



Broadland District Council & The Broads Authority

Strumpshaw Neighbourhood Plan (Revised 2025-2045) - Decision Statement

1. Summary

Following an independent examination, Broadland District Council & The Broads Authority (as the relevant local planning authorities) have received the examiner's report relating to the Strumpshaw Neighbourhood Plan (Revised 2025-2045). The report makes a number of recommendations for making modifications to policies within the Neighbourhood Plan. Broadland District Council and the Broads Authority have made a decision to approve each of the examiner's recommendations and to allow the Neighbourhood Plan to proceed to a referendum within the neighbourhood area.

2. Background

Following the submission of the revised Strumpshaw Neighbourhood Plan to the authorities in July 2025, the document was published in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and representations invited. The publication period took place between 13th August and 26th September 2025.

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

The examiner's report concludes that the revised Neighbourhood Plan includes material modifications which do change the nature of the Plan and which require examination and a referendum.

3. Decision

Having considered the recommendations in the examiner's report and the reasons for them, **Broadland District Council and the Broads Authority have decided to approve each of the examiner's proposed modifications and to proceed to a referendum.**

The following table sets out the examiner's recommended modifications and the Council's commentary and decision in relation to each recommendation.

Section	Examiner's recommendation	LPA consideration of recommendation	LPA decision
<p>Policy STR1: New housing</p>	<p>In the Location and Scale section replace:</p> <ul style="list-style-type: none"> • 'must' with 'should'; • 'within easy....(see policy STR13)' with 'within the settlement boundary'; and • 'permitted' with 'supported' <p>Replace the Strategic Gaps part of the policy with:</p> <p>'Local Gaps</p> <p>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.'</p> <p>Replace the final part of the policy (in Housing Mix) with:</p> <p>'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.'</p> <p><i>In Figure 21 modify the references about Strategic Gaps to Local Gaps</i></p> <p><i>Revise the various references for Strategic Gaps to Local Gaps in Section 5</i></p>	<p>The Council agrees that these modifications are necessary to improve clarity and accuracy.</p>	<p>Approve the examiner's recommended modification.</p>

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Policy STR2: Design Guidelines and Codes	In the first part of the policy replace 'must' with 'should'	The Council agrees with the examiner that this modification is required in order to improve consistency and reflecting the role of a neighbourhood plan.	Approve the examiner's recommended modification.
Policy STR3: Business Premises	<p>Replace the policy with:</p> <p>'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.</p> <p>Business development that would have a detrimental impact on the quiet, natural, and built environment of Strumpshaw will not be supported.'</p>	The Council agrees that these amendments will improve the clarity and accuracy of the Plan, as required by the NPPF allowing the LPA to apply the policy through the development management process.	Approve the examiner's recommended modification.
Policy STR4: Heritage Assets	<i>Delete the final sentence of paragraph 5.36</i>	The Council agrees that these amendments will improve the clarity and accuracy of the Plan.	Approve the examiner's recommended modification.

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<p>Policy STR5: Natural Assets and Biodiversity</p>	<p>In the Enhancing Biodiversity part of the policy replace 'Appropriate development proposals must identify...' to 'Development that requires 10% biodiversity net gain, should seek to achieve this, on site in the first instance, through the following:'</p> <p>Replace the final element of the first part of the policy with: '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.'</p> <p>Replace f) with: 'The establishment of proportionate buffer zones around sensitive wildlife sites, including County Wildlife Sites to protect these sites from any adverse impacts from development.'</p> <p><i>At the end of paragraph 6.12 add: '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 should also respond positively to the Broads Authority Biodiversity Action Plan.'</i></p>	<p>The Council agrees that these amendments will improve the clarity and accuracy of the Plan, in particular meeting Basic Conditions 1 and 3 (plans must have regard to national policies and advice contained in guidance issued by the Secretary of State; plans must be in general conformity with the strategic policies of the development plan for the area).</p>	<p>Approve the examiner's recommended modification.</p>

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Policy STR6: Ecological Corridors	<p>Replace the first part of the policy with:</p> <p>'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).'</p> <p>Replace the third part of the policy with:</p> <p>'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.'</p> <p><i>At the end of paragraph 6.12 add: '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.'</i></p>	<p>The Council agrees that these amendments will improve the clarity and accuracy of the Plan, in particular meeting Basic Conditions 1 and 3 (plans must have regard to national policies and advice contained in guidance issued by the Secretary of State; plans must be in general conformity with the strategic policies of the development plan for the area).</p>	<p>Approve the examiner's recommended modification.</p>
Policy STR7: Local Green Spaces	<p>Delete the final section of the policy</p> <p><i>At the end of paragraph 6.16 add: '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.'</i></p>	<p>The Council agrees that these amendments will improve the clarity and accuracy of the Plan inline with the approach in the NPPF.</p>	<p>Approve the examiner's recommended modification.</p>

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Policy STR9: Dark Skies	<p>In the opening part of the policy replace 'must' with 'should'</p> <p>Replace the remainder of the policy with:</p> <p>'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.</p> <p>Lighting that would generate unacceptable disturbance or risk to wildlife will not be supported.'</p>	<p>The Council agrees with the examiner that these modifications are required in order to improve clarity as required by the NPPF and to allow the LPA to apply the policy through the development management process.</p>	<p>Approve the examiner's recommended modification.</p>

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<p>Policy STR10: Localised surface water flooding and sewage management.</p>	<p>Replace the policy with:</p> <p>'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: [List the locations from the submitted policy]</p> <p>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.'</p> <p><i>At the end of paragraph 6.24 add:</i></p> <p><i>'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.'</i></p>	<p>The Council agrees with the examiner that these modifications are required to bring the clarity required by the NPPF and to allow BDC and the BA to apply its contents through the development management process.</p>	<p>Approve the examiner's recommended modification.</p>
<p>Policy STR11: Highway Safety</p>	<p>Replace the policy with:</p> <p>'Development proposals should ensure that there is no detriment to highway safety and, where practicable, help to reduce existing risks.'</p>	<p>The Council agrees with the examiner that whilst this policy remains unchanged from the original version of the Plan, the recommended modification reflects best practice on policy wording and ensures consistency with other policies in the Plan.</p>	<p>Approve the examiner's recommended modification.</p>

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Policy STR12: Public Access	<p>Replace the first part of the policy with: '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.'</p> <p>At the end of the policy add:</p> <p>'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.'</p>	The Council agrees with the examiner that these modifications are required to bring the clarity required by the NPPF and to allow BDC and the BA to apply its contents through the development management process.	Approve the examiner's recommended modification.
Policy STR13: Existing and new community infrastructure	Delete the third part of the policy	The Council agrees with the examiner that the removal of this part of the policy removes an unnecessary duplication to (and conflict with) the existing development plans.	Approve the examiner's recommended modification.
Policy STR14: Former Landfill Site	In the second bullet point replace 'increased' with 'increase'	The Council agrees with the necessary typographical revision.	Approve the examiner's recommended modification.
Other Matters – General	<i>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i>	The Council agrees that modifications as necessary to achieve consistency within the plan should be implemented.	Approve the examiner's recommended modification.

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Other Matters – Specific	<p>In addition to the representations which have addressed the policies, BDC has also made comments about the general elements of the Plan and the supporting text. SPC has helpfully commented on the various representations. In this broader context (and using BDC's referencing system), I recommend that the following comments are incorporated into the Plan as modifications:</p> <ul style="list-style-type: none"> • SNP 16 (BDC) • SNP 18 (BDC) <p>The BA has also made a series of detailed comments on the Plan and its supporting text. I have considered its comments and the responses from SPC. In this broader context, I recommend the following modifications to the Plan insofar as they are necessary to ensure that the Plan meets the basic conditions:</p> <p><i>In paragraphs 2.3 and 2.7 replace 'Broads National Park' with 'Broads Authority Executive Area'</i></p> <p><i>In paragraph 2.9 delete 'and Broads Authority'</i></p> <p><i>In paragraph 2.13 replace '8' with '12'</i></p> <p><i>In paragraph 2.19 replace the final sentence with: 'The Norfolk Minerals and Waste Local Plan was adopted in 2025.'</i></p> <p><i>In Social objective 2 delete '(including streetlighting)'</i></p> <p><i>In paragraph 6.5 replace 'Broads Landscape Character Areas' with 'Broads Landscape Character Assessment'</i></p>	The Council agrees that modifications as necessary to achieve consistency within the plan should be implemented.	Approve the examiner's recommended modification.

4. Next Steps

This Decision Statement and the examiner's report will be made available online at:

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

N.B. Navigate to 'Emerging Neighbourhood Plans in Broadland' followed by 'Strumpshaw Neighbourhood Plan Review'.

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

- **Strumpshaw Community Hall – Mill Road, Strumpshaw, Norwich, NR13 4FS** (check www.strumpshawch.org.uk for opening hours)
- **The Shoulder of Mutton Public House – 9 Norwich Road, Strumpshaw, NR13 4NT** (open 12pm -9pm Sun, Mon & Tues. 12pm - 11pm Weds-Sat)
- **Broadland District Council & South Norfolk Council offices – The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF** (Please call to make a prior appointment – 01603 431133).