

## INDEPENDENT EXAMINATION OF THE LONG STRATTON NEIGHBOURHOOD PLAN

EXAMINER: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Becky Buck  
Clerk to Long Stratton Town Council

Richard Squires  
Broadland District Council

Examination Ref: 01/ASF/LSNP

Via email

18 May 2021

Dear Ms Buck and Mr Squires

### LONG STRATTON NEIGHBOURHOOD PLAN EXAMINATION

Following the submission for examination of the Long Stratton Neighbourhood Plan (the Plan), I would like to clarify several initial procedural matters. I also have a number of preliminary questions for both South Norfolk Council and Long Stratton Town Council.

#### 1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement, the Pre-Submission Sustainability Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

#### 2. Site Visit

I intend to undertake a site visit to the neighbourhood plan area during the week commencing 7 June 2021 subject to the prevailing Government COVID-19 advice at that time. This will assist in my assessment of the 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 (and further respecting the current COVID-19 distancing arrangements).

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

I have a number of initial 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 within **2 weeks** of the date of this letter.

#### 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 4-6 weeks of submission of the Plan.

As I have raised a number of questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will endeavour 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 a copy of this letter and any respective responses are placed on the Town Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

*Andrew Freeman*

Examiner

## **Annex**

From my initial reading of the Long Stratton Neighbourhood Plan and the supporting evidence, I have a number of questions for South Norfolk Council and Long Stratton Town Council. I have requested the submission of a response within **2 weeks** of the date of this letter.

### **Questions for South Norfolk Council**

1. Please provide me with a copy of, or point me in the direction of, the response of Natural England on the Strategic Environmental Assessment (SEA) Screening Opinion and Habitats Regulations Assessment (HRA) Screening Report.

### **Questions for Long Stratton Town Council**

2. Policy SC1 – “up to date housing needs assessments applicable to the plan area”: Where, specifically, is an applicant to find guidance on the required dwelling types and sizes? Is this the Long Stratton Housing Needs Assessment 2017 (or any successor document)? For clarity and convenience, could not the present requirements be set out in the reasoned justification?

3. Policy SC1 – “with reference site-specific context”: Is this wording as intended?

4. Policy SC1: How are low and medium incomes to be defined? Is the reference necessary given that the provision is directed at entry-level purchasers?

5. Policy SC2: Does the Class C3 Use Class (Classes C3(a), (b) and (c)), cover the entirety of provision that it is intended to encourage under the specialist housing heading?

6. Policy SC2 – “A proposal [singular] for a new residential institution (class ‘C2’) will be supported”: Is only one proposal to be supported?

7. Policy SC3 – size and tenure of affordable homes: For clarity and convenience, could not the present requirement be set out in the reasoned justification?

8. Policy SC3 – close connection priority: Should not the proportion be specified?

9. Policy SC3: Please comment on the representations of Orbit Homes (failure to provide for affordable housing need).

10. Policy DC7 – “key features of the ancient countryside”: Are these specifically identified anywhere?

11. Policy DC8 and reasoned justification – Building for Life 12: Does the reference need to be updated (Building for a Healthy Life)?

12. Policy DC9: What is meant by “issues at individual listed buildings”?

13. Policy DC10 – “an area-wide design code”: Is there a specific title/reference/link for this design code?

14. Policy E12: When is the requirement for a planning obligation likely to be triggered?

15. Policy GI17 – “Where Green Infrastructure is required”: When is this/under what provision?

**16. Policy GI19:** Please comment on the representations of South Norfolk Council. Is it envisaged that AAP<sup>1</sup> Policy LINGS5 will be superseded, in part, by the provisions of the Neighbourhood Plan?

**17. Policy R20:** Does the policy need to be updated in the light of the representations of Norfolk Homes Ltd?

**18. Policy R21:** The policy and reasoned justification are largely aspirational. Would it be appropriate for the policy to say that provision of a swimming pool “would be supported”?

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<sup>1</sup> Long Stratton Area Action Plan to 2026 (adopted May 2016).