

Swainsthorpe Neighbourhood Development Plan

Examiner's Clarification Note

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

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area. The presentation of the Plan is excellent. The difference between the policies and the supporting text is very clear. The Plan makes extensive use of various high-quality maps and photographs. The Plan has been prepared in commendably short order.

The Plan addresses a series of issues which are very distinctive to the neighbourhood area. Several of the policies are underpinned by the information in the appendices. This is best practice. The relationship between the Vision, the objectives and the policies are very clear and are helpfully captured in Figure 11.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council. The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

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

Policy SWS1

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

Policy SWS2

This is another excellent policy. In this case, it is underpinned by the details in the supporting text.

Policy SWS4

I saw the significance of the proposed non-designated heritage assets during the visit. This is an excellent policy which is underpinned by the details in Appendix D

Policy SWS5

I saw the significance of the proposed Local Green Spaces during the visit. This is another excellent policy which is underpinned by the details in Appendix C.

Policy SWS8

I saw the importance of the landscape views during the visit. They highlight the relationship between the village and the surrounding countryside.

Policy SWS9

The supporting text provides a very helpful context to the various infrastructure projects affecting the neighbourhood area. Nevertheless, to what extent does the policy bring added value beyond that provided by the relevant policies in the Greater Norwich Local Plan, other development plan policies, and the South Norfolk Landscape Susceptibility SPD?

I note the approach taken in the first and second parts of the policy. However, is the weight to be given to the impact of such proposals a matter of judgement for the determining body rather than for a neighbourhood plan policy?

Policy SWS10

I saw importance of the identified facilities during the visit. The policy acknowledges that their viability may change in the Plan period or that alternative facilities may come forward.

How has the Parish Council sought to relate this policy to the approach taken in Policy DM3.16 of the South Norfolk Development Management Policies document?

Implementation and Monitoring

Paragraph 10.6 properly acknowledges that the Plan may need to be reviewed in due course.

Representations

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

It would be helpful if the Parish Council responded to the following representations:

- Norfolk Constabulary;
- Norfolk and Suffolk Integrated Care Board; and
- Anglian Water.

South Norfolk Council proposes a series of revisions to the Plan. It would be helpful if the Parish Council commented on the suggested revisions.

Protocol for responses

I would be grateful for responses to the questions raised by 4 September 2026. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

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

Andrew Ashcroft

Independent Examiner

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14 August 2026