

South Norfolk Council

Long Stratton Neighbourhood Plan - Decision Statement

1. Summary

Following an independent examination, South Norfolk Council has received the examiner's report relating to the Long Stratton Neighbourhood Plan. The report makes a number of recommendations for making modifications to policies within the Neighbourhood Plan. South Norfolk Council has 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 Long Stratton Neighbourhood Plan to South Norfolk Council in January 2021, the Neighbourhood Plan was published in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and representations invited. The publication period took place between 22nd March and 6th May 2021.

The local planning authority, with the approval of Long Stratton Town Council, subsequently appointed an independent examiner, Mr Andrew Freeman, 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) and consequently whether the Plan should proceed to referendum.

The examiner's report concludes that, subject to making certain recommended modifications, the Neighbourhood Plan meets the basic conditions for neighbourhood planning and should proceed to a Neighbourhood Planning referendum within the adopted neighbourhood area.

3. Decision

Having considered each of the recommendations in the examiner's report and the reasons for them, South Norfolk Council has decided to approve each of the examiner's recommended modifications. This is in accordance with section 12 of Schedule 4B to the Town and Country Planning Act 1990. The Council considers this decision will ensure that the Neighbourhood Plan meets the basic conditions.

The following table sets out the examiner's recommended modifications, the Council's consideration of those recommendations, and the Council's decision in relation to each recommendation.

Subject to the modifications approved by South Norfolk Council, as set out in the table below, the Council is satisfied that the Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in accordance with part 12(4) of Schedule 4B of the Town & Country Planning Act 1990.

| Section | Examiner's recommendation | Council consideration of recommendation | Council decision |
|---|--|---|---|
| Policy SC1 – Housing Mix | <p>Substitute the following for the text of Policy SC1:</p> <p>“Major residential development proposals (10 dwellings or more) will be supported where they incorporate a significant proportion (circa 70 percent) of two and three bedroom dwellings. Appropriate regard shall also be had to meeting the needs of 1) entry level purchasers on low and medium incomes for example by including flats and terraced housing; and 2) older people through accessible, adaptable general needs housing.</p> <p>An alternative housing mix must be justified by 1) an up-to-date assessment of existing needs applicable to Long Stratton; or 2) the site-specific context.”</p> | The Council agrees with the examiner that the original policy wording was unclear in terms of its requirements for providing a suitable mix of housing. | Accept examiner's recommended modification. |
| Policy SC2 – Specialist and Supported Housing | <p>In Policy SC2, under the “Specialist housing” heading, insert “they” at the start of the third bullet point.</p> <p>Under “Residential institutions”, substitute “Proposals” for “A proposal”.</p> | The Council agrees that the recommended modification will clarify the intention to not simply support one residential institution. | Accept examiner's recommended modification. |
| Policy SC3 – Affordable homes meeting Long Stratton needs | <p>In Policy SC3, add “meaningful” before “proportion”.</p> <p>Substitute “relevant information including the Long Stratton Demographic and Socio-Economic review and the strategic housing market assessment” for “up to date information (e.g. the strategic housing market assessment)”.</p> | The Council agrees that the recommended modification would provide further clarity to the policy. | Accept examiner's recommended modification. |

| Section | Examiner's recommendation | Council consideration of recommendation | Council decision |
|--|--|---|---|
| Policy DC7 – Landscape and settlement character | In the second bullet point of Policy DC7, after “settlement boundaries”, insert “(Map 1 – East Sensitivity Zone)”. After “ancient countryside”, insert “as identified in Norfolk County Council's Historic Characterisation and Sensitivity Assessment”. | The Council agrees that the recommended modification would provide further clarity to the policy. | Accept examiner's recommended modification. |
| Policy DC8 – Creating successful neighbourhoods | In Policy DC8, replace “Building for Life 12 assessment (as updated or equivalent)” with “Building for a Healthy Life Assessment”. Edit the supporting text accordingly. | The Council agrees that the reference should be updated to reflect the current guidance. | Accept examiner's recommended modification. |
| Policy DC9 – Strengthening and enhancing Long Stratton's historic core | In relation to Policy DC9, add the following to Footnote 15: “Current issues where attention should be focussed are highlighted on Page 15.” | The Council agrees that this modification would provide added clarity as regards this policy. | Accept examiner's recommended modification. |
| Policy DC10 – Long Stratton Design Principles | In Policy DC10, after “Passivhaus standards”, insert a footnote: https://www.passivhaustrust.org.uk/ Delete all text after and including “an area-wide design code” and replace with “the Long Stratton Design Code (or any accepted replacement) as agreed by South Norfolk Council in connection with the planning permission for the site.” | The Council agrees that the modified wording would provide added clarity to this policy. | Accept examiner's recommended modification. |

| Section | Examiner's recommendation | Council consideration of recommendation | Council decision |
|--|---|--|---|
| Policy E12 – Training Long Stratton's local workforce | Substitute the following for the second paragraph of Policy E12: “Where relevant and appropriate, development proposals which are anticipated to create a high number of job opportunities will be required, via a S106 planning obligation, to invest in local training and/or apprenticeship schemes.” | The Council agrees that this modification would provide added clarity as regards this policy. | Accept examiner's recommended modification. |
| Policy LSNP GI17 – Delivering green infrastructure in Long Stratton | In the opening of Policy GI17, insert “under Local Plan provisions” before “Green Infrastructure”. | The Council agrees that this modification would provide added clarity as regards this policy. | Accept examiner's recommended modification. |
| Policy R20 – Delivering a new community meeting space in Long Stratton | In Paragraph 5.6.31, replace the wording after “Star Lane” with the following: “which was part of the proposal as submitted in a planning application by Norfolk Homes Ltd in 2018”. | The Council agrees that the modified supporting text will help to provide further context and clarification. | Accept examiner's recommended modification. |
| Policy R21 – A new swimming pool for a larger community | For the words “is strongly encouraged” in Policy R21, substitute “would be supported” | The Council agrees that the modification will better reflect the aspirational nature of this policy. | Accept examiner's recommended modification. |

4. Next Steps

This Decision Statement and the examiner's report into the Long Stratton Neighbourhood Plan will be made available at:

- www.southnorfolkandbroadland.gov.uk
- **South Norfolk Council offices** – South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE (normal opening times: 8:15am to 5pm Monday to Friday. Closed weekends and Bank Holidays)

N.B the offices are open for pre-booked appointments only

If you wish to make an appointment to view the documents, please contact the Place Shaping Team on (01508) 533805

South Norfolk Council is satisfied that with the modifications it has approved, as detailed above, the Long Stratton Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in which the following question will be posed:

‘Do you want South Norfolk Council to use the Neighbourhood Plan for Long Stratton to help it decide planning applications in the neighbourhood area?’

Further information relating to the referendum will be published by South Norfolk Council in due course.