

INDEPENDENT EXAMINATION OF THE LINGWOOD & BURLINGHAM

NEIGHBOURHOOD DEVELOPMENT PLAN 2022-2042

EXAMINER: DEREK STEBBING BA (Hons) DipEP MRTPI

Councillor Mike Ingram
Lingwood & Burlingham Parish Council

Richard Squires
Broadland District Council

Examination Ref: 01/DAS/L&BNP

31 October 2023

Dear Councillor Ingram and Mr Squires

LINGWOOD & BURLINGHAM NEIGHBOURHOOD DEVELOPMENT PLAN EXAMINATION

Following the submission of the Lingwood & Burlingham Neighbourhood Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for Lingwood & Burlingham Parish Council (the Parish Council/Qualifying Body) and Broadland District Council (the District Council), to which I would like to receive a written response(s) by **Friday 24 November 2023** if possible.

1. Examination Documentation

I can confirm that I am satisfied that I have received the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement, the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Assessment Report and the Regulation 16 representations, to enable me to undertake the examination.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area during the week beginning 27 November 2023. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from the District Council and the Parish Council.

I have six questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) by **Friday 24 November 2023**.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 weeks of submission of the draft Plan. However, as I have raised six questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable is likely to be extended. Please be assured that I will aim to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and District Council's websites.

Thank you in advance for your assistance.

Yours sincerely

Derek Stebbing

Examiner

ANNEX

From my initial reading of the Lingwood & Burlingham Neighbourhood Plan 2022-2042 (Submission Version, dated July 2023), the supporting evidence and the representations that have been made to the Plan, I have the following questions for the District Council and the Qualifying Body. I have requested the submission of responses by **Friday 24 November 2023**, although an earlier response would be much appreciated. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

Question 1: Re. Greater Norwich Local Plan (GNLP) - Paragraph 7 and Figure 1 (Page 2)

Can the **District Council** please update me on the current position regarding the housing allocation sites **GNLP0380** and **GNLP4016** following the completion of the GNLP Examination hearing sessions, and whether the sites will be the subject of any relevant Main Modifications (consultation on which I understand to be scheduled for this Autumn)?

Question 2: Re. Housing – Paragraph 23 and Figure 4 (Pages 9 and 10)

If possible, can the **District Council** please provide me with updated data to cover the period since the compilation of the information contained in paragraph 23 and Figure 4, concerning the number of residential units granted planning permission in the Neighbourhood Plan area?

Question 3: Re. Policy 2 (Affordable Housing) (Page 19)

Can the **District Council** please confirm that it supports the proposed Affordable Housing tenures (55% affordable rented and 45% affordable home ownership) as defined in this Policy, and based upon the data at Table 4-7 of the Lingwood and Burlingham Housing Needs Assessment, in the context of its strategic planning and housing policies for Affordable Housing provision?

Question 4: Re. Policy 3 (Traveller Sites and Campsites) (Page 22)

The District Council has made representations concerning this Policy and consider that it should be split into two separate policies, with a policy concerning the provision of accommodation for Gypsies, Travellers and Travelling Showpeople and a policy concerning proposals for Campsites. Following my initial assessment of the Plan, I share this view.

I therefore invite the **Qualifying Body** to prepare a note setting out proposed new text for each of those two policies, which can be linked to the supporting text at paragraphs 45-50 (Gypsies, Travellers and Travelling Showpeople) and paragraphs 51-55 (Campsites), which I may consider as potential modifications to the Plan.

Question 5: Re. Nutrient Neutrality

Can the **District Council** please confirm that the advice regarding Nutrient Neutrality and The Broads Special Area of Conservation (SAC) as published on its website remains current and accurate as it affects proposed developments within parts of the Neighbourhood Plan area?

Question 6: Re. Sustainable Development

As part of my initial assessment of the draft Plan, I have not identified a sufficiently clear statement within the Plan, for example in its Objectives or Policy Context, which addresses the national requirement to contribute to the achievement of sustainable development as it applies to the Plan area.

I therefore invite the **Qualifying Body** to consider providing some suitable text in order to address this point, either as a statement for inclusion in the Policy Context section, or as an over-arching Objective in the Vision and Objectives section, which I may consider as a potential modification to the Plan.
