1. Summary

Following an independent examination, Broadland District Council and The Broads Authority now confirm that the Brundall Neighbourhood Development Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

In April 2014, Broadland District Council and the Broads Authority designated the area comprising the parish boundary of Brundall as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Brundall Neighbourhood Plan to Broadland District Council and the Broads Authority, the plan was publicised and representations invited. The publicity period ended on 3rd August 2015.

Broadland District Council and the Broads Authority subsequently appointed an independent examiner, Ms. Ann Skippers, to review whether the Plan should proceed to referendum.

The examiner’s report concludes that, subject to making certain recommended modifications, the Plan meets the basic conditions set out in legislation and should proceed to a Neighbourhood Planning referendum.

Having considered each of the recommendations set out in the examiner’s report, and the reasons for them, Broadland District Council and the Broads Authority have decided to make the modifications to the draft Neighbourhood Plan referred to in section 3 below, to ensure that the plan meets the basic conditions set out in legislation.

3. Decision and Reasons

The following modifications, proposed by the examiner, have been made to the Neighbourhood Development Plan to ensure that it meets the basic conditions;

<table>
<thead>
<tr>
<th>Policy/Section</th>
<th>Change</th>
<th>Reason for Change</th>
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| General | • Add page numbers to the plan  
• Ensure that any legend on plans/diagram/maps that refer to the Broads reads “Broads Authority Executive Area” | To improve clarity and accuracy. |
| Section 1 - Introduction | • Add the start date of the Plan to this section  
• Add a short reference to Figure 1 indicating the Plan refers to the Plan area shown in this figure | To improve clarity and accuracy. |
| Policy 1 | • Reword Policy 1 as follows:  “The protection and enhancement of the environmental quality and public realm along The Street for | To improve clarity and accuracy, to make the policy more definitive and enable it to provide the practical framework sought by the National Planning Policy Framework (NPPF). |
pedestrians, cyclists and local businesses is supported. Plan (or Figure) XXXX identifies three local centres: the corner of Cucumber Lane and The Street; the junction of Church Lane/Links Avenue/Finch Way and The Street; and between Station Road and Blofield Road. In these areas public realm enhancements that improve pedestrian and cyclist movements around the village and help to create focal points for business activity and community interaction will be particularly welcomed. Such measures could include the widening of pavements, improved surfaces, tree planting, improved crossing points and the creation of shared surfaces.

The development of new buildings or redevelopment of existing buildings in the three local centres identified on Plan XXXX (and/or name the areas) which improve conditions for all highway users and create a sense of place for the village will be supported.

- Change title of the policy to better reflect the four issues covered by the policy
- Add more detail about the support for new or redeveloped buildings for retail and business use and the retention of employment floor space in the preamble sections
- Renumber Figure 1 that accompanies this policy
- Add more detailed inset maps that clearly indicate the three local centres referred to in the policy

<table>
<thead>
<tr>
<th>Policy 2</th>
<th>Renumber Figure 1 that accompanies this policy</th>
<th>To improve clarity.</th>
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<tbody>
<tr>
<td>Policy 3</td>
<td>Delete the third paragraph of Policy 3 which reads &quot;Development within the views that is overly intrusive, unsightly or prominent to the detriment of the view as a whole should be avoided.&quot;</td>
<td>To enable the policy to provide the practical framework required by the NPPF and to improve clarity.</td>
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- Renumber Figure 1 that accompanies this policy
- Insert a cross reference to the plan that shows the three views into Policy 3 in line with the renumbered plan at the end of the first paragraph of the policy i.e. along the lines of “as shown on Plan XXXX”
Broadland District Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, it has been decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

The examiner has concluded that, with the above modifications being made, the Neighbourhood Plan meets the basic conditions and other relevant legal requirements. Broadland District Council is in agreement with this view. Therefore, to meet the requirements of the Localism Act 2011, a referendum will be held within the Brundall Neighbourhood Area (i.e. the civil parish) which poses the question:

‘Do you want Broadland District Council and the Broads Authority to use the Neighbourhood Plan for Brundall to help them decide planning applications in the neighbourhood area?’

The date on which the referendum will take place is agreed as 11 March 2016.