided. The Strumpshaw Neighbourhood Plan Steering Group have inputted into the development of the Codes and Guidance document.

Community action projects

- 4.13 As expected, during consultation the local community identified a number of projects that fall outside the remit of planning policy. These are projects that are unlikely to be addressed through development alone but support the aims of this Neighbourhood Plan. These are called 'community action projects' and are found in chapter 9. Community action projects will be taken forward outside the Neighbourhood Plan process. The list is not exhaustive.

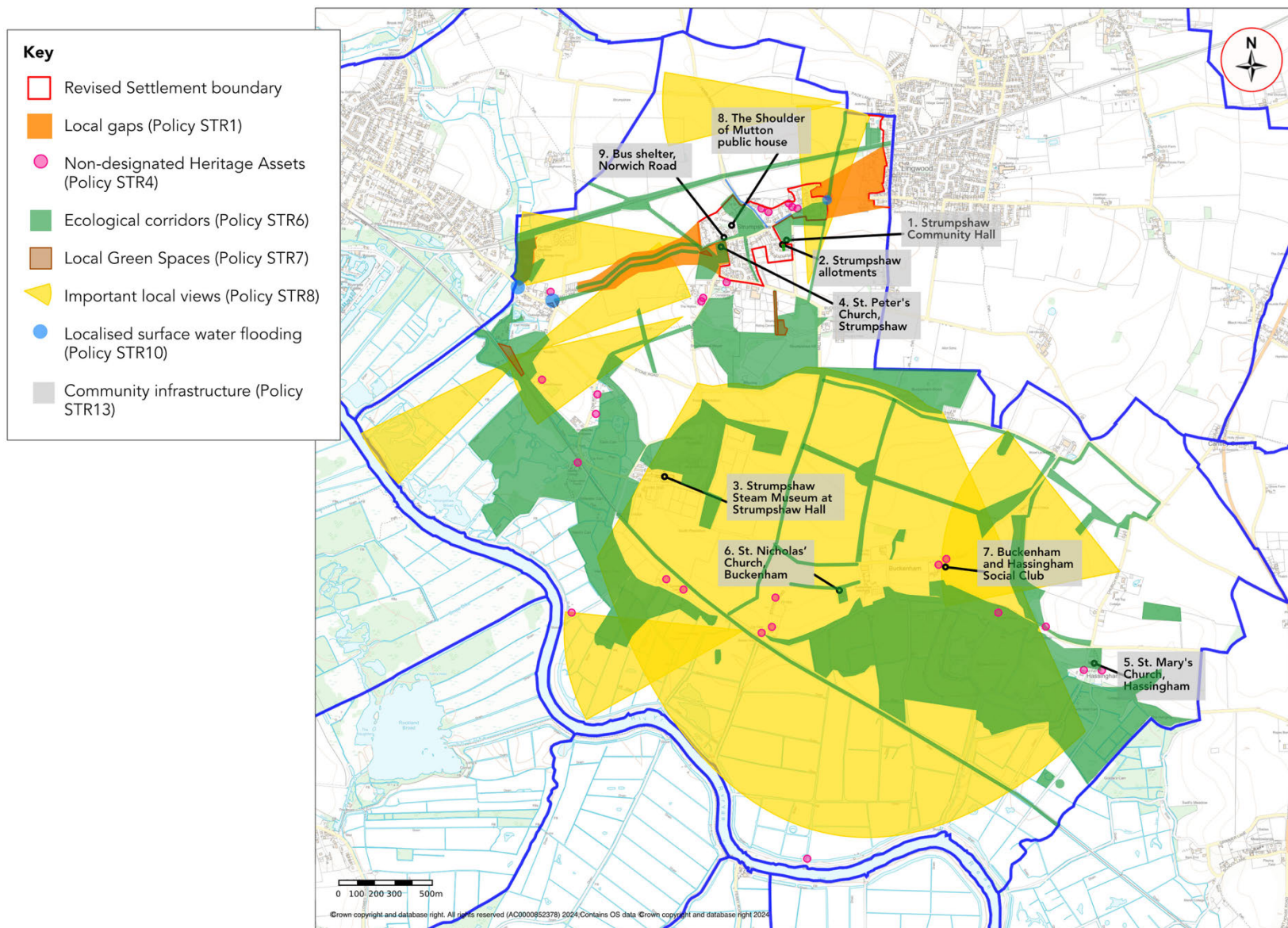


Figure 17:
Policies map
(source:
Parish Online,
with own
annotations).
Blue line
denotes
parish
boundary.

Footpath not
for use by
Horse Riders

GIVE
WAY

5. POLICIES: Development, design and heritage

Housing in Strumpshaw

- 5.1 Data from the 2021 Census shows that there were 287 households in Strumpshaw parish. This is an increase in households from 261 in the 2011 Census.
- 5.2 The table below shows the tenure of households in Strumpshaw parish from the 2011 and 2021 Census. There has been an increase in owned or shared ownership and a reduction in the number of households privately renting or living rent free.

Tenure	Census 2011 number	Census 2011 percentage	Census 2021 number	Census 2021 percentage
All categories	261	100%	287	100%
Owned or shared ownership	193	73.9%	231	80.5%
Social rented	30	11.5%	29	10.1%
Private rented or lives rent free	38	14.6%	27	9.4%

- 5.3 Figure 18 shows properties and addresses showing that the majority of properties are clustered in Strumpshaw village.

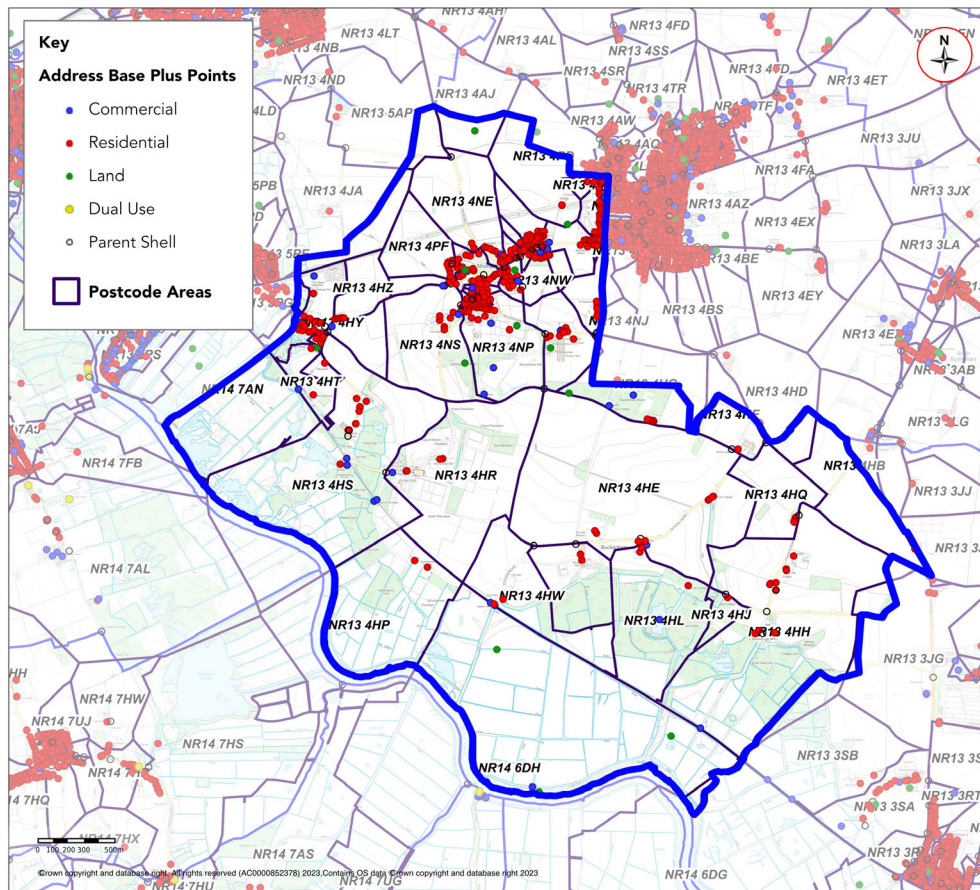


Figure 18: Location of dwellings in the parish (source: Parish Online with own annotations). Blue line denotes parish boundary.

- 5.4 Chapter 2 and the Strumpshaw Design Codes and Guidance (Appendix D) distils the key placemaking and spatial characteristics of the parish that have been analysed in other relevant policy documents.

Revised settlement boundary

- 5.5 Figure 21 sets out an amendment to the Strumpshaw settlement limit (as set out in the GNLP (figure 20)) with an extended settlement boundary to encompass the Mill Meadow development, the Village Hall site and the allotments. Mill Meadow has been completed since the adoption of the 2014 Neighbourhood Plan. This area is recognised locally as part of the built up area, and therefore the same GNLP policies should apply.

Location of new development

- 5.6 The majority of Strumpshaw's development in recent years has been in and around Strumpshaw village rather than the other hamlets or open countryside. Over the period 1 April 2014 to 31 March 2023, Broadland District Council records show there was a net gain of 36 new residential dwellings built in Strumpshaw parish, 31 of these relate to the Mill Meadow, Oakland Mews and William Black Way developments.

- 5.7 Information from Broadland District Council in January 2024 states there have been four new affordable homes built in Strumpshaw parish in the past ten years on the former Hamper People site, 31 Norwich Road/Land Rear of 33 Norwich Road (Oakland Mews and William Black Way):
- 3 x units for rent handed over to Victory / Flagship in August 2019 (2 x 1 bedroom flats and 1 x 3 bedroom house).
 - 1 x 2 bedroom wheelchair accessible bungalow (shared equity) sales completed Nov 2021.
- 5.8 Whilst it is generally accepted by residents that single dwellings and small scale infill development may take place in the future, it is expected that this will not significantly impact the rural character, natural environment and heritage of the parish.
- 5.9 Local gaps can help protect the identity and character of separate settlements, giving a sense of leaving one place and arriving at another. To protect a gap between Strumpshaw and neighbouring parishes (Lingwood and Brundall) policy 2 of the 2014 adopted Neighbourhood Plan stated, *'The attractive countryside in the parish will be protected from intrusive development, with particular consideration given to the more sensitive areas such as those related to the Broads area, and gaps between settlements (i.e. between the built up core of Strumpshaw and those parts of Strumpshaw adjacent to Lingwood and Brundall)'*. In reviewing the policies, the Steering Group felt that this policy needed to be more specific in terms of identifying where the local gaps should be.
- 5.10 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) asked with a map, 'Outside the settlement boundary should we try and restrict where development could go in the future so that Strumpshaw does not merge with the surrounding villages?' Three options were given:
- Possible area 1: between the properties and the parish boundary with Brundall on Long Lane/Strumpshaw Road
 - Possible area 2: along Long Lane
 - Possible area 3: between Strumpshaw village and Lingwood village.
- 5.11 The results showed support for all 3 areas (figure 19). These have been drawn up into 'local gaps' (figure 21), aiming to prevent the coalescence of settlements and to maintain their separate identity.

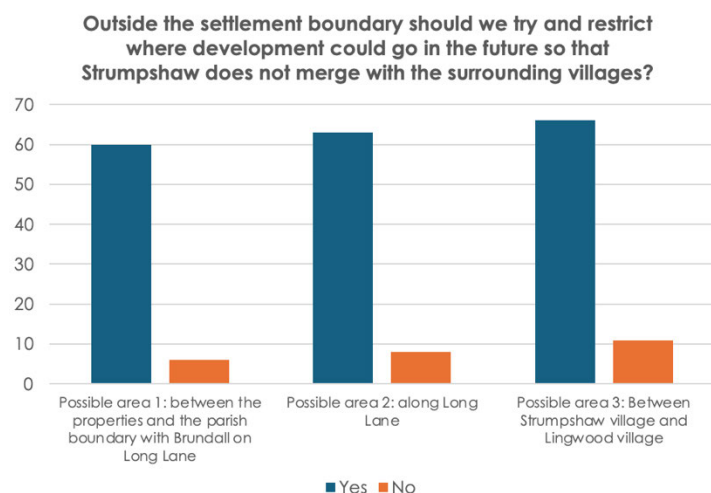


Figure 19: Results of the consultation question 'Outside the settlement boundary should we try and restrict where development could go in the future so that Strumpshaw does not merge with the surrounding villages?'.

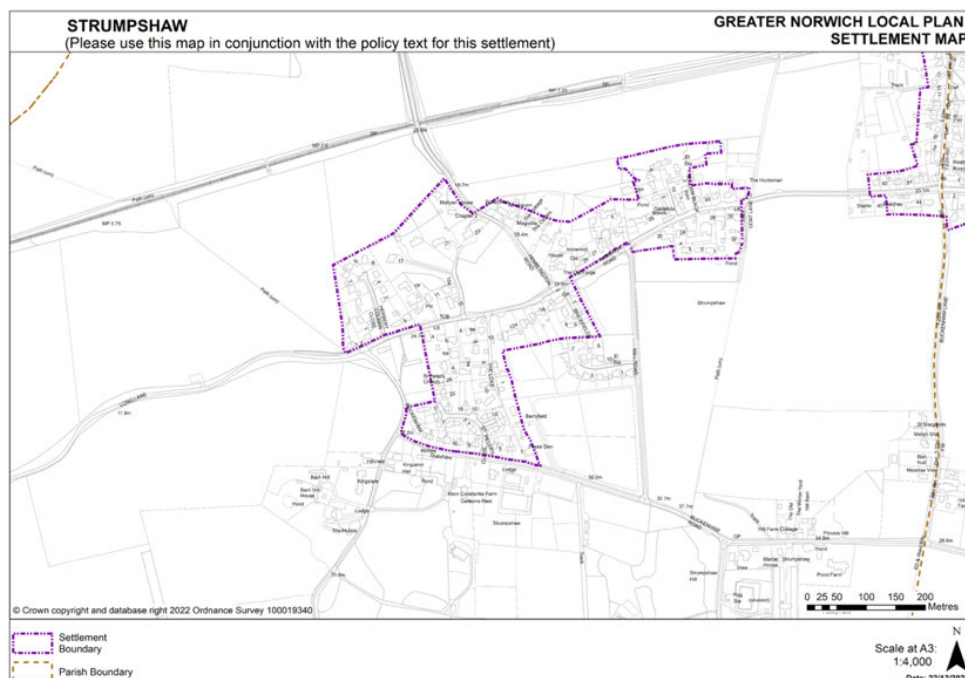


Figure 20: Greater Norwich Local Plan settlement map for Strumpshaw, showing the settlement boundary.

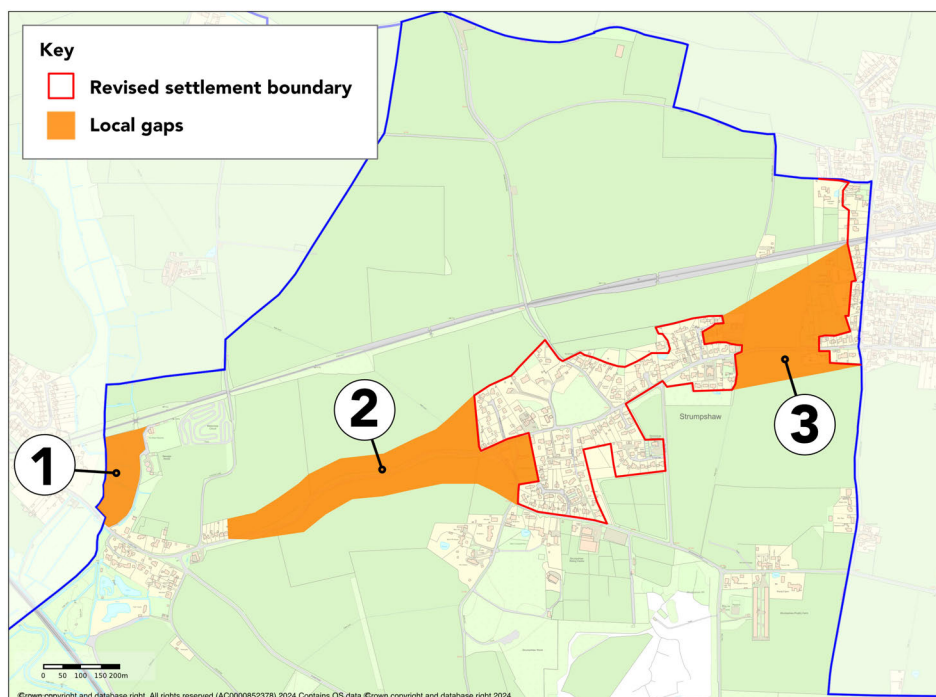


Figure 21: Local gaps (source: Parish Online, with own annotations). Blue line denotes parish boundary. Note, the settlement boundary has been extended to incorporate the Mill Meadow development and Strumpshaw Community Hall site on Mill Road, Strumpshaw.

Housing need and mix

- 5.12 Government guidance contained in the NPPF advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, 'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies' (paragraph 13) and 'Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies' (paragraph 29).
- 5.13 The Greater Norwich Local Plan plans for housing needed in the area. Several factors are driving this increase in the need for more and different types of housing, including rising population levels, an increase in the number of older people, more younger people sharing homes and a limited supply of housing over much of the last decade.⁷
- 5.14 Information provided by Broadland District Council in January 2024 states that including the new buildings, the Registered Provider housing stock remaining within Strumpshaw could be up to 26 units. This does not take into account

⁷ Paragraph 55, GNLP, <https://www.gnlp.org.uk/sites/gnlp/files/2024-03/Strategy%20-%20draft%20final%202.pdf> (accessed 29.08.24).

any losses under Right to Acquire and so this figure could be considerably lower than this – depending on Registered Provider disposals or Right to Acquire purchases over the last decade.

- 5.15 Broadland District Council information provided in January 2024 states the housing local needs data shows 3 households (current residents) registered. Due to the small data size, Broadland District Council will not identify the property sizes required and this data does not include other households in housing need with a local connection to the parish (such as those working in the parish or with a close family connection to the parish).
- 5.16 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) asked, 'Do you think you will be looking to move house within the next 5 years within the parish?'. 19 per cent of respondents thought they may be looking to move house within the next five years. There was a particular interest in bungalows.

Housing Needs Assessment

- 5.17 In addition to community views on housing need, the Neighbourhood Plan Steering Group commissioned AECOM, through the Ministry of Housing, Communities and Local Government (MHCLG) of Neighbourhood Planning Programme led by Locality, to undertake a Housing Needs Assessment for Strumpshaw, completed in May 2024. Key findings are set out below:
- AECOM estimates that over the Plan period the need for affordable rented homes would be met in Strumpshaw as modelling assumes a rate of turnover in the existing stock. However, it may be appropriate for Strumpshaw to encourage the delivery of some affordable rented housing within any mainstream development sites that arise in future.
 - AECOM estimates the potential demand for 0.8 affordable home ownership dwellings per annum in Strumpshaw, equating to a total of 16.1 over the Neighbourhood Plan period.
 - AECOM suggests an indicative mix of Affordable Housing in Strumpshaw of 50 per cent affordable rented housing and 50 per cent affordable home ownership tenures. Within the latter it is recommended that delivery is 25 per cent First Homes, 20 per cent shared ownership, and 5 per cent Rent to Buy.
 - Modelling suggests that just over half of new housing is delivered as mid-sized 3-bedroom dwellings, with 31.4 per cent 2-bedroom, and 15.8 per cent 1-bedroom. However, it may not be appropriate to completely prohibit the development of larger dwellings.
 - There is an estimated future need for specialist housing for older people in Strumpshaw of 14 to 19 dwellings to 2045.
 - It is estimated that in 2045 there would be a need for 3.6 residential care beds and 2.5 nursing care beds in the parish to meet the needs of the increase in older population.⁸

⁸ Strumpshaw Housing Needs Assessment, AECOM (May 2024).

POLICY STR1: New housing

Strumpshaw will accommodate single dwellings and small scale infill development within the settlement boundary (figure 21) that is

- consistent with its position within the Local Plan settlement hierarchy,
- reflects and complements the rural character of the parish,
- sensitive to the natural environment and heritage of the area.

Location and scale

All new single dwellings and small scale⁹ infill should integrate with existing development and be located within the settlement boundary. Outside the defined settlement boundary, development proposals will only be supported where they are in accordance with national,¹⁰ Broadland Council and Broads Authority policies.

Local gaps

Proposals within the Local Gaps (as identified in figure 21) will only be supported where they would not erode the local distinctiveness or character of Strumpshaw, and where the separation of the relevant settlements is maintained.

Housing mix

Proposals for new housing should take into account local needs, as identified in the Strumpshaw Housing Needs Assessment. New development should principally comprise dwellings of 1, 2 and 3 bedrooms.

Subject to the scale of development concerned and commercial viability Affordable Housing should include affordable rent and home ownership (First Homes, Shared Ownership, Rent to Buy). The development of specialist housing for older people will be supported where they comply with the wider contents of this policy.

Design

- 5.18 Paragraph 131 of the NPPF states, that ‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development; it creates better places in which to live and work, and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process’.
- 5.19 A key determinant of whether any new development will be well received by the local community will be dependent upon how well it is considered to integrate with its surroundings – being sympathetic to the character of

⁹ Small scale is under 10 dwellings. Infill is the process of building on underutilised or vacant land within the existing built up area.

¹⁰ As defined in NPPF, paragraph 80.

Strumpshaw. Impact on local character, layout, access, scale and parking are the most common design issues that will cause the local community concerns about any proposed new development. Being able to influence the design of a development through the Design Code and Guidance document will enable the community to appreciate that it has a voice.

- 5.20 A key purpose of the Neighbourhood Plan is to help influence the designers and proposers of development at an early stage. The Plan can also help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 5.21 Paragraph 132 of the NPPF states, 'Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers'.
- 5.22 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024), asked, 'We have some ideas about what good design means for Strumpshaw. Do you agree with these ideas?'. There was significant support for all the ideas put forward.

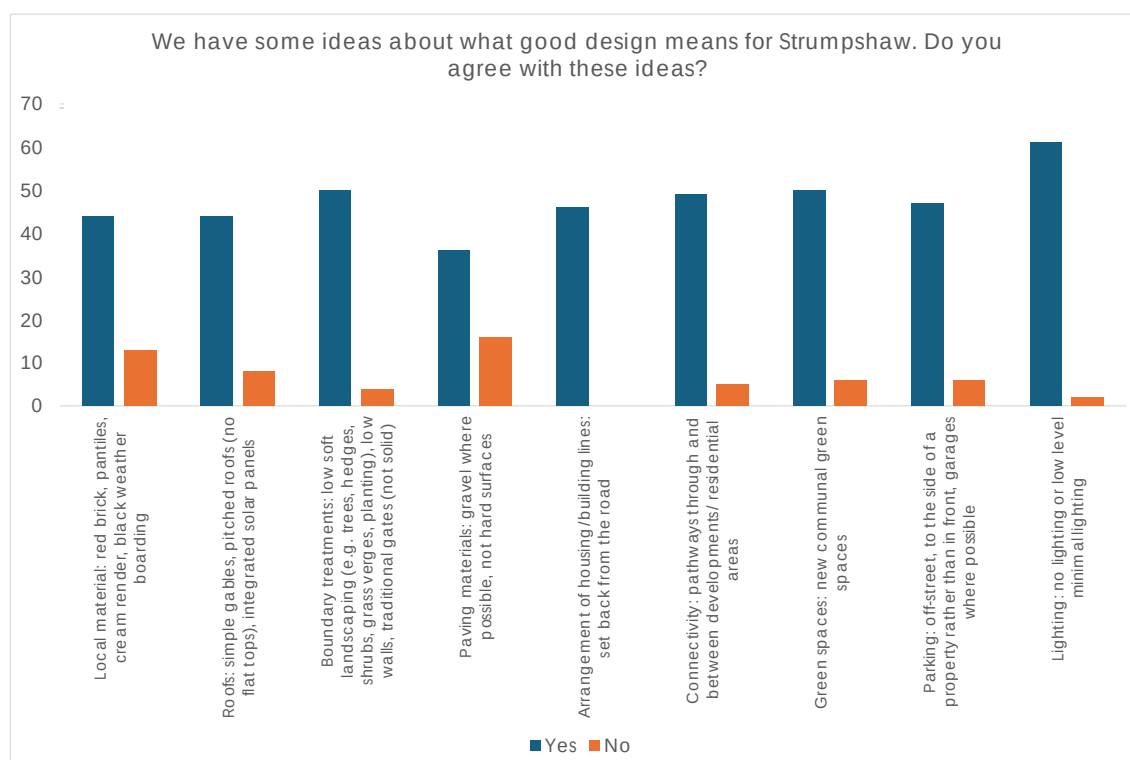


Figure 22: Results of the consultation question 'We have some ideas about what good design means for Strumpshaw. Do you agree with these ideas?'.

Design Guidance and Codes

- 5.23 Through the Ministry of Housing, Communities and Local Government (MHCLG) of Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Strumpshaw Parish Council for the emerging Strumpshaw Neighbourhood Plan. The support included a set of design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly housing, complements the parish. The full Strumpshaw Design Codes and Guidance document can be found in Appendix D (attached document).
- 5.24 The Strumpshaw Design Codes and Guidance contains:
- Guidance – non-mandatory, good practice statements that are encouraged in the achievement of good design, expressed through terms such as ‘should’, ‘could’ and ‘may’.
 - Codes – required design standards for Strumpshaw which must be met by all relevant proposals and are expressed by the use of the word ‘must’.
- 5.25 The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Strumpshaw Parish Council, Broadland District Council and the Broads Authority when considering planning applications. As well as providing certainty to the local community, the guidance and codes should also give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially streamlining the planning application process.
- 5.26 Proposals for development within the parish should demonstrate how the design guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification must be provided.
- 5.27 Policy STR2 complements the Local Plan for the Broads policy DM43: Design.

POLICY STR2: Design guidelines and codes

The design of all new development in Strumpshaw parish should reflect the local distinctiveness and character of the area, as outlined in Chapter 2 ‘Local character’ of the Strumpshaw Design Codes and Guidance (Appendix D).

As appropriate to their scale, nature and location, proposals for new development should accord with guidelines and codes set out in the Strumpshaw Design Codes and Guidance (section 3):

- Village and settlement layout
 - o Patterns of growth
 - o Settlement boundaries and development edges
 - o Building density
 - o Building setback and orientation

- o Building heights and roofline
- o Infill development and back of plot development
- o Housing extensions and conversions
- Maintaining the rural character
 - o Materials and architectural details
 - o Heritage and landmarks
 - o Continuity and enclosure
 - o Boundary treatments
- Traffic and mobility
 - o Options for traffic calming
 - o People-friendly streets
 - o Walking connectivity and wayfinding
 - o Parking
- Sustainability and eco-housing
 - o Biodiversity
 - o Water management and SuDS
 - o Domestic water management
 - o Minimising energy use
 - o Photovoltaic panels
 - o Electric vehicle charging points

Business development

- 5.28 The role of Neighbourhood Plans within the planning system is not just about housing growth or environmental protection. A Neighbourhood Plan also has a role to play in delivering the economic objectives related to sustainable development as set out in the NPPF. National planning policy supports a prosperous rural economy and specifically encourages planning policies to enable sustainable growth and expansion of all types of businesses in rural areas both through the conversion of existing buildings and also well-designed new buildings. Policies should also support sustainable rural tourism and leisure developments which respect the character of the countryside and support the diversification of agriculture.
- 5.29 The NPPF, recognises that new employment or economic development should be sensitive to its surroundings and does not have an unacceptable impact on the character of the area, the amenity of local residents and valued environmental assets. This is particularly important to Strumpshaw. There is concern that any new business development should not have an adverse impact on the quiet, natural and built environment of Strumpshaw.
- 5.30 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024), asked, 'If you work in the parish or run a business (or would like to), what would help you most to set up, continue or enhance your business?'. There was limited answers to the questions, although broadband was mentioned multiple times.
- 5.31 The following policy gives appropriate support to business development in Strumpshaw parish, relating back to the policy STR2 and the Strumpshaw

Design Codes and Guidance (Appendix D). It is a slight amendment to policy 8 of the 2014 Plan, which read, '*Small scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not impact on the character of the area or the amenity of residents*'.

- 5.32 Policy STR3 complements the Local Plan for the Broads policy SP10: A prosperous local economy.

POLICY STR3: Business premises

The development of small-scale employment premises in the settlement boundary will be supported where they are appropriate to the character of the neighbourhood area and respond positively to its amenities and environmental assets.

Business development that would have a detrimental impact on the quiet, natural, and built environment of Strumpshaw will not be supported.

Heritage

- 5.33 Historic England lists twelve listed buildings in Strumpshaw parish (figure 24):¹¹
- Strumpshaw Hall (Grade II)
 - Strumpshaw Old Hall (Grade II)
 - Courtyard to northwest of Strumpshaw Old Hall, including former kitchen stable block and boundary wall (Grade II)
 - Strumpshaw War Memorial (Grade II)
 - Boundary wall south of The Old Rectory (Grade II)
 - Oaklands Farmhouse (Grade II)
 - Church of St. Mary (Grade II*)
 - The Old Rectory, Buckenham (Grade II)
 - Stable and Coach House immediately north of The Old Rectory (Grade II)
 - Church of St. Nicholas (Grade I)
 - Church of St. Peter (Grade I)
 - Buckenham War Memorial (Grade II)

¹¹ <https://historicengland.org.uk/listing/the-list> (accessed 02.01.2023).



Figure 23: Strumpshaw Old Hall and Oaklands Farmhouse, listed buildings.

5.34 Norfolk County Council Historic Environment Strategy and Advice team can give high level advice on the impact and required archaeological mitigation measures for proposed developments within the parish. A search of the Norfolk Historic Environment Record shows 86 records found for Strumpshaw. The interactive map on the website can be used to see the location of the finds: www.heritage.norfolk.gov.uk.

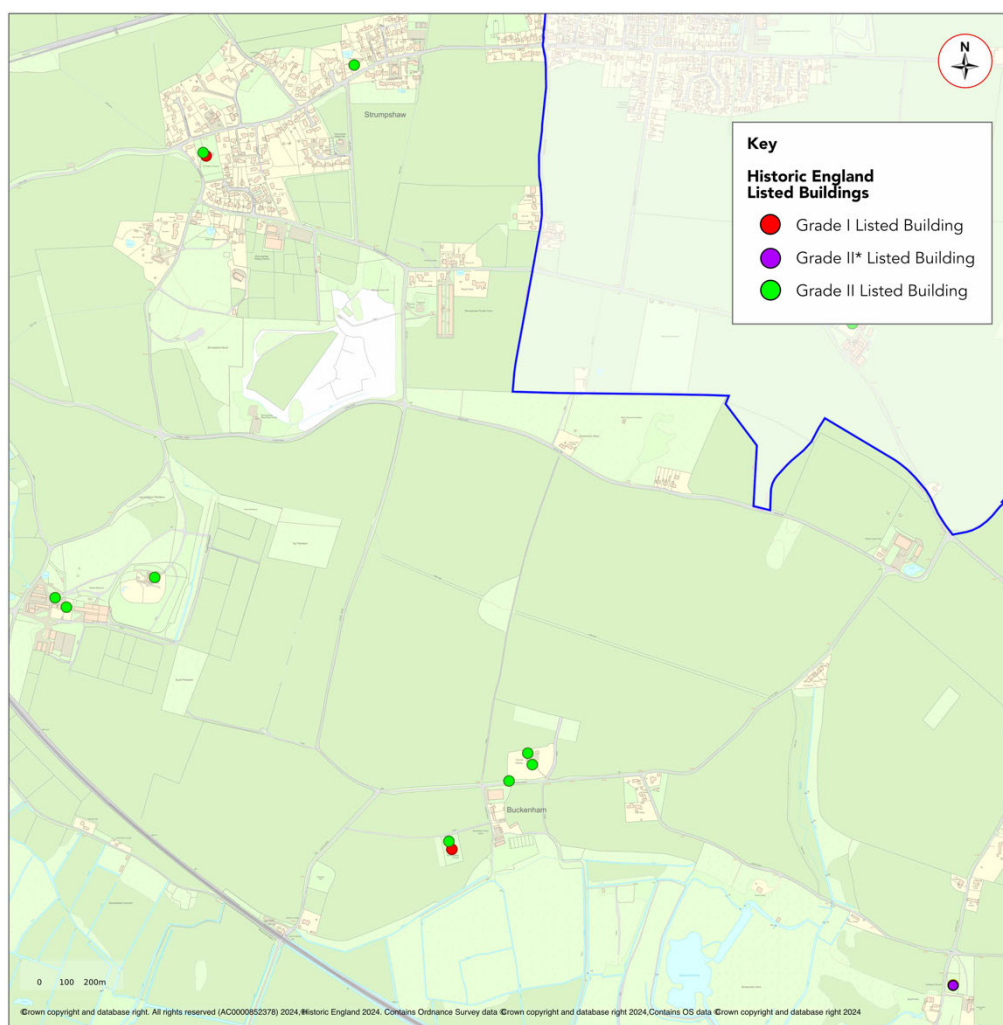


Figure 24: Listed Buildings (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Non-designated Heritage Assets

- 5.35 The Government's Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some Non-designated Heritage Assets (NDHA) as 'locally listed'. These can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and are a positive way for the local planning authority to identify Non-designated Heritage Assets (NDHA) against consistent criteria so as to improve the predictability of the potential for sustainable development.
- 5.36 Paragraph 203 of the NPPF indicates that the effects of an application on the significance of a NDHA should be considered when determining applications. The list below shows those that have been identified for Strumpshaw. Justification for their inclusion in the Neighbourhood Plan is also below, each of which have been assessed against criteria in Historic England Advice Note 7.
- 5.37 For clarity it should be noted that the identification of a building as a NDHA does not remove existing permitted development rights, nor does it mean that any additional consents are required (e.g. Listed Building consent). Existing rights by the owner remain unchanged. Identification as a NDHA only alters the weight given to the judgement made about the significance of the building when a planning application is being determined, either for works directly to the building or to an adjacent building that could affect the significance of the building itself or the setting.
- 5.39 The following is a list of proposed Non-designated Heritage Assets. Where building owners objected to their inclusion (following a letter in July 2024) they have been removed from the list.

Note: Strumpshaw Estate properties (including Marshman's cottages belonging to the Estate) are within a 'Conservation Management Plan'.

	Name of property, asset type and description (SE = Strumpshaw Estate)	Age	Rarity	Architectural and artistic interest	Group value	Archaeological interest	Historic interest	Landmark status
1	The old Strumpshaw primary school. Gothic style Victorian school building, converted to residential	1874	Yes	Yes	NA	NA	Yes	Yes

	Name of property, asset type and description (SE = Strumpshaw Estate)	Age	Rarity	Architectural and artistic interest	Group value	Archaeological interest	Historic interest	Landmark status
2	Marshman's cottages Historic residential group of properties, built for the marshmen who worked on the Norfolk Broads: a. Meadow Croft Cottage, Low Road b. Marsh House (originally known as Bellevue House), Tinkers Lane (was a farmhouse rather than Marshman's cottage) c. RSPB marshman's cottage d. Stromessaga, Low Road – dated 1727 and may originally have been timber-framed with brick gable eastern end. e. Tumbleweed, Low Road	18 th and 19 th centuries	Yes	Yes	Yes	NA	Yes	NA
3	Buckenham Railway Station. Historic building, crossing and platform, in operation. In 2018, several scenes in Danny Boyle's film <i>Yesterday</i> were filmed at the station. Currently used as a recording studio. There is group value with other stations on the line (outside of the parish).	Station and railway line, from Norwich to Yarmouth, opened 1 May 1844.	Yes	Yes	Yes	NA	Yes	Yes
4	Oakleigh Cottage. House renovated and extended in keeping with character of area.	Shown on 1 st Edition map of 1880s.	Yes	NA	NA	NA	Yes	NA
5	Buckenham Ferry Drainage Mill. Drainage mill and site of Buckenham ferry. There is group value with other drainage mills in the Broads (outside of the parish).	Circa 18th century replacement of an earlier mill (1780)	Yes	Yes	Yes	Yes	Yes	Yes

	Name of property, asset type and description (SE = Strumpshaw Estate)	Age	Rarity	Architectural and artistic interest	Group value	Archaeological interest	Historic interest	Landmark status
6	Strumpshaw Steam Engine House. Pumping station built of brick, with high quality Smithdale water gates and chimney cap. 1895 Marshall vertical steam engine replaced by Crossley horizontal oil engine, electrified in 1940s. Roof replaced after World War II damage.	1895 Among best preserved steam engine houses, complete with chimney.	Yes	Yes	NA	Yes	Yes	Yes
7	WW2 Pill box. Pill box, historical monument.	Circa 80+ years old.	Yes	NA	NA	Yes	Yes	NA
8	Hassingham Hall. Recorded as a monument, possible site of Hassingham Hall; more likely Waters Farm on tithe - Faden's 1797 map. Site is now a garden (Norfolk Heritage Explorer).	Current property was originally two cottages, became a farmhouse in 1960s.	Yes	Yes	NA	Yes	Yes	NA
9	The Old School, Buckenham. Old school, converted to residential property	Built as the village school in 1900. Remained as the school until mid-1950s.	Yes	Yes	NA	NA	Yes	Yes
10	White Cottage. Thatched cottage	1920s.	Yes	Yes	NA	NA	Yes	NA
11	Broad House. Historic country residential property, shooting lodge.	1840.	Yes	Yes	NA	NA	Yes	Yes
12	Broad Farm. Thatched farm house and out buildings. Good example of 2- or 4-hearth house depending on whether upper chambers heated. Front door opens onto axial chimney stack, with stairs on far side to chambers in the roof.	17 th century.	Yes	Yes	NA	NA	Yes	NA
13	The Hollies. Substantial residence amended by the Barnes family.	Early 1800s.	Yes	Yes	NA	NA	Yes	NA

	Name of property, asset type and description (SE = Strumpshaw Estate)	Age	Rarity	Architectural and artistic interest	Group value	Archaeological interest	Historic interest	Landmark status
	Double-pile (i.e. two rooms deep on both floors), with central entrance and staircase, and hipped roof. Extra room at back to house service rooms.							
14	Holly Lodge. Quarters for servants servicing The Hollies.	Early 1800s.	Yes	Yes	NA	NA	Yes	NA
15	Thatchers, Hollies Cottage, Buckenham Road. Previously known as Holly Farm, one of the three oldest brick and flint buildings in Strumpshaw. Later split into two cottages.	17 th century.	Yes	Yes	NA	NA	Yes	NA
16	Houses along Hemblington Road a. The Cedars b. Brandon House Historic residential properties.	Pre-1875.	NA	Yes	Yes	NA	Yes	NA
17	The Huntsman's Pub. Former public house, originally known as The Goat.	1701.	NA	NA	NA	NA	Yes	Yes
18	Beech Drive barns a. Little Barn, Beech Drive b. South Barn, Beech Drive c. Thatch Barn, Beech Drive Barns originally belonged to Oaklands Farm (Grade II), becoming derelict by c. 1978 when they were converted into houses. Beech Drive development completed circa 1981.	Brick barns probably 100-200 years old; and abut curtilage of Oaklands Farmhouse.	NA	NA	Yes	NA	Yes	NA
19	Run Cottage Traditional detached cottage of Norfolk red brick, tiled roof, central chimney stack; offset brick porch; restored timber windows in original openings; unusual brick date on facade.	1841.	NA	Yes			Yes	

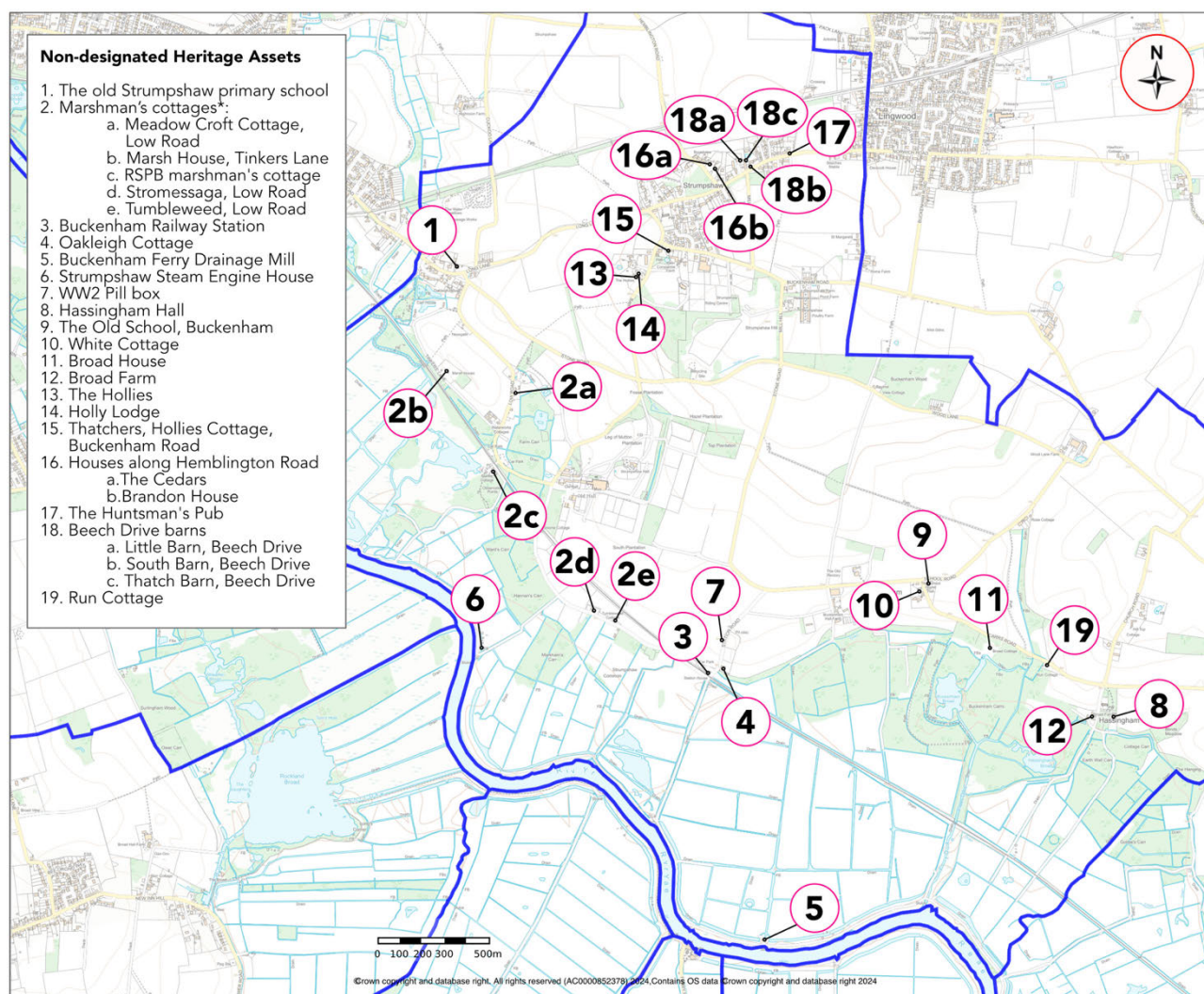


Figure 25: Non-designated Heritage Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR4: Heritage assets

In addition to the Listed Buildings in Strumpshaw (figure 24), the following (figure 25) are heritage assets that are considered to be locally important to Strumpshaw in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

1. The old Strumpshaw primary school
2. Marshman's cottages*:
 - a. Meadow Croft Cottage, Low Road
 - b. Marsh House, Tinkers Lane
 - c. RSPB marshman's cottage
 - d. Stromessaga, Low Road
 - e. Tumbleweed, Low Road

3. Buckenham Railway Station
4. Oakleigh Cottage
5. Buckenham Ferry Drainage Mill
6. Strumpshaw Steam Engine House
7. WW2 Pill box
8. Hassingham Hall
9. The Old School, Buckenham
10. White Cottage
11. Broad House
12. Broad Farm
13. The Hollies
14. Holly Lodge
15. Thatchers, Hollies Cottage, Buckenham Road
16. Houses along Hemblington Road
 - a. The Cedars
 - b. Brandon House
17. The Huntsman's Pub
18. Beech Drive barns
 - a. Little Barn, Beech Drive
 - b. South Barn, Beech Drive
 - c. Thatch Barn, Beech Drive
19. Run Cottage

* Groupings of properties.

Development proposals should conserve these heritage assets in a manner appropriate to their significance. Proposals affecting a Non-designated Heritage Asset should give consideration to:

- i. The character, distinctiveness and important features of the heritage asset;
- ii. The setting of the heritage asset and its relationship to its immediate surroundings;
- iii. The contribution that the heritage asset makes to the character of the area.



6. POLICIES: Natural environment

Landscape character

- 6.1 The aerial photograph map (figure 26) shows that the majority of the parish remains undeveloped in terms of land use. Agricultural land classification is largely grade 3, with some grade 2, 4 and non-agricultural (figure 27).

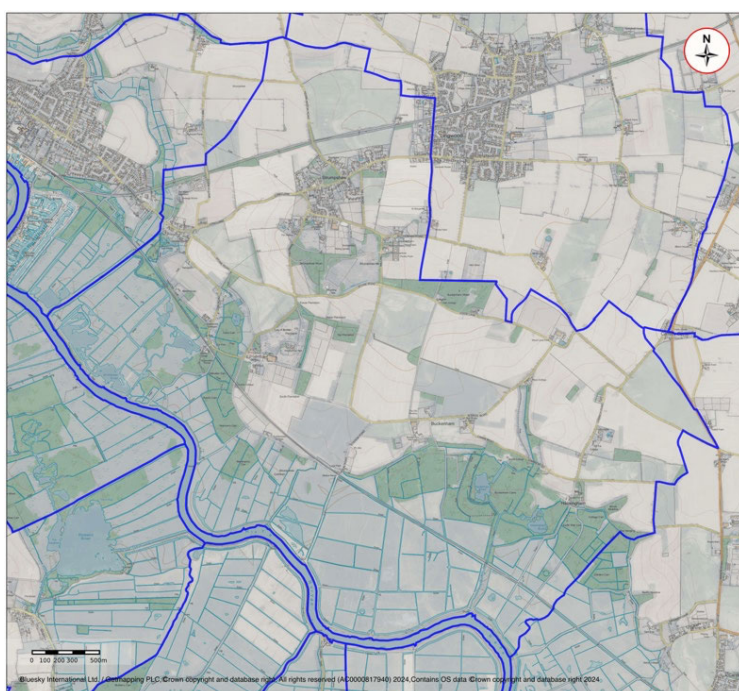


Figure 26: Aerial photograph map of Strumpshaw parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

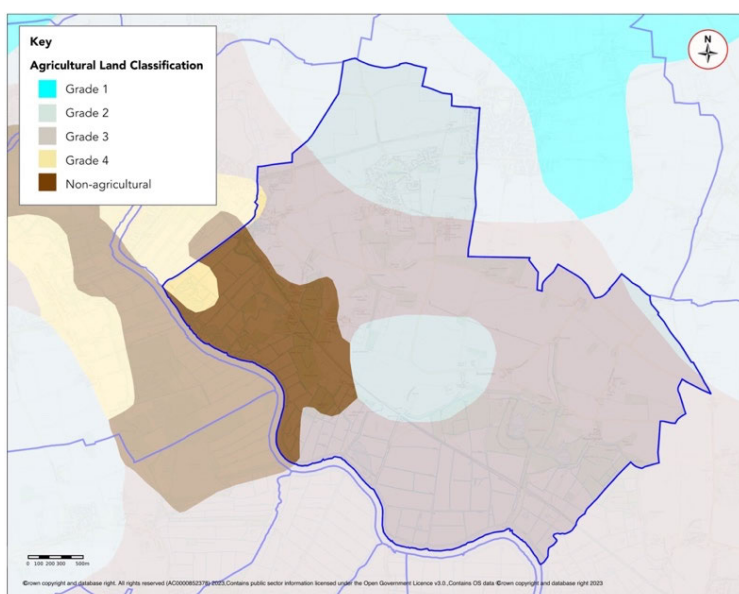


Figure 27: Agricultural Land Classification (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 6.2 The Broadland Landscape Character Assessment Supplementary Planning Document (September 2013)¹², identifies Strumpshaw parish as C2 Freethorpe Plateau Farmland, F3 Reedham to Thorpe Marshes Fringe and Broads Authority Area within Broadland district. Part of Strumpshaw is in the Broads Authority character area 12 'Yare Valley - Kirby/Postwick to Rockland/Strumpshaw'.¹³
- 6.3 The following Landscape Planning Guidelines apply to the Freethorpe Plateau Farmland Landscape Character Type:
- o Seek to conserve the open, rural character of the area.
 - o Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of peace and isolation within the area, which is devoid of large settlements.
 - o Seek to conserve subtle features of the historic landscape, including hedgerows and tracks.
 - o Seek to conserve the landscape setting of manor houses, halls and churches.
 - o Seek to maintain key views towards churches, which are often key landscape features.
 - o Seek to conserve the landscape setting of Lingwood.
 - o Seek to ensure new development does not disrupt the smooth, predominantly uninterrupted skyline within the area.
 - o Seek to conserve open views across the farmland.
 - o Seek to maintain the traditional character of isolated farmsteads.
 - o Seek opportunities for the restoration of hedgerows where fragmented.
 - o Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges.
 - o Seek to conserve small pits, ponds and extraction sites.
- 6.4 The following Landscape Planning Guidelines apply to Reedham to Thorpe Marshes Fringe Landscape Character Area:
- o Seek to conserve the diverse and interesting landscape pattern and character.
 - o Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes.
 - o Seek to conserve distinctive, historic architectural and landscape features including historic halls and their setting, which contribute to the area's rich historic character and strong sense of place.
 - o Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape.
 - o Seek to ensure the sensitive location of development involving further tall structures (such as factories, steel pylons and telecommunication

¹² <https://www.southnorfolkandbroadland.gov.uk/downloads/file/287/landscape-character-assessment-supplementary-planning-document-part-2-> (obtained 18.01.24).

¹³ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0030/244398/LCA_Part-3_Areas-9-to-15.pdf (obtained 22.05.25)

masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.

- o Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- o Conserve the landscape setting of small villages (such as Limpenhoe).
- o Seek to conserve the landscape setting of market towns and villages and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- o Seek to conserve the landscape setting of historic houses, halls and churches.
- o Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
- o Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.
- o Seek to conserve small pits and extraction sites.

6.5 Strumpshaw parish is located within Character Areas 12 and 14 of the Broads Landscape Character Assessment. Landscape Character Area 12 Yare Valley – Kirby/Postwick to Rockland/Strumpshaw River Yare and 14 Yare Valley – Buckenham and Cantley Marshes and Carrs.¹⁴ Two pockets of ancient woodland remain within these landscapes, Strumpshaw Hill and Buckenham Wood (figure 28).

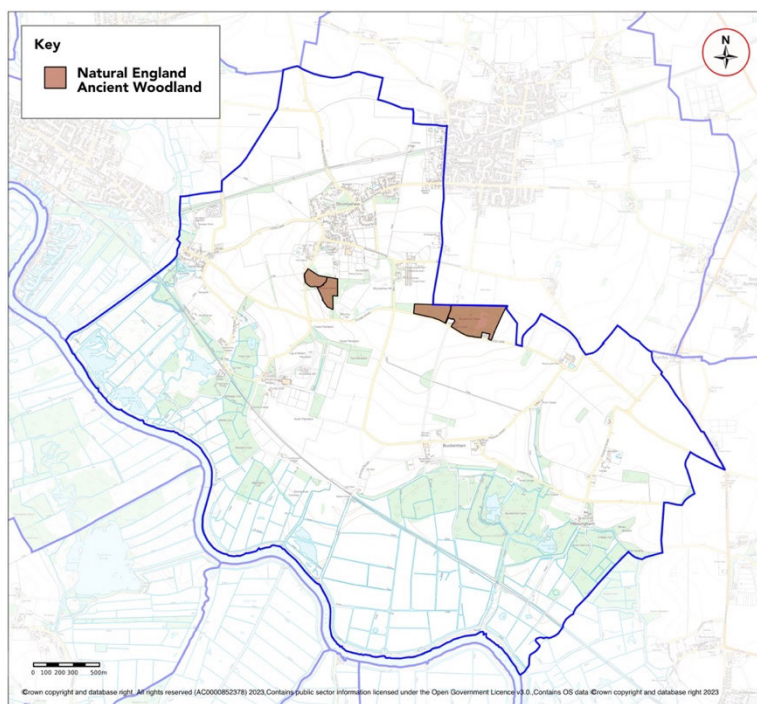


Figure 28: Ancient woodland (source: Parish Online, with own annotations). Blue line denotes parish boundary.

¹⁴ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0030/244398/LCA_Part-3_Areas-9-to-15.pdf (obtained 18.01.24).

Mid-Yare National Nature Reserve

- 6.6 Mid-Yare is a National Nature Reserve (NNR) established by English Nature (now Natural England)-and managed by the Royal Society for the Protection of Birds (RSPB) under the Higher Level Stewardship scheme. Covering 7.8 km², the NNR is a prime example of a Broadland floodplain wetland with a patchwork of wet woodlands, shallow lakes, reed beds fen, meadows and wet grassland along 5 miles of the Yare Valley.

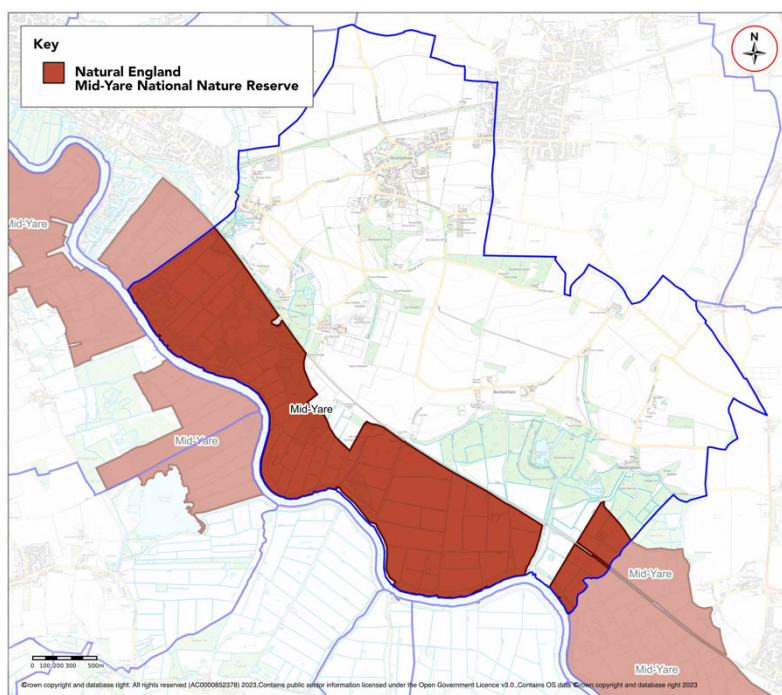


Figure 29: National Nature Reserves (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 6.7 Two Sites of Special Scientific Interest (SSSIs) are largely incorporated within the NNR, Yare Broads & Marshes and Cantley Marshes. Both of these SSSIs feature in Strumpshaw parish, where they are locally referred to as Strumpshaw Fen, Buckenham Marshes and a part of Cantley Marshes, all managed by RSPB (figure 31).
- 6.8 The two SSSIs are also designated as Broadland Special Protection Area (figure 32) and the Broads Special Area of Conservation (figure 33) under the European Birds and Habitats directives, respectively.¹⁵ They are also designated under the Ramsar Convention for their International Importance, especially as waterfowl habitat. Note that the NNR also falls within both European designations and is part of a Ramsar wetland but it is not as extensive an area as the two SSSIs (figure 30).

¹⁵ Joint Nature Conservation Committee: SPA EU Code UK9009253 and SAC EU Code UK0013577

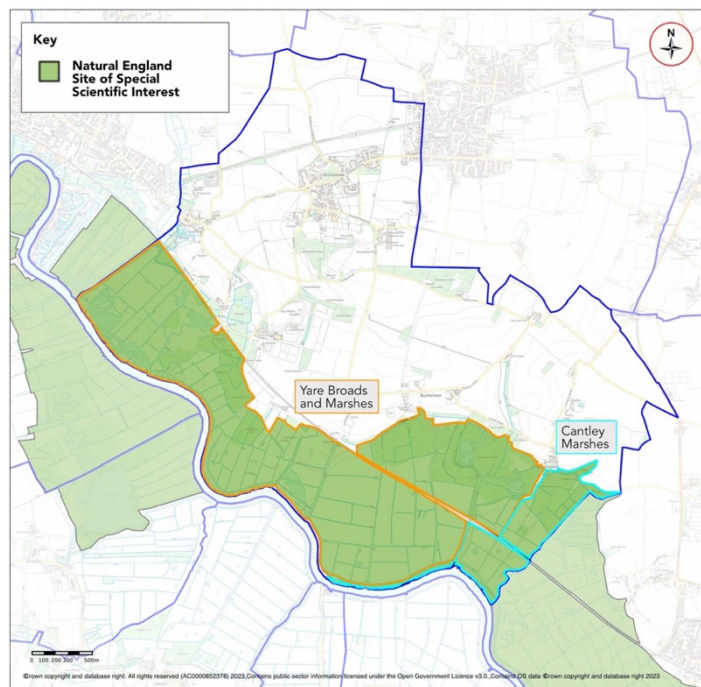
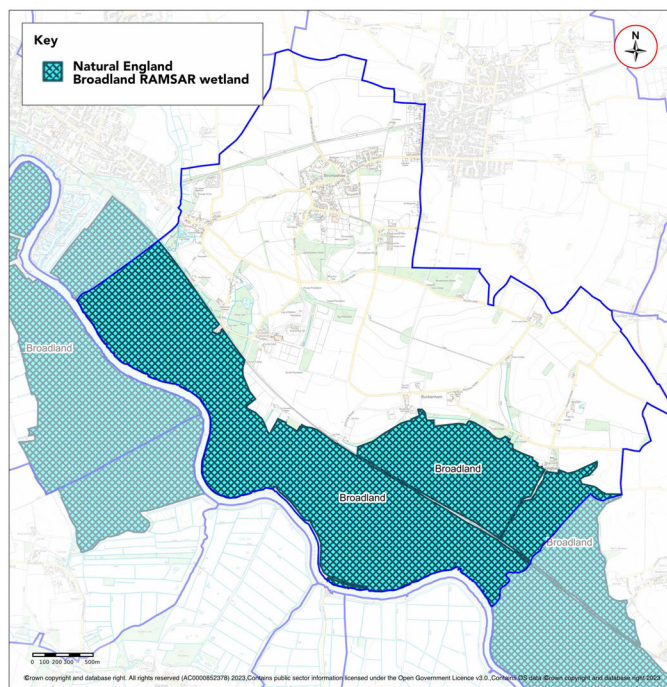


Figure 30 left: Ramsar wetland (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Figure 31 right: Sites of Special Scientific Interest – Yare Broads and Marshes, and Cantley Marshes (source: Parish Online, with own annotations). Blue line denotes parish boundary.

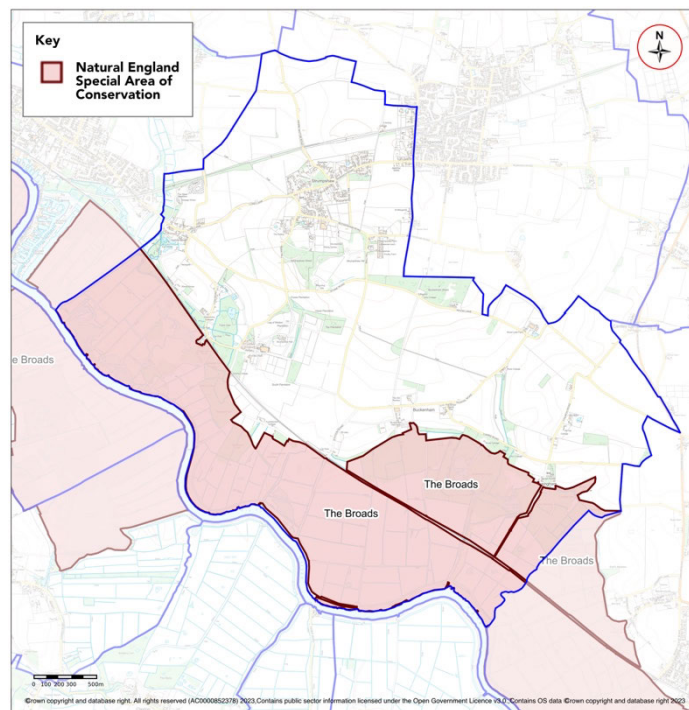
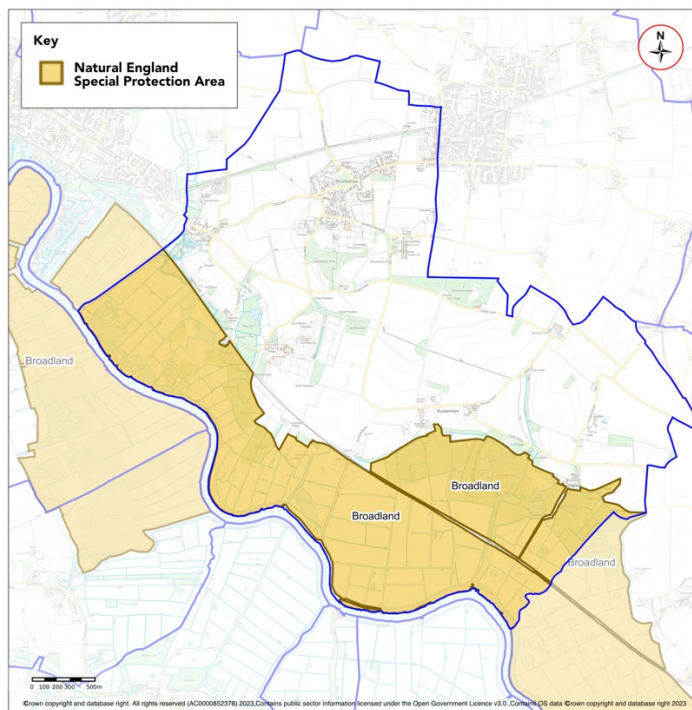


Figure 32 left: Special Protection Area (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Figure 33 right: Special Area of Conservation (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Biodiversity and geodiversity

- 6.9 A range of habitats and species, which have national and international recognition, are found in the Broads.¹⁶ Challenges for biodiversity in the Broads include climate change, non-native species, habitat fragmentation and isolation, scrub management, waterway management, water quality, water quantity and resourcing.
- 6.10 Strumpshaw Parish Council requested a search from the Norfolk Biodiversity Information Service.¹⁷ The following list contains sites in Strumpshaw parish from the search:
- 3 Candidate County Geodiversity Sites: Buckenham Station Pit; Strumpshaw Pit; The Sandpit (Strumpshaw Fen).
 - 1 Roadside Nature Reserve: Number 61 at Long Lane (Strumpshaw).
 - 2 Ancient Woodlands: Strumpshaw Wood; Buckenham Wood.
 - 5 County Wildlife Sites: 2162 Strumpshaw Wood; 2146 Buckenham Wood; 2045 Long Meadow, Buckenham Carrs; 2161 Farm Carr; 2058 Highnoon Farm, Braydeston (small part in Strumpshaw parish).
 - Mid-Yare National Nature Reserve.
 - 2 RSPB Nature Reserves: Strumpshaw Fen Nature Reserve; Buckenham Marshes Nature Reserve [note, the 2 RSPB reserves are analogous to all or part of the 2 SSSIs].
 - 2 Sites of Special Scientific Interest: Yare Broads and Marshes SSSI; Cantley Marshes SSSI.
 - Broads National Park.
 - The Broads Special Area of Conservation (European designation).
 - Broadland Special Protection Area (European designation).
 - Broads RAMSAR wetland (international convention).
- 6.11 Neighbourhood Plans provide the opportunity to set out locally specific actions. For Strumpshaw these could include:
- Hedgerows.
 - Incorporate the British Standard BS 42021:2022 of one bird box per dwelling and one bat box per four dwellings.
 - Require two hedgehog accessible gaps in each garden – these can include raised gates for discretion and tidiness.
 - Specifying that native species must be of local provenance and set a target.
 - Suggesting that any non-native plants must provide ecological value, e.g. by following Royal Horticultural Society advice.¹⁸
 - New woodland
 - Restoring ghost ponds
 - Bee bricks in garages
 - Fruit trees

¹⁶ Broads Authority Biodiversity Action Plan (2009) https://www.broads-authority.gov.uk/data/assets/pdf_file/0029/182747/BiodiversityActionPlanframework.pdf

¹⁷ <http://www.nbis.org.uk/data-enquiries> (obtained 18.01.24).

¹⁸ <https://www.rhs.org.uk/wildlife/plants-for-plant-dwelling-invertebrates> (obtained 22.05.25)

- 6.12 Policy STR5 outlines a number of biodiversity enhancements that are specific to Strumpshaw parish. The list above could supplement the list in policy STR5. The final part of Policy STR5 sets out a series of examples where biodiversity net gain could be delivered. The sixth example refers to buffer zones around sensitive wildlife sites. The scale of any such buffer zones will be a matter of judgement for the relevant local planning authority based on the nature of the development proposal. Development proposals in the part of the neighbourhood area within the Broads Authority Executive Area should also respond positively to the Broads Authority Biodiversity Action Plan.
- 6.13 Earth heritage assets within the parish should also be investigated and appropriate mitigation measures agreed for any negative impact.

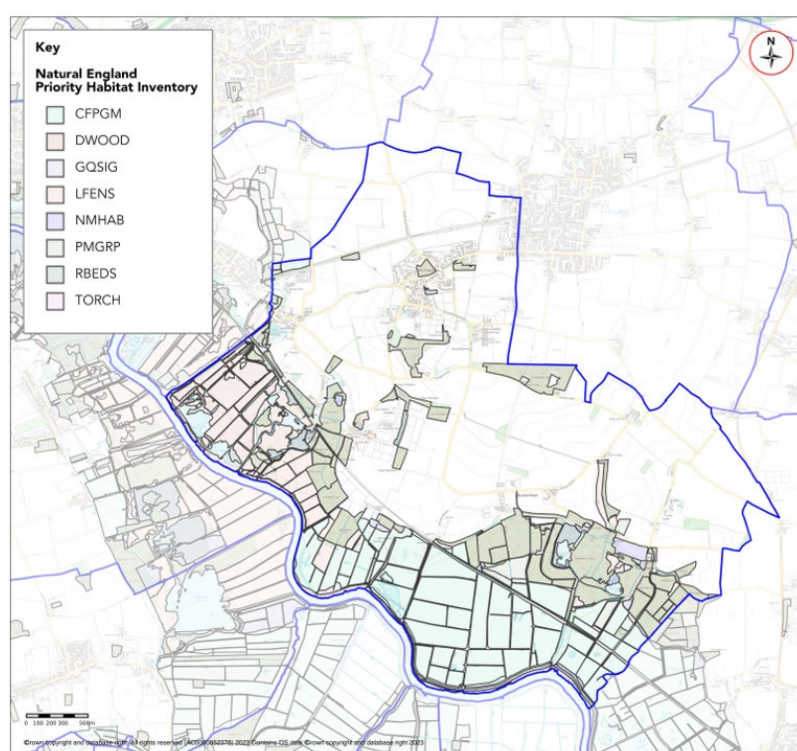


Figure 34: Habitats (source: Parish Online, with own annotations). Blue line denotes parish boundary. CFPGM: Coastal and floodplain grazing marsh; DWOOD: Deciduous woodland; GQSIG: Good quality semi-improved grassland; LFENS: Lowland fens; NMHAB: No main habitat; PMGRP: Purple moor grass and rush pastures; RBEDS: Reedbeds; TORCH: Traditional orchards.

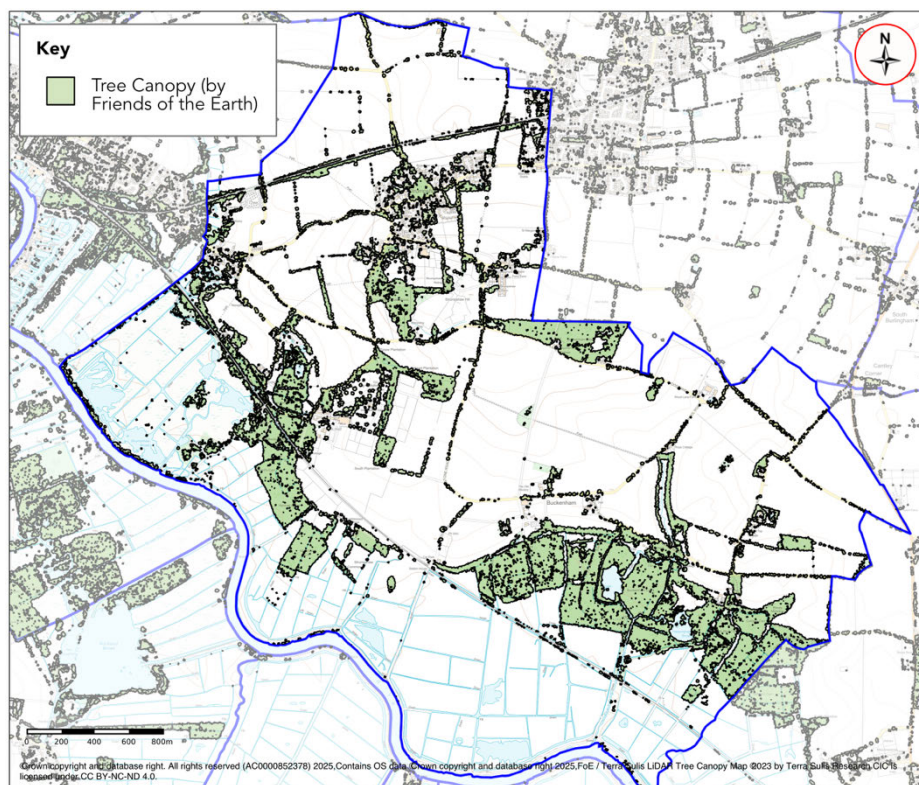


Figure 35:
Woodland
(source: Parish
Online, with own
annotations). Blue
line denotes parish
boundary.

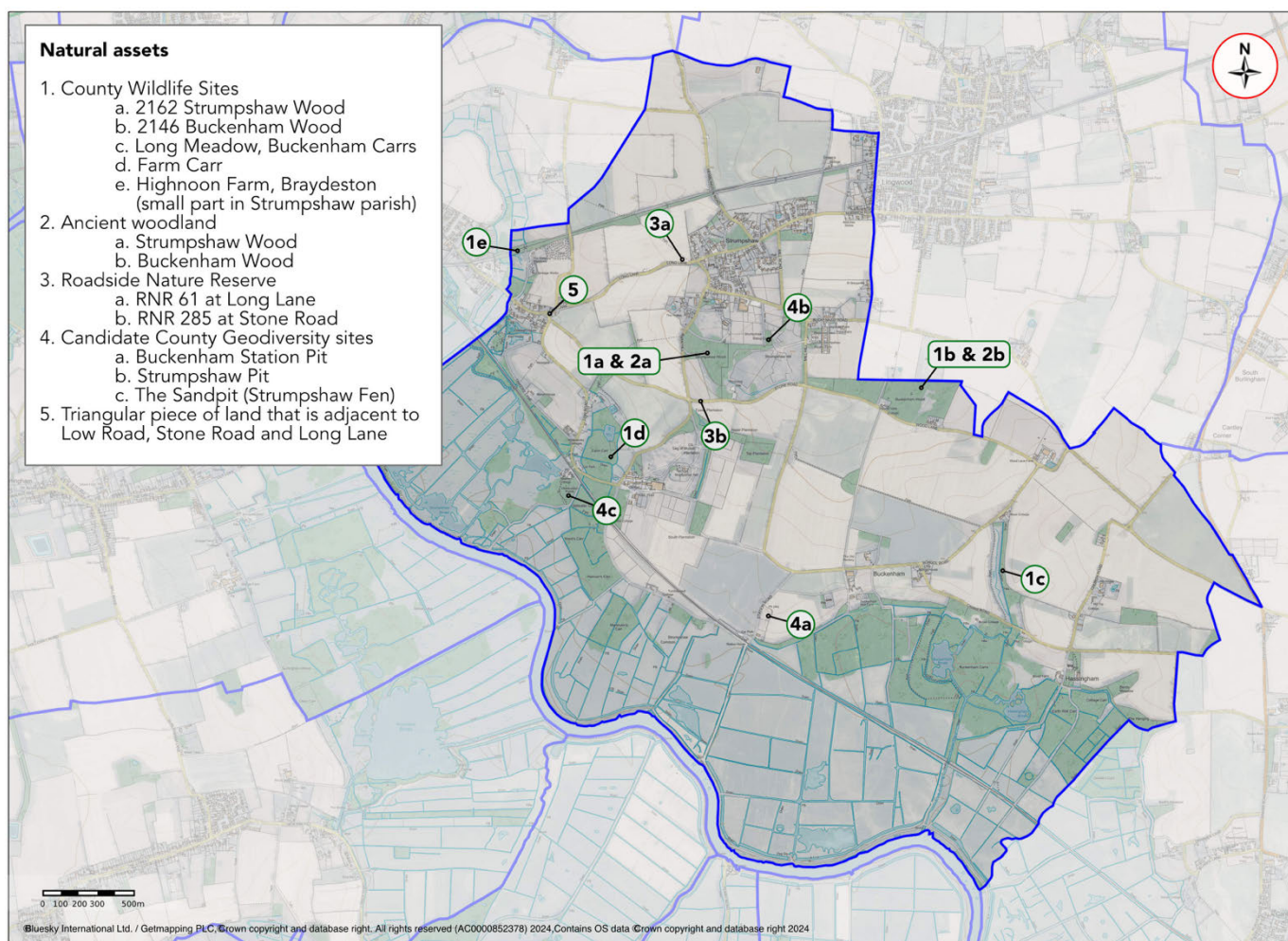


Figure 36: Natural Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR5: Natural assets and biodiversity

In addition to the Broads, and designated areas within it, which include the Yare Broads and Marshes SSSI and Cantley Marshes SSSI, the following are recognised as important natural assets of the parish due to their landscape and/or biodiversity value, and should be conserved and enhanced (figure 36):

- County Wildlife Sites
 - 2162 Strumpshaw Wood
 - 2146 Buckenham Wood
 - Long Meadow, Buckenham Carrs
 - Farm Carr
 - Highnoon Farm, Braydeston (small part in Strumpshaw parish)
- Ancient woodland
 - Strumpshaw Wood
 - Buckenham Wood
- Roadside Nature Reserves
 - RNR 61 at Long Lane
 - RNR 285 at Stone Road

4. Candidate County Geodiversity sites
 - a. Buckenham Station Pit
 - b. Strumpshaw Pit
 - c. The Sandpit (Strumpshaw Fen)
5. Triangular piece of land that is adjacent to Low Road, Stone Road and Long Lane

The provision of improved public access to natural assets will be supported where it is practical and appropriate to do so and can be accommodated in a locally-sensitive way.

Enhancing biodiversity

As appropriate to their scale, nature and location, development proposals should retain existing features of biodiversity value (including hedgerow and field margins, trees, woodlands, grass verges, meadows, rivers, streams, ponds and drainage ditches). Development that requires 10 per cent biodiversity net gain, should seek to achieve this, on site in the first instance, through the following:

- a. The creation of new natural habitats and improvements to, or connections between, fragments of habitats identified above.
- b. The planting of additional native trees and hedgerows, for wildlife, screening and landscaping purposes.
- c. Linked wildlife habitat areas between, and in new developments, e.g. gardens, roadside verges, hedges, green and blue corridors.
- d. Soft site boundaries (e.g. hedges and trees) where development is adjacent to agricultural land, open spaces or the settlement edge.
- e. Integrated bird boxes, bat boxes, hedgehog highways, swift bricks and bee- and butterfly-friendly planting on the site, in addition to biodiversity net gain.
- f. The establishment of proportionate buffer zones around sensitive wildlife sites, including County Wildlife Sites to protect these sites from any adverse impacts from development.

Ecological corridors

- 6.14 The Broads Authority Biodiversity Action Plan (2009) states that 'The Broads ecosystem does not function alone as an island; it is connected by water and land to a wider catchment area in Norfolk and Suffolk. The longer term safeguarding of habitats and species in the Broads requires thinking and planning at a landscape scale, so that issues such as water supply and import of pollutants can be tackled and opportunities can be taken to re-connect and buffer habitats, enabling habitats to develop and species to disperse in response to changing conditions'.¹⁹ The Broads Nature Recovery Strategy 2024-2029²⁰ also sets out to support the delivery of biodiversity net gain,

¹⁹ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0029/182747/BiodiversityActionPlanframework.pdf (accessed 13.09.24)

²⁰ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0021/537411/Broads-Nature-Recovery-Strategy.pdf

supporting policy STR6. The Norfolk Local Nature Recovery Strategy is due to be published later in 2025.

- 6.15 Ecological (or wildlife) corridors is a term that is used to refer to any linear feature in the landscape that can be used for the mitigation or dispersal of wildlife. Such corridors allow for the linking of habitats and reduce the isolation of populations. Linear features may vary and may not always be continuous, however, patches of natural habitat can benefit wildlife as ‘stepping stones’. By identifying Strumpshaw’s ecological corridors in policy STR6, the aim is to protect and enhance the corridors, whilst also encouraging the creation of new corridors as a consequence of any new development. The policy sets out requirements for developers, and in doing so acknowledges that individual proposals will offer differing opportunities to achieve the community’s ambitions.
- 6.16 Strumpshaw residents have identified ecological corridors that extend out from parts of the Mid-Yare National Nature Reserve, specifically of Strumpshaw Fen, Buckenham Marshes and Cantley Marshes. The corridors are areas where wildlife is known to be abundant. Anecdotally residents enjoy wildlife in their gardens and on land around Strumpshaw village and the hamlets, identified as part of what makes Strumpshaw parish special in the Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024).

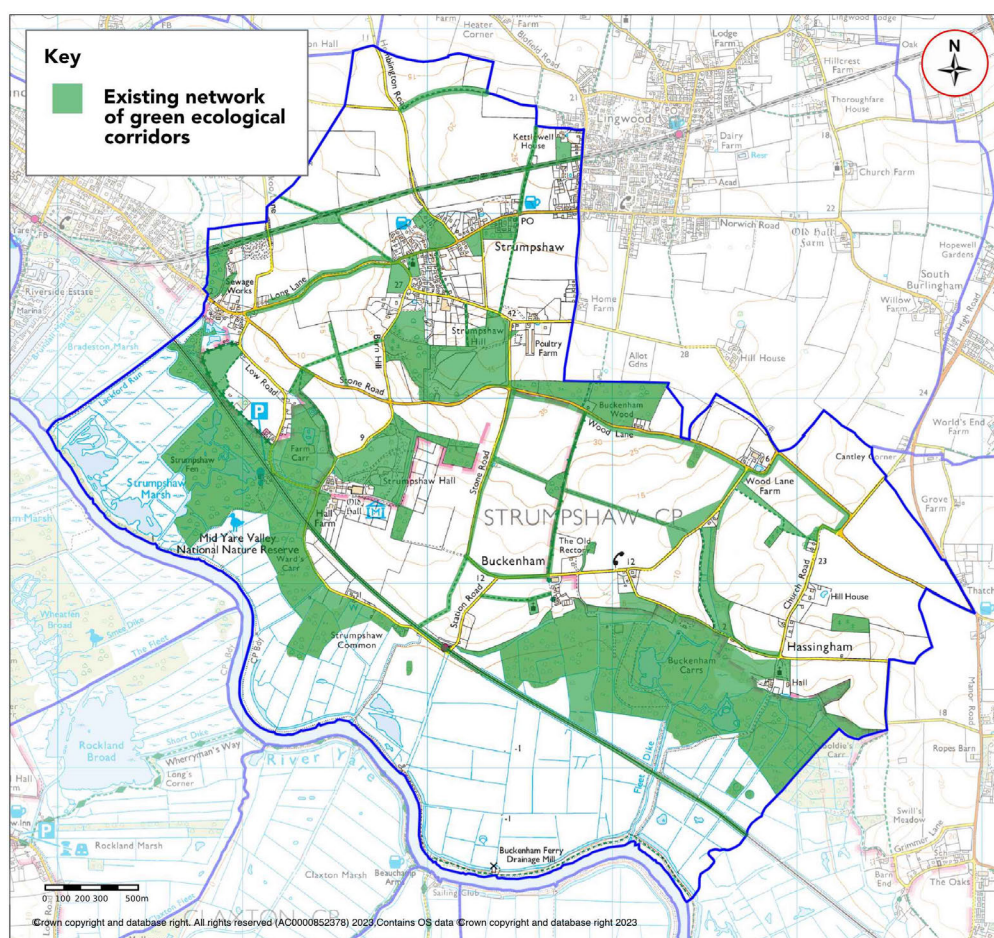


Figure 37: Existing network of ecological corridors, as identified by the local community (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR6: Ecological corridors

As appropriate to their scale, nature and location, development proposals should take opportunities to enhance and connect the ecological network (as shown in figure 37).

Opportunities should be taken to enhance and connect the ecological network including:

- a. Linear features such as the Yare River and streams and their associated habitats; hedgerows, mature trees and ditch networks.
- b. Links between hedgerow and field margins, trees, woodlands, grass verges, meadows, ancient grasslands, rivers, streams, ponds and drainage ditches.

As appropriate to their scale, nature and location, development proposals should take opportunities to create, enhance & restore habitats and strengthen ecological connectivity. In doing so they should work alongside priorities identified by the Norfolk Local Nature Recovery Strategy.

Local Green Spaces

- 6.17 Paragraph 106 of the NPPF states that ‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period’.
- 6.18 Paragraph 107 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in policy STR7 meet the criteria, as follows, ‘The Local Green Space designation should only be used where the green space 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’.
- 6.19 Paragraph 108 states, ‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts’ and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used as a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each is valuable to the community. There are a number of private woodlands in Strumpshaw which potentially meet the Local Green Space criteria, however their owners did not want them designated. An assessment

of Local Green Spaces can be found in Appendix A. Where opportunities arise, and where it would be practicable to do so, development proposals should seek to connect Local Green Spaces with the green corridors identified in policy STR6. This will enhance biodiversity in the neighbourhood area.

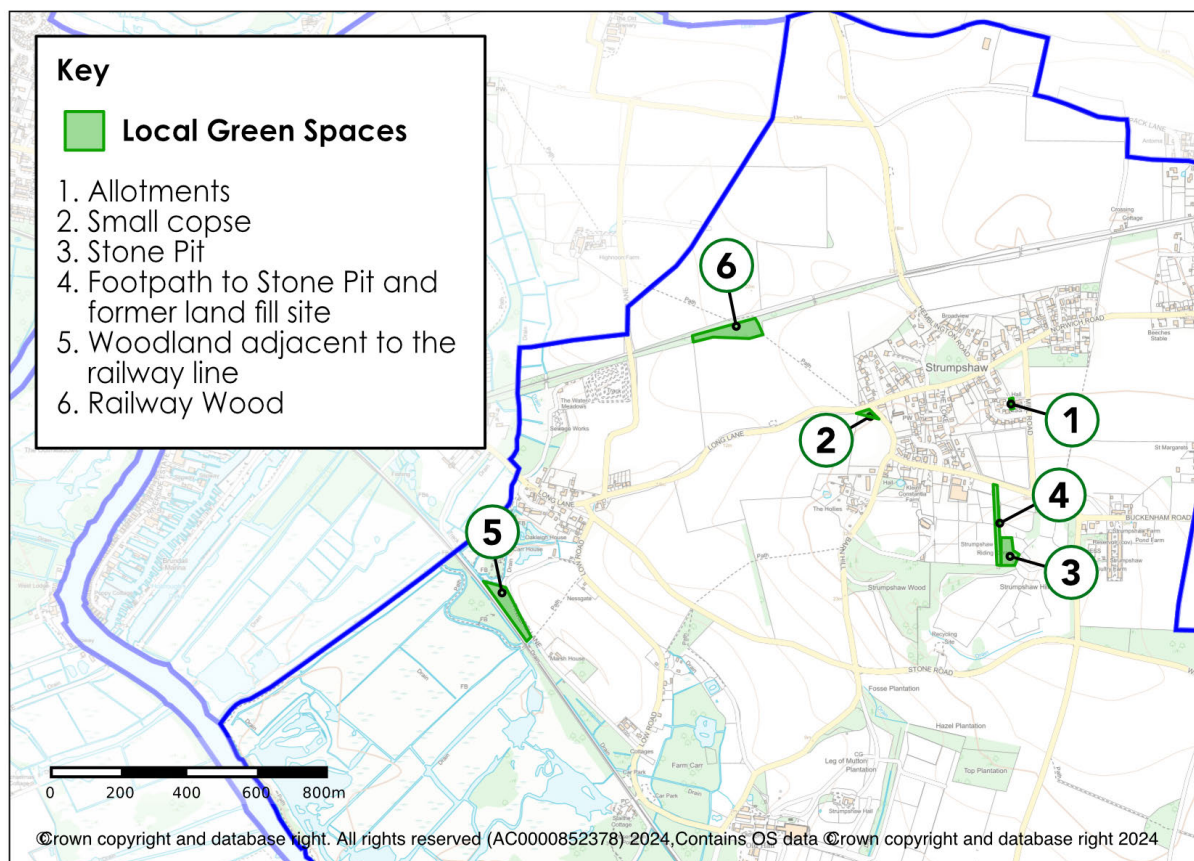


Figure 38: Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR7: Local Green Spaces

The following areas are designated as Local Green Spaces for special protection (figure 38):

1. Allotments
2. Small copse
3. Stone Pit
4. Footpath to Stone Pit and former land fill site
5. Woodland adjacent to the railway line
6. Railway Wood

The management of development within areas of Local Green Space will be consistent with that of development within Green Belts as set out in national policy.

Important local views

- 6.20 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) asked, 'Are there any views or vistas within the parish that we should look to retain?'. A range of answers came back and were used to inform policy STR7. The views identified focus on those that are important to the landscape character of the parish, and which can be enjoyed from publicly accessible locations, e.g., footpaths, public highways, an existing open space (figure 39).

Name of view	Description of view
A. Continuous views from multiple points along Wood Lane looking south across the Yare Valley.	Stunning south-easterly through to westerly views across the Yare Valley, with a patchwork of fields, hedgerows, avenues of trees and woods, beyond which lie the marshes, fens and River Yare. Total length of this scenic route is 1,460 m. Almost the entire vista embraces part of the Broads National Park that includes the Mid-Yare National Nature Reserve, which is also designated as a Special Area of Conservation and Special Protection Area under the European Habitats and Birds directives, respectively, as well as a wetland of international importance under the Ramsar Convention. 1. is located opposite the car park and entrance to Strumpshaw Parish Council's eastern portion of Buckenham Wood. It looks across agricultural fields towards Cantley in the south-east; and southwards towards Buckenham and Hassingham. 2. from opposite Squirrel View Cottage showing the bridleway with hedges either side (centre) and the fields on either side of the bridal way. 3. at the junction of Wood Lane with Mill Hill, with views to SE and SW, either side of Stone Road to the south (centre). 4. opposite Recycling Centre, looking SE towards tree-lined Stone Road to Buckenham Station (left), South to Strumpshaw Hall (centre) and SE towards Strumpshaw Fen (right). 5. at junction of Barn Hill, Stone Road and Low Road, looking south from above the junction towards Strumpshaw Hall and Fen.
B. View from high point of Barn Hill looking south towards the River Yare and beyond to Poringland south of the river.	One of the best south facing views from the village of Strumpshaw. The view encompasses the River Yare and its associated flood plain, Strumpshaw Hall, and land rising up to villages on the south side of the river.
C. View from Hassingham Church Road towards Buckenham.	The view looking north and west from this high point on Church Road shows the historic landscape setting of Buckenham, with views of St Nicholas medieval church in the trees, Buckenham Ancient Wood and

Name of view	Description of view
	the veteran oaks which bound Long Meadow County Wildlife Site, as well as distant views of the land rising on the opposite side of the Yare valley.
D. View from footpath to St Peter's Church, Strumpshaw.	This view is at the top of a public footpath that runs adjacent to the side of the property called Nessgate to the edge of the RSPB reserve. This gives you a clear view facing eastwards towards Strumpshaw church. You can often see Marsh Harriers and Buzzards flying in the distance, and you can also spot hares running around the fields. If you turn 180 degrees (west) you can see the RSPB reserve and a tributary of the River Yare.
E. View from Buckenham Road looking west towards Norwich.	Looking due west to Norwich over the wooded rolling landscape rising gently to the north from the banks of the river Yare. The trees are primarily deciduous and wide ranging in species. There are very few houses. On the horizon is a clipped view of the tops of city centre buildings along Ber street and with binoculars, the tip of the cathedral spire is just visible and possibly the castle on clear days, 7 miles as the crows flies.
F. Looking north from Mill Hill	The view from a height of around 100 metres, nearly the highest point in Strumpshaw Parish. Looking North over the farmland with Norwich Road running right to left hidden amongst the line of trees on the horizon. One of the popular areas to walkers.
G. Looking west from Pack Lane	Looking west towards Norwich from Pack Lane on the boundary of the parish. With the shell of an old barn in the field and Braydeston Church nestled amongst the trees in the distance.
H. Looking south from Buckenham Railway Station	The view from nearby Buckenham Railway Station looking south towards the River Yare over Buckenham Marshes. This is an excellent area for birds and is managed effectively by the RSPB. The grazing cattle in the distance help with keeping the grass under control to provide optimum conditions for the birds and wildlife. There are a wide variety of wading and meadowland birds and brown hares, muntjac and chinese water deer.

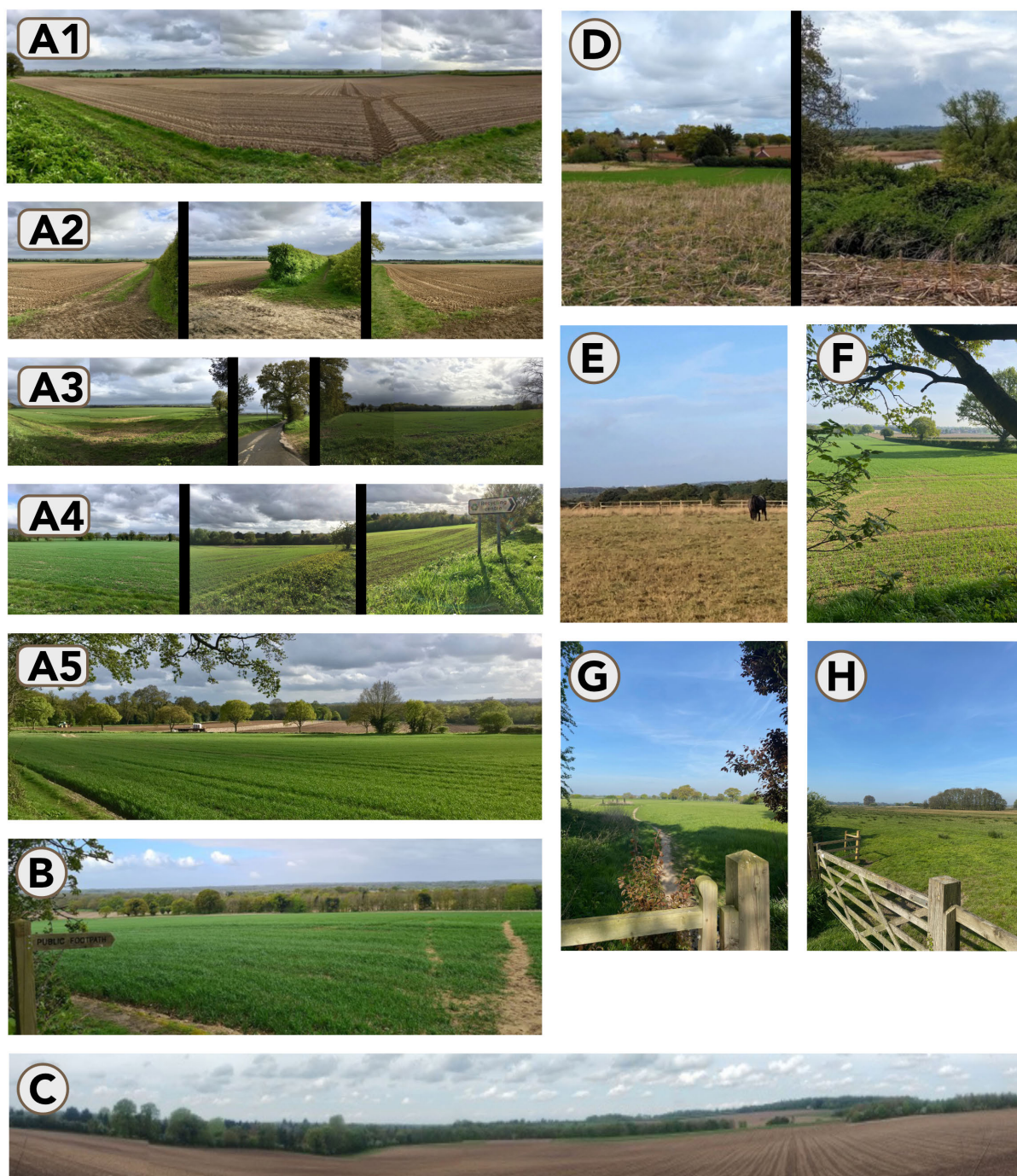


Figure 39: Photographs of important local views.

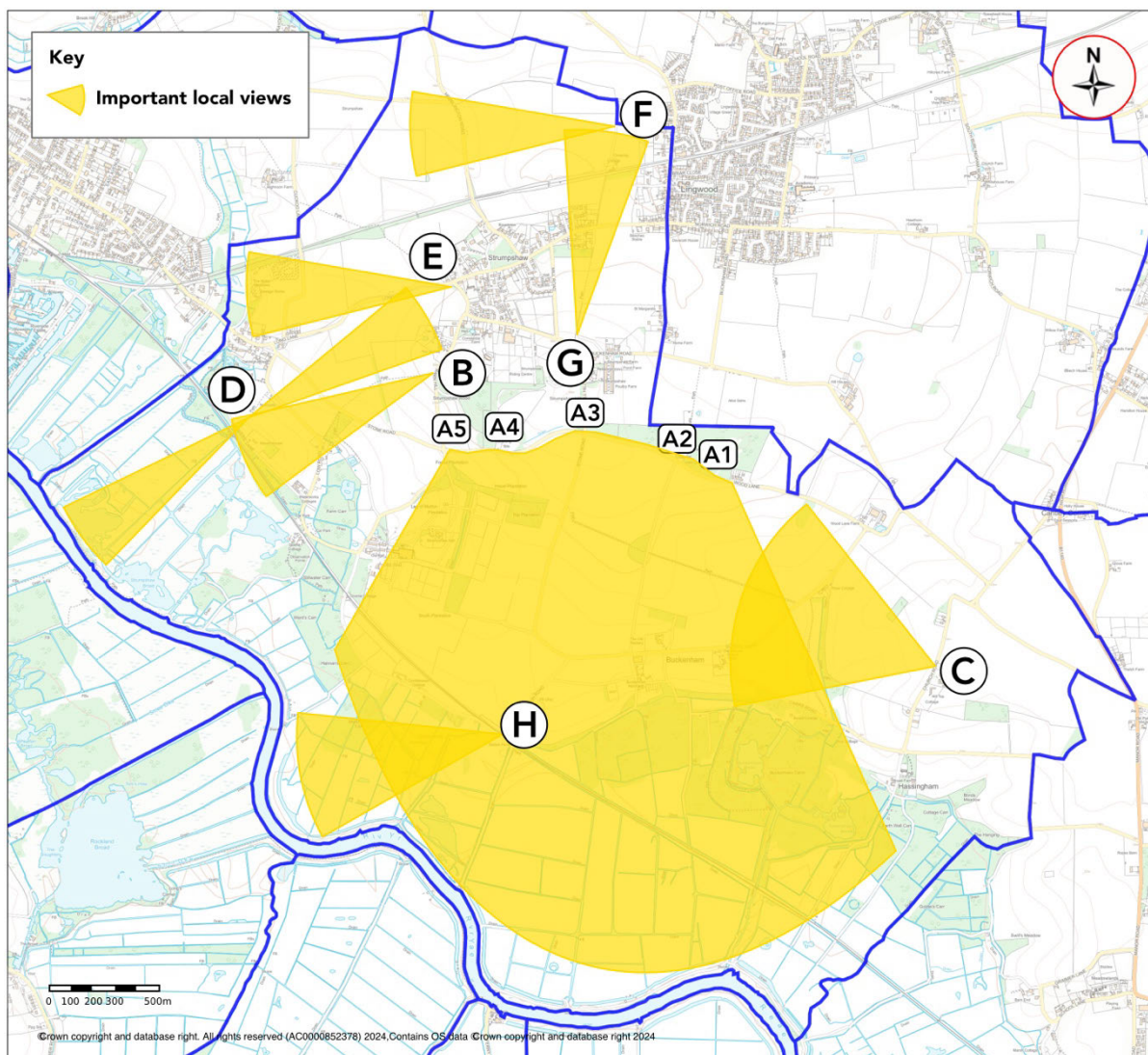


Figure 40: Important local views (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR8: Important local views

Development proposals should respect their landscape setting, including any identified important local views within which they are located or which they affect. The following views are identified as important in Strumpshaw parish (figures 39 and 40):

- A. Continuous views from multiple points along Wood Lane looking south across the Yare Valley.
- B. View from high point of Barn Hill looking south towards the River Yare and beyond to Poringland south of the river.
- C. View from Hassingham Church Road towards Buckenham.
- D. View from footpath to St Peter's Church, Strumpshaw.
- E. View from Buckenham Road looking west towards Norwich.
- F. Looking north from Mill Hill
- G. Looking west from Pack Lane
- H. Looking south from Buckenham Railway Station

Development proposals within or affecting an important local view should demonstrate how they have responded positively to the view concerned and safeguarded its integrity and local importance.

Dark skies and light pollution

- 6.21 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation areas. The issue of dark skies is not addressed in detail in the Greater Norwich Local Plan and therefore leaves scope for a locally distinctive Neighbourhood Plan policy. Dark skies is addressed in the Local Plan for the Broads but does not cover the built up area of Strumpshaw.
- 6.22 According to the CPRE light pollution maps, part of the parish falls into <0.25 nano watts/cm²/sr, the darkest category, and the next category lighter, 0.25-0.5 nano watts/cm²/sr. On the west edge of parish, adjacent Brundall village, the light pollution goes up to 0.5-1 nano watts/cm²/sr.

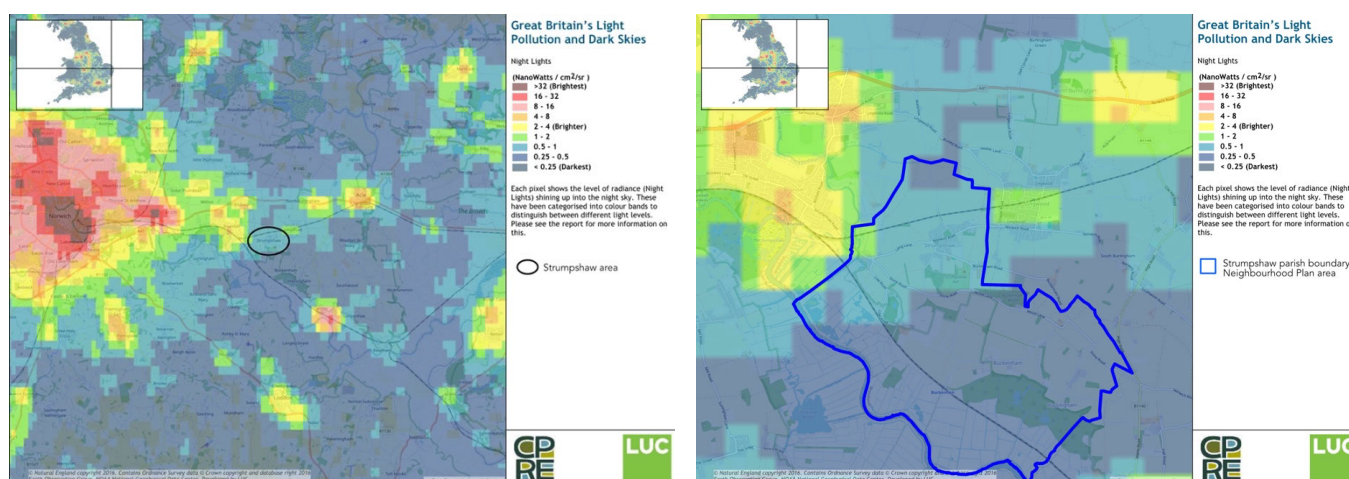


Figure 41: Light Pollution and Dark Skies (source: Commission for the Protection of Rural England). Blue line denotes parish boundary.

- 6.23 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) asked, 'Strumpshaw enjoys relatively dark skies. Should we have a policy that will limit any new lighting (including street lighting)?'. There was overwhelming support for dark skies and limiting any new lighting. Comments were largely supportive.

Strumpshaw enjoys relatively dark skies. Should we have a policy that will limit any new lighting (including street lighting)?

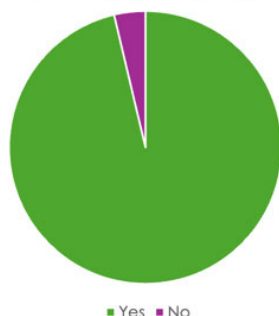


Figure 42: Results of the Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024).

Yes = 96.3%.
No = 3.7%.

- 6.24 The Neighbourhood Plan drop-in and online consultation also asked, 'The parish has wonderful wildlife. What can be done to further protect what we have?'. Limited light pollution was put forward by residents.
- 6.25 Policy STRA9 complements the Local Plan for the Broads policy DM11: Light pollution and dark skies. In addition, advice from the Bat Conservation Trust could also be used.²¹

POLICY STR9: Dark skies

Development proposals should take account of the existing dark skies in Strumpshaw parish (figure 41) and limit the impact of light pollution from artificial light.

Development proposals for new individual dwellings and businesses which include external lighting should demonstrate that it is necessary for security or safety and that it has been designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting, movement sensitive lighting and restricting hours of lighting. Appropriate measures should also be taken to address light spill from internal lighting.

Lighting that would generate unacceptable disturbance or risk to wildlife will not be supported.

Flooding and localised flooding

- 6.26 The period of the Strumpshaw Neighbourhood Plan looks ahead to 2045 and should therefore consider climate change and the likely increase in localised flooding. Almost one third of Strumpshaw parish is at risk of flooding (figure 43).

²¹ <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting> (obtained 22.05.25)

- 6.27 Developers should adhere to guidance from relevant agencies such as Norfolk County Council guidance, the Internal Drainage Board (the Broads IDB) and the Environment Agency in respect of flood risk management, drainage and flooding matters. Norfolk County Council advises that other than the River Yare (an Environment Agency main river), there are also networks of ordinary watercourses within the parish which fall under the control of the Broads IDB. Further guidance from the Internal Drainage Board/Water Management Alliance is in Appendix B.

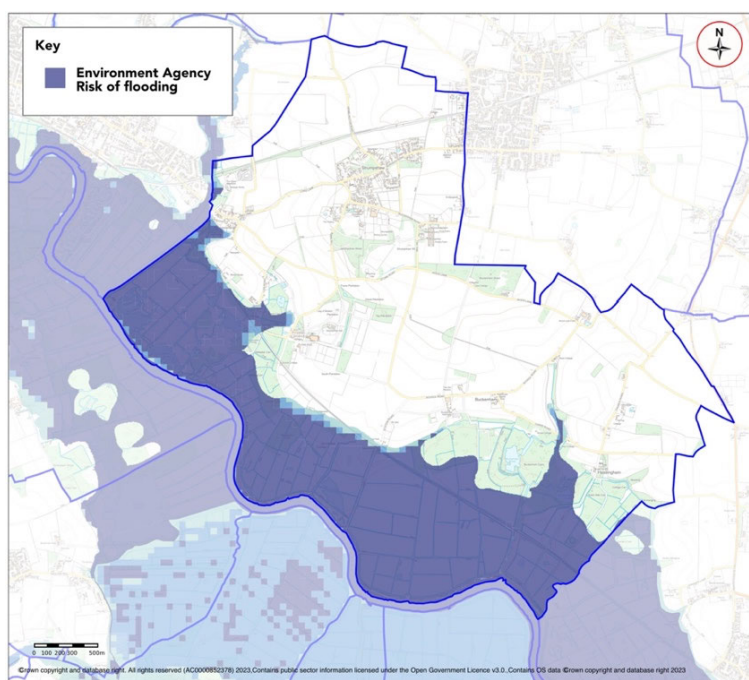


Figure 43: Risk of flooding (source: Parish Online, with own annotations). Blue line denotes parish boundary.

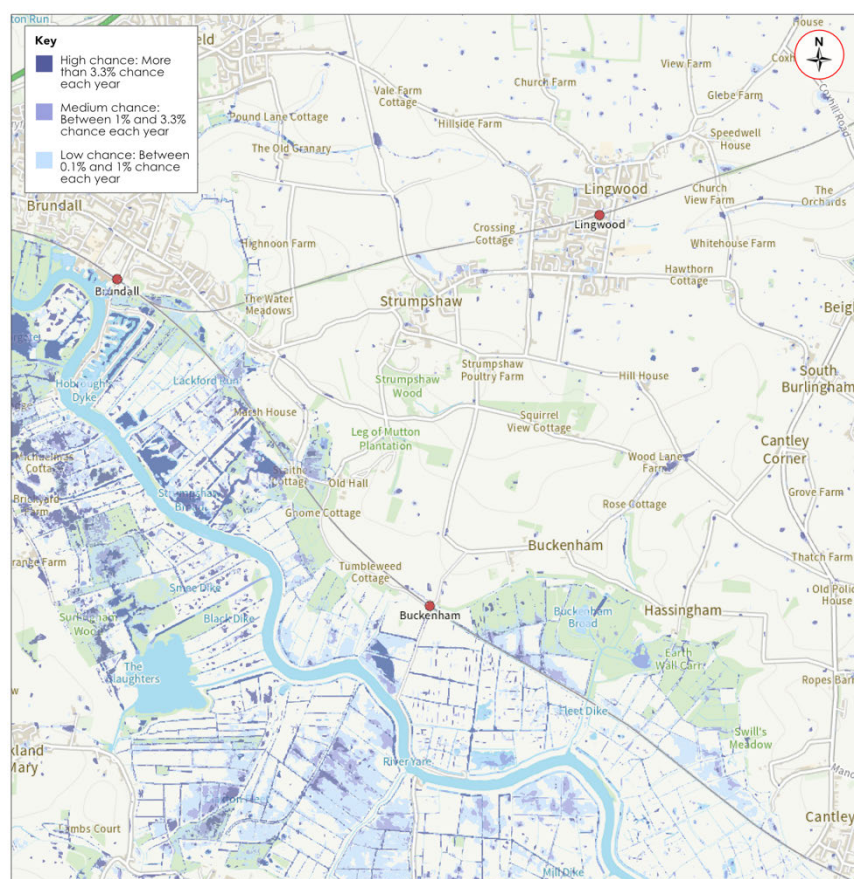


Figure 44: Surface water map (source: <https://check-long-term-flood-risk.service.gov.uk/map>, with own annotations). Blue line denotes parish boundary.

- 6.28 In addition to the flood plain, there are a number of locations within the parish where localised surface water drainage and flooding is an issue. In some locations localised flooding can occur during periods of modest and heavy rainfall. In the face of climate change, the risk of surface water drainage issues is liable to increase. Any new build development which will have an impact on the sewage system for the parish should not further exacerbate the problem. Consultation is required with Anglian Water Services to ensure that the waste water flows from any windfall development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised.
- 6.29 The Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) asked, 'Which areas of the parish have surface water drainage and flooding issues that are not on the flood map?'. The results have been reflected in policy STR10.

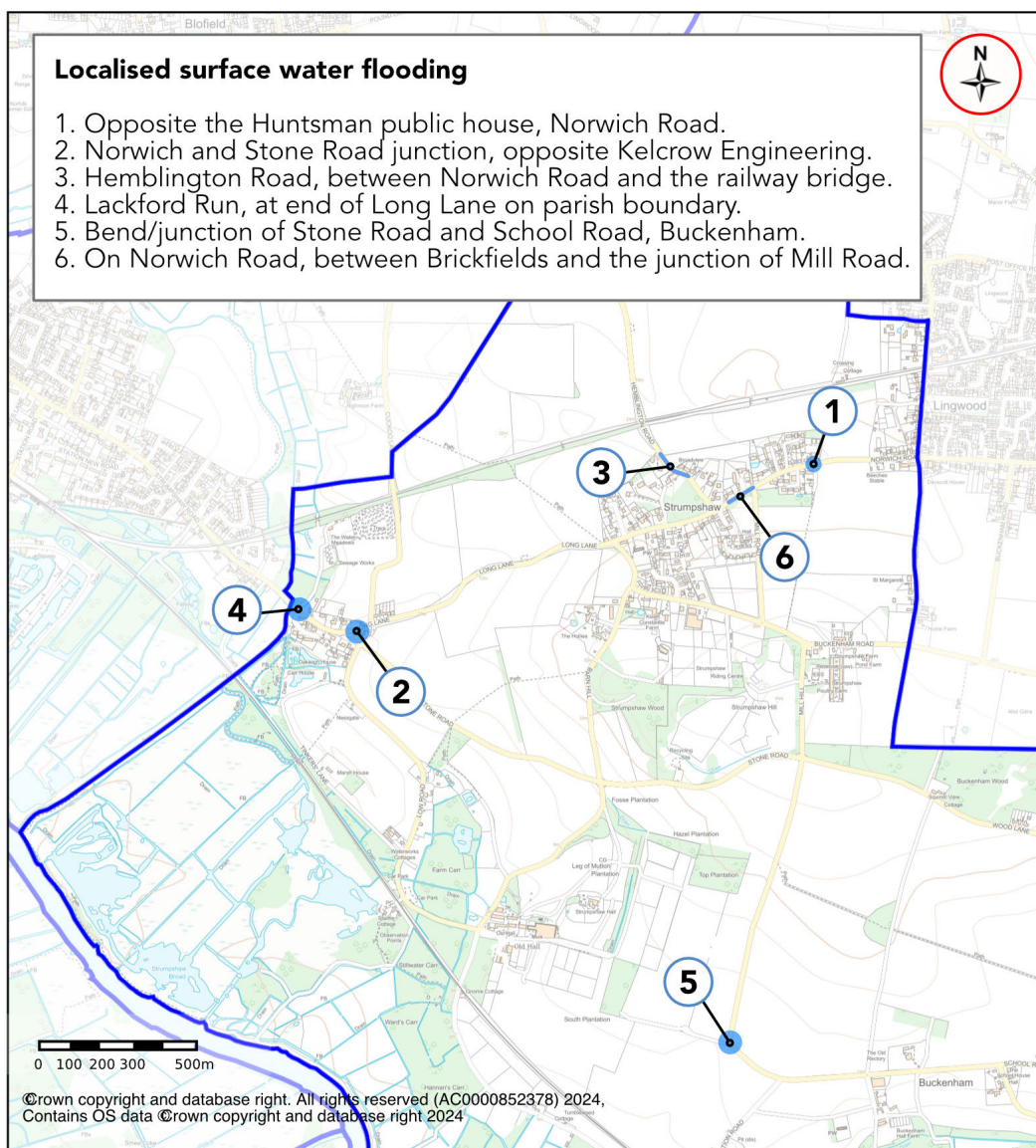


Figure 45: Localised surface water flooding (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY STR10: Localised surface water flooding and sewage management

Development proposals should take account of all relevant evidence of flooding (as shown in figures 43, 44 and 45), and proposals in the areas identified below should not cause or contribute to new flooding or drainage issues and should mitigate their own drainage impacts:

1. Opposite the Huntsman public house, Norwich Road.
2. Long Lane and Stone Road junction, opposite Kelcrow Engineering.
3. Hemblington Road, between Norwich Road and the railway bridge.
4. Lackford Run, at end of Long Lane on parish boundary.
5. Bend/junction of Stone Road and School Road, Buckenham.
6. On Norwich Road, between Brickfields and the junction of Mill Road.

As appropriate to their scale, nature, and location, and where it is practicable to do so, development proposals should incorporate natural Sustainable Drainage Systems that are an integral part of the green infrastructure.

Advice from the Environment Agency

- 6.30 The following advice has been given by the Environment Agency regarding the important emerging issue of water resources in the event of any in-fill development coming forwarding during the Plan period:

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 their 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. 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).

STRUMPSHAW

7. POLICIES: Access

Public transport and car ownership

- 7.1 At the time of writing there were three bus stops in Strumpshaw parish: adjacent and opposite the Shoulder of Mutton public house; Long Lane near Stone Road; and adjacent and opposite The Huntsman public house.
- 7.2 Bus services that operate in Strumpshaw parish include: the 16,16A – Green Line – Lingwood – Norwich – Silfield operated by First Eastern Counties; and the 68 Upton – Great Yarmouth and Gorleston East Norfolk Sixth Form Centre.
- 7.3 The Wherry Line train service connects Norwich with Great Yarmouth and splits at Brundall to service Lowestoft. Trains to Neighbouring Brundall and Lingwood on the Great Yarmouth line are approximately hourly, as are trains to nearby Cantley on the Lowestoft line. Buckenham Railway Station, on the Lowestoft line and in Strumpshaw parish, receives a daily morning and afternoon service and approximately hourly on Sundays, providing immediate walking access to Buckenham Marshes and on to Strumpshaw Fen. Close by is also Lingwood station.
- 7.4 Data from the 2011 Census showed that 7.7 per cent of households had no car or van. The 2021 Census showed that 3.8 per cent of households had no car or van and 92.2 percent of households have 1 or more cars or vans. The main method of travel to workplace is driving a car or van at 53.8 per cent, followed by working mainly at or from home at 31.8 per cent.

Traffic and pedestrian safety

- 7.5 Norwich Road forms the main spine of Strumpshaw village, with a posted speed limit of 30mph in the built-up area. It measures approximately 5.5 metres in width, with some localised narrowing and wider sections. A footway is provided intermittently along it on different sides, interfering with the quality and safety of pedestrian movement - having to cross the road has an impact on pedestrian safety.
- 7.6 Strumpshaw Parish Council owns a traffic/speed monitoring device which is known as a 'SAM2'. It began collecting data in January 2023. It is used to record the volume and speed of traffic in specific locations and encourages motorists to comply with the speed limit. The data captured is added to the Parish Council website and shared with Norfolk Police. SAM data has shown speeds in excess of 60mph in a 30mph area. Average speeds are 27mph-32mph at the bottom of Long Lane. A presentation for Strumpshaw Parish Council in November 2023 provided an update on the results so far and measures that could be put in place to reduce speeding in the parish were considered. These include temporary solutions such as Speed Awareness Messaging, Police and Community Speedwatch, and permanent solutions such as traffic calming measures using 'The Street' in Brundall as an example.

- 7.7 Section 3.4 'Traffic and mobility' (page 26) of the Strumpshaw Design Codes and Guidance (Appendix D) outlines a number of possible ways in which speeding could be reduced:
- Village gates
 - Changes to signing and lining
 - Speed tables or speed cushions
 - Rumble devices
 - Give-way/chicanes
- 7.8 All the above measures have pros and cons. AECOM recommended that further evidence is gathered on speeding, discussions with the Highway Authority continue, and further measures are investigated.
- 7.9 Policy STR11 is carried forward from the 2014 Strumpshaw Neighbourhood Plan. In addition, the Strumpshaw Design Guidance and Codes document should be used.

POLICY STR11: Highway safety
Development proposals should ensure that there is no detriment to highway safety and, where practicable, help to reduce existing risks.

Public Rights of Way (PRoW)

- 7.10 There are a limited number of PRoW in the parish (figure 46) given its rural nature. Should new development take place, new connections could be made within the village, to other villages and to open countryside. Further guidance is given in section 3.2.3 Design Codes and Guidance (Appendix D). Any development should also consider Norfolk County Council's Countywide Local Cycling and Walking Infrastructure Plan.²²

²² <https://www.norfolk.gov.uk/article/39084/Local-cycling-and-walking-infrastructure-plans> (obtained 22.05.25)

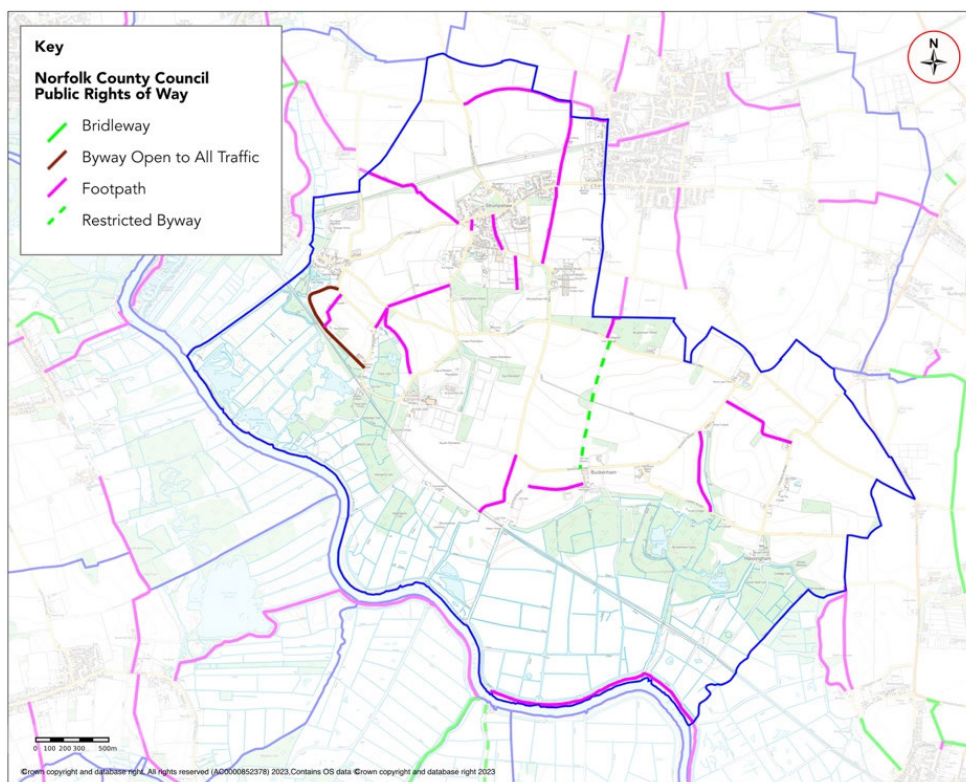


Figure 46:
Public Rights
of Way
(source: Parish
Online, with
own
annotations).
Blue line
denotes
parish
boundary.

POLICY STR12: Public access

As appropriate to their scale, nature and location, development proposals should take opportunities to enhance and join up networks of existing Public Rights of Way (figure 46) and permissive paths, and in a way which is suitable for all users.

The provision of improved public access will be supported, in particular where there are opportunities to:

- a. Make connections through developments and enable a cohesive village network.
- b. Connect to other surrounding parishes.
- c. Link to existing community infrastructure (as identified in policy STR13).
- d. Enable access to open countryside.

The creation of any new footpaths should avoid N2K sites (Natura 2000) unless it can be demonstrated that their integrity will not be affected by such works.



- [illegible]

8.2 The overarching social objective of the planning system is set out in the National Planning Policy Framework (paragraph 8b), ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’.²³

8.3 Community buildings and spaces in Strumpshaw parish include the following:

- Strumpshaw Community Hall. This was created as a result of the 2014 Strumpshaw Neighbourhood Plan. The landowner, Crabtree Living Ltd. gave the site for the Community Hall and allotments to Strumpshaw Parish Council as part of a planning agreement for the houses on Mill Meadow. Crabtree Living Ltd. built most of the Community Hall at their expense. The Parish Council completed the planned building and then furnished and equipped it. As well as events, regular bookings include Art Class, Yoga, Tai Chi, Total Body Conditioning, Pilates, Yare Folk Play Along, Strumpshaw Brownies and Hayley’s Sound Bath. There are six allotments in Strumpshaw parish at Strumpshaw Community Hall site on Mill Road. The allotments are managed by the Parish Council and at the time of writing there is no waiting list.
- Buckenham and Hasingham Social Club. This is currently run by a Trust, with plans to register as a Charitable Incorporated Organisation.
- St. Peter’s Church, Strumpshaw. This is the main church for the parish.

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- St. Mary's Church, Hassingham. 6 to 8 services are held per year.
- St. Nicholas' Church, Buckenham. This is a redundant church in the care of the Churches Conservation Trust. Services are held once a year in the church.



Figure 48: Strumpshaw Community Hall.

- 8.4 There are no pre-schools, nurseries, primary schools or secondary schools in Strumpshaw parish. Information provided by Norfolk County Council (18th January 2024) stated that Strumpshaw parish is served mainly by Brundall Primary School and Lingwood Primary Academy. For secondary school, pupils from Strumpshaw generally go to Acle Academy or Thorpe St Andrew High School.
- 8.5 The 1st Lingwood and Strumpshaw Air Scout Group, based in Chapel Road, accommodates beavers, cubs and scouts and Strumpshaw Brownies meet regularly at Strumpshaw Community Hall.
- 8.6 Strumpshaw Stone Pit has been managed by Blofield and District Conservation Group since 1984. The site can be visited by the public.
- 8.7 The Parish Council owns 8 acres of the eastern part of Buckenham Wood, which covers 23.4 acres. The Buckenham Ancient Woodland Trust was established in June 2023 to purchase and manage the central portion (7.4 acres) of Buckenham Wood. Funds were raised to purchase the land which was bought in October 2024. The Trust has a website (www.buckenhamancientwoodland.org), and its membership has grown to 118 of whom about 50 are volunteers (30th November 2024).

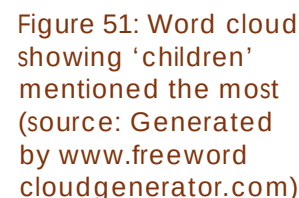


Figure 49: Left, Buckenham Wood noticeboard. Right, Strumpshaw Parish Council noticeboard at the entrance to Buckenham Wood.

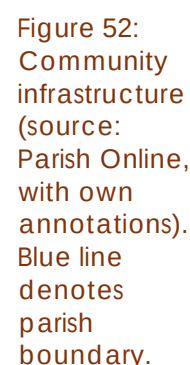


Figure 50: Buckenham Wood aerial photograph (courtesy of Mike Page).

- 8.8 The Shoulder of Mutton pub is located on Norwich Road. 'Coffee Break', a community based non-registered charity, is held there every Tuesday morning.
- 8.9 Strumpshaw Steam Museum is located at Strumpshaw Hall. There is a campsite, museum, narrow guage railway, fairground and memorabilia.
- 8.10 There are three Churchyards in Strumpshaw parish located at St. Peter's Church in Strumpshaw, St. Mary's Church in Hassingham and at St' Nicholas Church in Buckenham. The three churchyards have capacity for burials for at least 30 years and there are no plans to extend or change the churchyards.
- 8.11 The existing community infrastructure is valued by the community and should be retained for their ongoing service, which is reflected in policy STR13. The policy also picked up answers to the Neighbourhood Plan drop-in and online consultation on policy ideas (March/April 2024) which asked, 'If anything, what is missing from Strumpshaw parish?'. 'Children' was mentioned 9 times, 'village' mentioned 9 times, 'bus' mentioned 8 times, 'play' mentioned 7



8.12 Policy STR13 complements the Local Plan for the Broads policy SP16: New community facilities 'The Authority supports the retention of existing community facilities and services. New community facilities will be supported where there is a proven need identified and location within the Broads is fully justified'.²⁴



²⁴ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0036/259596/Local-Plan-for-the-Broads.pdf (accessed 13.09.24).

POLICY STR13: Existing and new community infrastructure

In line with Broadland District Council's Loss of Community Facilities or Local Services policy CSU2 and the Local Plan for the Broads policy DM44, the Plan identifies the following existing community infrastructure (as shown on figure 52):

1. Strumpshaw Community Hall and car park
2. Strumpshaw allotments (also a Local Green Space, policy 7)
3. Strumpshaw Steam Museum at Strumpshaw Hall
4. St. Peter's Church, Strumpshaw
5. St. Mary's Church, Hasingham
6. St. Nicholas' Church, Buckenham
7. Buckenham and Hasingham Social Club
8. The Shoulder of Mutton public house, Strumpshaw
9. Bus shelter, Norwich Road, Strumpshaw
10. Scout hut, Chapel Road

Proposals for the improvement, adaptation or extension of existing community infrastructure will be supported where they comply with other development plan policies.

Proposals for the following new types of community infrastructure will be supported:

- a. Central green space for community use
- b. Play space
- c. Public electric vehicle charging points
- d. Community car parking, in an appropriate location

Former landfill site

- 8.13 Closed in 1988, the former landfill site on Stone Road is capped and landscaped with public access. Recognised as an important community asset, enhanced environmental and amenity value to the former landfill site are encouraged.
- 8.14 According to www.geograph.org.uk, 'Strumpshaw Hill was used to extract over one million cubic metres of sand and gravels, deposited as part of the Lowestoft Till Formation at least a quarter of a million years ago during the Ice Age. In the early 1800s, an optical telegraph was located on the site. It relayed messages from the Admiralty in London to coastal ports. More recently the area was a landfill site owned by the Norfolk County Council. The landfill is up to 20 metres deep and was closed in 1988. Now it can be accessed on a public footpath which runs along its perimeter'²⁵ and a network of paths across the site.

²⁵ <https://www.geograph.org.uk/photo/3447011> (accessed 09.12.24).

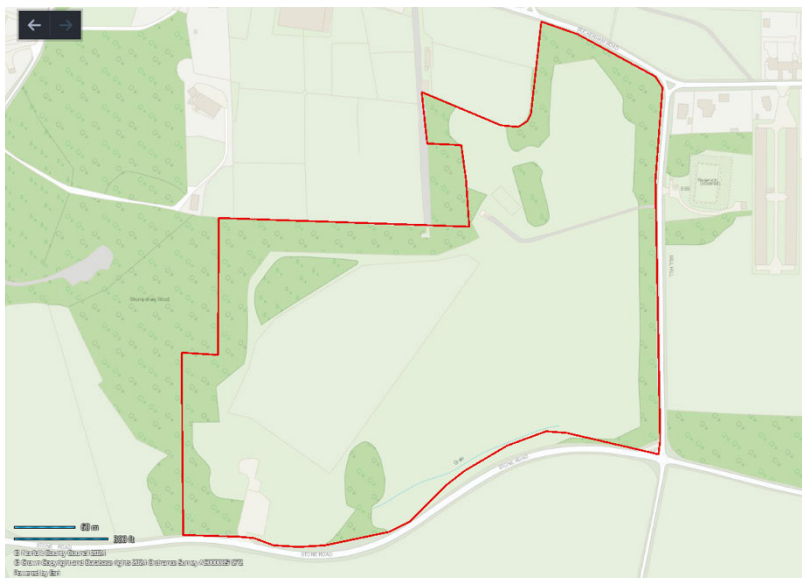


Figure 53: Site of the former landfill site (source: Community and Environmental Services, Norfolk County Council).



Figure 54: Site of the former landfill site

POLICY STR14: Former landfill site

Proposals that would provide enhanced environmental and amenity value to the former landfill site (figure 53 and 54) will be supported, in particular:

- A sympathetically designed small car park and cycle parking for the site.
- Appropriate proposals to increase biodiversity value of the site.
- Enhanced or improved information boards, including geodiversity interest.

9. Community action projects

- 9.1 The Neighbourhood Plan is principally concerned with land use planning matters. However, through public consultation and discussion with local stakeholders, issues emerge which do not fall within the scope of the Neighbourhood Plan. Nevertheless, these matters are of legitimate concern to Strumpshaw residents. Such issues are treated as 'community action projects' and may be funded through future Community Infrastructure Levy (CIL) in the parish (see chapter 10).

Name of community action project	Details
Quiet Lanes	Investigate the potential for some of Strumpshaw's roads to become 'Quiet Lanes'. Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned from Quiet Lanes and the use of Quiet Lanes is shared. Measures such as lower speed limits and discrete road signs aim to encourage drivers to slow down and be considerate to more vulnerable users who can in turn use and enjoy country lanes in greater safety, with less threat from speeding traffic.²⁶
Speed reduction measures	Investigate the potential for introducing one or more of the following speed reduction measures along Norwich Road, Strumpshaw: • Village gates • Changes to signing and lining • Speed tables or speed cushions • Rumble devices • Give-way/chicanes
Central green space	Support will be given to the creation of a central green space for community use, which will be a focal point within the parish.
Village sign	Work towards the creation and installation of a village sign.
Village map	Map of the village showing green spaces and footpaths.
Bus shelter	Provision of a new bus shelter at the Huntsman end of Strumpshaw village.
Information boards	Work with Norfolk County Council to install information boards at the former landfill site.

²⁶ CPRE's guide to Quiet Lanes (2009) https://www.cpre.org.uk/wp-content/uploads/2019/11/quiet_lanes_1.pdf (accessed 13.09.24)



10. Implementation

Community Infrastructure Levy

- 10.1 Community Infrastructure Levy (CIL) is a non-negotiable levy introduced by the government. It allows local planning authorities to raise funds from developers and individuals who are undertaking building projects in their area. This is a way of making sure that all relevant development contributes towards new infrastructure such as schools, transport and leisure facilities that are needed to support population growth.
- 10.2 The majority of CIL collected from Broadland, South Norfolk and Norwich City Councils is pooled into the Greater Norwich Infrastructure Investment Fund (IIF). This fund is used to support a list of infrastructure projects, known as the Growth Programme, which have been approved annually by the Greater Norwich Growth Board.²⁷ The Broads Authority has not introduced a CIL charge.
- 10.3 15 per cent of CIL contributions are passed directly to the Parish Council to be spent on local priorities. With an adopted Neighbourhood Plan in place, Strumpshaw Parish Council will benefit from 25 per cent of the levy revenues arising from development that takes place in Strumpshaw. Where appropriate and possible, Strumpshaw Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities.

Monitoring the use of the Neighbourhood Plan

- 10.4 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2025-2045. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. Strumpshaw Parish Council will promote and monitor the use of the Neighbourhood Plan for planning applications.

Updates to the Neighbourhood Plan

- 10.5 The Neighbourhood Plan spans a period of 20 years. It is likely to need reviewing within that timeframe. Broadland District Council and the Broads Authority are required to review the Local Plans every 5 years, and then update them as necessary, which may flag a need by the Parish Council to review elements of the Neighbourhood Plan. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time.

²⁷ What is Community Infrastructure Levy (CIL):
<https://www.southnorfolkandbroadland.gov.uk/community-infrastructure-levy/community-infrastructure-levy-cil-1> (accessed 16.09.24).

- 10.6 Any neighbourhood plan operates within the wider context provided by national planning policy and local planning policy. The Parish Council will monitor and assess the implications of any changes to national or local planning policy on the Plan throughout the Plan period. Where necessary it will consider the need for a partial review of the Plan.

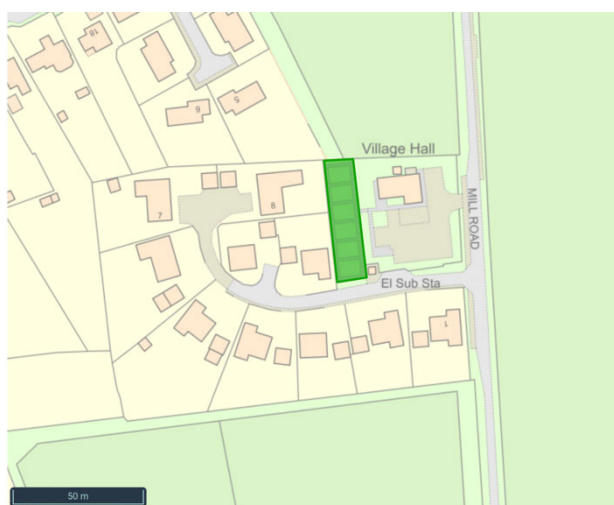


Appendix

Appendix A: Justification for Local Green Spaces

The tables and maps below outline the justification for the inclusion of each Local Green Space identified. The criteria area based on paragraphs 100 to 103 of the National Planning Policy Framework.

1. Allotments	
The Allotments are situated adjacent to Strumpshaw Community Hall and were provided for the local community as part of the development in Mill Meadow.	
In reasonably close proximity to the community it serves	The allotments are situated adjacent to the Strumpshaw Community Hall.
Demonstrably special to a local community and holds a particular local significance	Allotments open up opportunities for people to meet and connect. They're also a great way of spending time with nature and being able to encourage, observe and enjoy wildlife. Having an allotment, in an urban area in particular, allows people to feel connected with nature and wildlife. By cultivating an allotment, you are helping to create much needed habitats for bees and other wildlife without which our ecosystem would suffer.
Local in character and is not an extensive tract of land	The allotments cover an area of 500 square metres.



2. Small copse

Small copse (woodland) along and to the south-west of the junction of Norwich Road and Buckenham Road at the west end of Strumpshaw village. The land is owned by Highways.

In reasonably close proximity to the community it serves

The copse adjoins Strumpshaw village and is along a lane regularly used by walkers, horse riders and cyclists. Occasionally, walkers stroll through the area, but it is not a public area.

Demonstrably special to a local community and holds a particular local significance

The woodland has established trees including cherry, oak, lime and hazel. Trees are probably around 40 years old, but perimeter oaks are probably 100+ years old.

The ground cover amongst the trees is not particularly dense and includes, nettles, brambles and other woodland flowers and plants.

Although it is difficult to precisely establish the birds that reside, nest or feed in the copse, there are a wide variety of birds that are regularly seen in the immediate vicinity including buzzards, red kites, greater spotted woodpeckers, green woodpeckers, sparrow hawks, barn owls and little owls, greenfinches, goldfinches and many others.

The copse provides part of a connected green corridor which links into the churchyard, the woodland to the east of the church and the woodland at The Old Rectory.

The Openreach communication cabinet is alongside and provides the main fibreoptic hub for Strumpshaw.

Local in character and is not an extensive tract of land

The woodland is roughly triangular in shape and approximately 60m along the road stretching 20m back from the road.



3. Stone Pit

The Stone Pit constitutes part of what was historically Strumpshaw Pools land; the pit was open for use by the people of Strumpshaw Parish for extracting sand and stone. The Stone Pit is owned by Strumpshaw Parish Council.

In reasonably close proximity to the community it serves

The Stone Pit is situated approximately 800 metres from the Strumpshaw Community Hall

Demonstrably special to a local community and holds a particular local significance

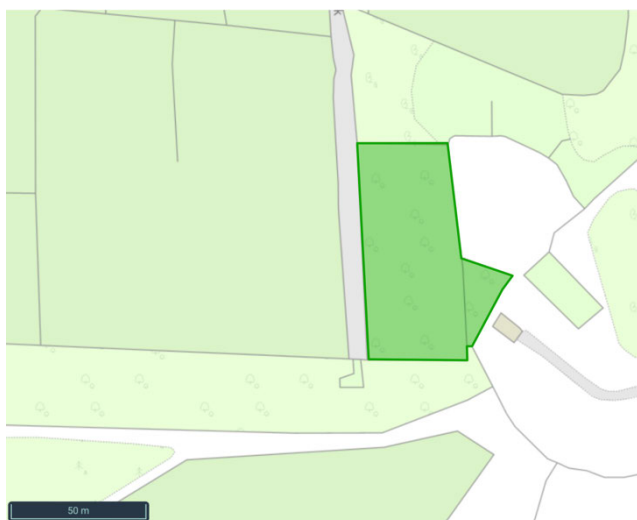
The site lies over well-drained, acidic, sandy soils which support tall herb and scrub including gorse, broom, blackthorn and dog-rose. An interesting feature is a small, exposed sandy cliff where sand extraction has taken place. The bare ground conditions support foxglove, wood sage and heath groundsel, and both weld and viper's-bugloss have also occurred. The grassland supports perforate St. John's-wort, common vetch, germander speedwell, heath bedstraw, sheep's sorrel and heath groundsel; parts are grazed by rabbits to a short, cropped sward. The site is also notable for fungi, the fruiting bodies of which appear on the profusion of dead and decaying wood.

The Stone Pit is managed by Blofield & District Conservation Group since 1984

In 2021 a number of apple trees were planted to become the Strumpshaw Community Orchard.

Local in character and is not an extensive tract of land

The Stone Pit covers an area of 1.2 acres.



4. Footpath to Stone Pit and former land fill site

The footpath provides access from Buckenham Road to the Stone Pit and Land Fill

In reasonably close proximity to the community it serves

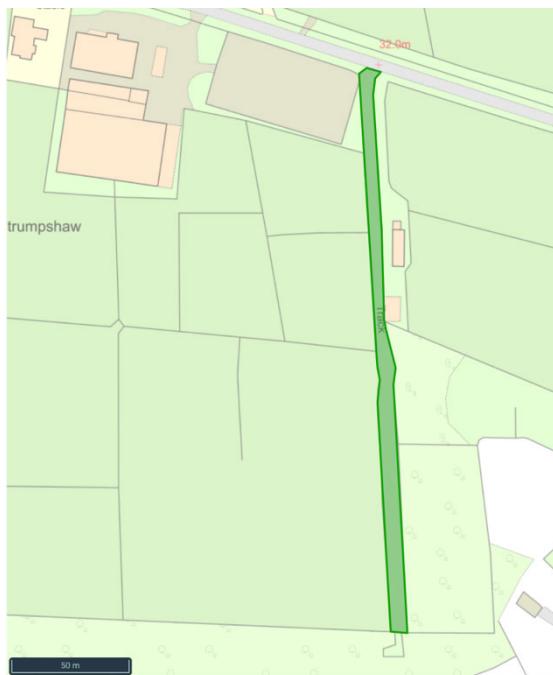
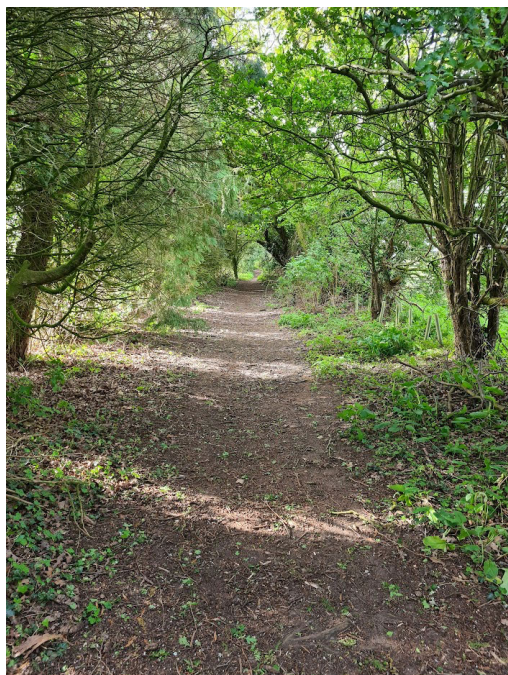
The footpath is situated approximately 400 metres from the Strumpshaw Community Hall

Demonstrably special to a local community and holds a particular local significance

The footpath is one of the access paths to the stone pit and the Strumpshaw hill park (former landfill site).
The footpath is lined with various mature trees which have grown to provide a canopy over the footpath.

Local in character and is not an extensive tract of land

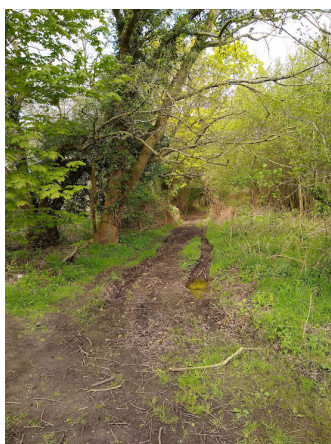
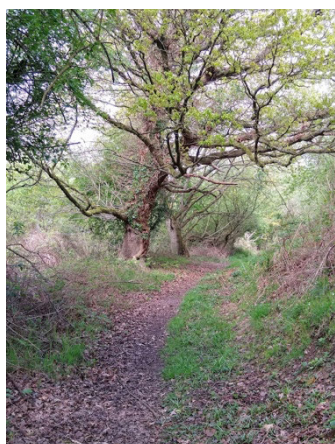
The footpath is approximately 300 metres long.



5. Woodland adjacent to the railway line

Description: Woodland adjacent to the railway line, left hand side of the Bridle Way walking towards Low Road just beyond the end of Tinkers Lane. - 2643 square metres.

In reasonably close proximity to the community it serves	Next to the Bridle Way that runs from/to Low Road in a circular direction.
Demonstrably special to a local community and holds a particular local significance	The Bridle Way avoids walking along part of Low Road and takes you through a small pretty/woodland/wetland area. (Carr Woodland) The woods are between the railway line and the Bridle Way which provides a pleasant woodland walk. The trees are not densely spaced, but they do provide a safe haven for a variety of birds. Hares have been spotted here. There is a variety of old deciduous trees, including elder and willow. During the autumn months it is home to a variety of fungi due to the proximity of the River Yare and the high water levels.
Local in character and is not an extensive tract of land	This small piece of land is in keeping with the RSPB nature reserve located further along Low Road.



6. Railway Wood

Railway Wood is situated in a cutting alongside the railway track on the footpath heading north west from the church towards Braydeston/Blofield. It was probably excavated when the railway was constructed in the early 1840's probably as a storage area for materials and equipment although there is no road access. It is approximately 1/2 hectare (200m x 50m – triangular) and owned by BADCOG (Blofield & District Conservation Group). The footpath runs along the east border.

In reasonably close proximity to the community it serves

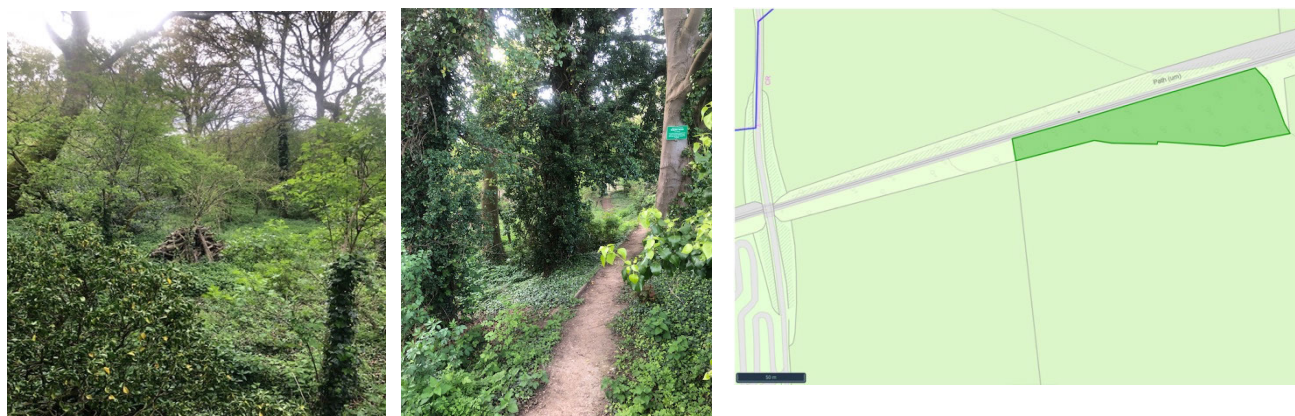
The wood is 400m from the church and is regularly frequented by walkers venturing between the villages and using the railway line crossing at this point.

Demonstrably special to a local community and holds a particular local significance

The footpath is the shortest route across the fields between Strumpshaw and Braydeston/Blofield avoiding roads. The woods are in a cutting which is around 7m deep from the surrounding fields providing an environmental oasis with protection from the harsh winter weather and the scorching summer sun. Trees are not densely spaced and undergrowth comprises a few stinging nettles and primroses. It is fairly open access with very few brambles. Trees range from sturdy 150+ year old oaks, some ash (At the mercy of ash dieback), hawthorn, elder, hazel and yew. It is a little paradise for birds including barn owls but no evidence of rabbits, foxes or badgers.

Local in character and is not an extensive tract of land

Approx 0.5 hectares with a variety of trees in a natural and un-spoilt setting



Appendix B: Internal Drainage Board/Water Management Alliance guidance

Strumpshaw falls partially within the Internal Drainage District (IDD) of the Broads (2006) Internal Drainage Board (IDB) and therefore the Board's Byelaws apply to any development within the Board's area.

The principal function of the 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. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.

The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all 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 of the 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.

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 development is 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 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). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- 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.

Byelaw 3- Discharge of Treated Foul Water into the Board's District

- If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Byelaw 10- Work's within 9m of Board Maintained Watercourse/s

- Should any development include works within 9 metres of a Board maintained 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 any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).
- Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).

For developments outside the 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:

- 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 Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.

Appendix C: Glossary

Glossary of terms used and/or relevant to the Strumpshaw Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024, except where stated.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions⁹⁰:

- a. **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b. **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c. **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20%

below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Build to Rent: Purpose built housing that is typically 100 per cent rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written

components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, National Landscapes and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004. It includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas, and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non- strategic policies, or a combination of the two.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floor space of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Landscapes: areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law, this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Non-designated Heritage Asset: Local planning authorities may identify non-designated Heritage Assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as locally listed. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. (Definition from

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>)

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations, which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Appendix D: Strumpshaw Design Guidance and Codes

The Strumpshaw Design Guidance and Codes is attached to the Neighbourhood Plan.

Strumpshaw

Neighbourhood Plan

