



**SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS DOCUMENT**

**STATEMENT OF CONSULTATION (INTERIM)**

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# 1. Introduction

- 1.1 The South Norfolk Village Clusters Housing Allocations document allocates housing sites in the South Norfolk village cluster settlements, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).
- 1.2 Forty eight different clusters have been identified, based on primary school catchments (considered a useful proxy for social sustainability). The document will include sites for a minimum of 1,200 new homes (in addition to the 1,349 already committed) in the identified cluster areas.
- 1.3 Local Plan documents are required to have undergone suitable community and stakeholder involvement in their preparation, as required by Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012. The details of who will be involved in the process of local plan document production, using different methods and at different stages, is set out in South Norfolk Council's Statement of Community Involvement (SCI), adopted in 2017 (with amendments in 2019 and 2020).
- 1.4 This Statement of Consultation details the programme of community and stakeholder consultation that has been carried out in the development of the South Norfolk Village Clusters Housing Allocations document.
- 1.5 Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 specifies the supporting documents that need to be submitted to the Secretary of State alongside the proposed local plan. Regulation 22(c) refers to '*a statement setting out –*
  - (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
  - (ii) how those bodies and persons were invited to make representations under regulation 18,
  - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
  - (iv) how any representations made pursuant to regulation 18 have been taken into account,
  - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
  - (vi) if no representations were made in regulation 20, that no such representations were made;
- 1.6 This document fulfils the requirements of Regulation 22(c). The contents of this statement are set out in chronological order and the details of community and stakeholder activity are presented in two main sections: **Identifying Sites & Issues** and **Consideration of Sites**. For each exercise that is presented, the following information is provided:

- a) The aim of the exercise,
  - b) The timescale of the exercise,
  - c) The consultees invited to take part,
  - d) A description of the exercise methodology,
  - e) A results summary;
- 1.7 The final section will discuss the overarching issues that have arisen from the Regulation 18 community and stakeholder involvement programme and addresses how these issues have informed the Village Clusters Housing Allocations Document.
- 1.8 This Statement of Consultation is a work in progress and South Norfolk Council has taken the decision to produce a first draft of the statement in tandem with the consultation on the Reg. 18 draft Village Clusters Housing Allocations Document. This first version therefore provides summary details of community and stakeholder involvement up until this point. The final version of the Statement of Consultation will be made available during the Reg. 19 publication stage.

## **2. Preparation (Regulation 18) of the South Norfolk Village Clusters Housing Allocations Document**

- 2.1 The Village Clusters approach to the allocation of housing sites in the rural areas of Broadland and South Norfolk districts was initially proposed via the Greater Norwich Local Plan (GNLP) during its 'Growth Options & Site Proposals' consultation in early 2018. This subsequently became the preferred approach for allocating these sites through the GNLP. However, during the production of the GNLP, South Norfolk Council took the decision to pursue the South Norfolk Village Clusters allocations separately from the GNLP process, primarily due to the fact that the choice of potential development sites would not enable an appropriate distribution of development across South Norfolk villages. The housing requirement to be met in the South Norfolk Village Clusters is more than double that in Broadland.
- 2.2 This means that the responsibility for meeting the requirements of Regulation 18, in relation to the areas that subsequently became the South Norfolk Village Clusters, commenced with the Greater Norwich local authorities (producing the GNLP) and subsequently transferred to South Norfolk Council once the decision had been taken to progress this work independently.
- 2.3 This is reflected within this Statement of Consultation, whereby the initial community and stakeholder involvement exercises (up to and including the consultation on 'New, Revised and Small Sites') are categorised as having been co-ordinated by the GNLP team (under the Greater Norwich Development Partnership [GNDP], and subsequent exercises co-ordinated by South Norfolk Council.
- 2.4 As mentioned in the Introduction, South Norfolk Council's Statement of Community Involvement (SCI) sets out the Council's approach to involving communities and stakeholders in planning decisions. It identifies how and when participants from local communities and other partner agencies will be involved in the preparation of Local Plan documents. The requirement for local planning authorities to prepare a SCI is set out in the Planning and Compulsory Purchase Act (2004).
- 2.5 The SCI sets out the different stages of production in the development of local plan documents. These are:
- i) Pre-production / evidence gathering
  - ii) Consultation on draft Local Plan
  - iii) Pre-submission Publication
  - iv) Submission
  - v) Public examination
  - vi) Adoption

- 2.6 For each of these stages, the SCI details a range of potential involvement and publicity methods that can be used, as appropriate, to gather views and/or inform communities and stakeholders as regards the local plan document in question. For the purposes of this Statement of Consultation, the first two stages in the list above are relevant.
- 2.7 The SCI describes the 'Pre-production / evidence gathering' stage as follows: 'The information needed for the plan is prepared and potential issues identified. This stage may encompass a series of discrete exercises.'
- 2.8 The 'Consultation on draft Local Plan' stage is described in the following terms: 'The information gathered at the first stage is taken into account in the drafting of detailed policies and allocations. The Council presents a draft of the Local Plan, setting out detailed policies which meet the aims of the Plan and address identified issues. Depending on the level of complexity, the draft Local Plan stage may involve more than one period of consultation. Draft Local Plan documents will be published for consultation for a minimum of six weeks.'
- 2.9 The programme of community and stakeholder involvement that has been conducted in relation to the South Norfolk Village Clusters Housing Allocations Document fits within these two categories. The 'Call for Sites' exercise for the GNLP, undertaken in summer 2016, falls under the remit of the 'Pre-production / evidence gathering' category, as do the GNLP 'Growth Options and Site Proposals' and 'New, Revised and Small Sites' consultation exercises. South Norfolk Council's 'Technical Consultation', held during June/July 2020, also forms part of the evidence gathering for the document. The consultation on the draft Plan, scheduled to take place during February and March 2021, logically falls within the SCI consultation stage referred to in 2.8, above.

### **3. Identifying Sites & Issues**

- 3.1 This section details the community and stakeholder involvement initiatives that were undertaken by the Greater Norwich local authorities in order to identify potential sites for allocation and issues that may be relevant to the production of the Village Clusters Housing Allocations Document.

#### **(a) GNLP 'Call for Sites' (May-July 2016)**

##### **Aim**

- 3.2 This was the first community and stakeholder involvement exercise in the development of the Greater Norwich Local Plan (GNLP). The 'Call for Sites' enabled those who wished to promote parcels of land for a particular use or development to submit this land for consideration for potential allocation in the GNLP.
- 3.3 The call invited the submission of sites for all uses, including housing, employment, retail and town centre uses, recreation

##### **Timescale**

- 3.4 The 'Call for Sites' exercise took place between 16<sup>th</sup> May and 8<sup>th</sup> July 2016, providing a period of eight weeks in which responses could be submitted.
- 3.5 It should be noted that, although this was a targeted exercise to identify sites, land for potential allocation may be promoted at any point before the final Local Plan document is submitted for examination.
- 3.6 Therefore, although sites continued to be promoted after 8<sup>th</sup> July 2016, a moratorium was held on accepting new sites from the beginning of August 2017 so that the final preparations could be made to the 'Growth Options & Site Proposals' consultation document.

##### **Consultees**

- 3.7 A 'Call for Sites' letter was sent to planning and land agents, known site owners (including those who submitted their sites for inclusion in previous plans), local businesses who may have aspirations to expand, and parish and town councils.

##### **Description**

- 3.8 The 'Call for Sites' exercise invited submission of both green and brownfield sites, from small urban plots to potential large-scale greenfield developments. As stated earlier, this enabled those who wished to promote sites for a particular use or development to submit parcels of land for consideration, whether for housing, employment, leisure/community uses, or a mixture.

A Call for Sites – Guidance Notes & Form document was produced (see [greaternorwichgrowth.org.uk/document-search](http://greaternorwichgrowth.org.uk/document-search)) and made available from the GNLP website. The Guidance Notes set out general guidance that all respondents to the Call for Sites were encouraged to read and be aware of before submitting their sites.

- 3.9 The form specified the type of sites for which the GNLP team was seeking submission. These were sites within the areas of Broadland District, Norwich City and South Norfolk, excluding the area of the Broads Authority, for future development or other land uses, including:
- Housing (incl. Gypsy and Traveller sites)
  - Employment
  - Retail
  - Leisure
  - Community uses
  - Art, culture and tourism
  - Mixed use development
- 3.10 In terms of site size, the Greater Norwich councils were inviting submission on greenfield sites that are capable of delivering five or more homes, or which are more than 0.25ha in size, and previously developed land (brownfield sites) capable of accommodating development at any scale.
- 3.11 The form also specified that sites should only be submitted where the promoter is able to clearly demonstrate that the site can be delivered for its proposed use before 2036.
- 3.12 Responses to the Call for Sites consultation could be submitted electronically via a webform which was available on the GNLP website, or by emailing the PDF submission form to the specified address. A postal address was also provided for the submission of hard copy responses.

### **Results Summary**

- 3.13 Approximately 500 sites had been submitted at the close of the Call for Sites consultation (although it was expected that further sites would continue to be submitted throughout the GNLP process).
- 3.14 Whilst the 'Call' was for sites across the full range of uses, including 'Local Green Spaces', the submissions were predominantly for additional housing or housing-led development. Additional employment land was put forward in key locations, including further land at Norwich Research Park, and the majority of larger scale proposals had suggested mixed uses (i.e. housing and employment with supporting infrastructure and open space). The two 'Local Green Spaces' suggested were both at Tacolneston.



3.15 Whilst the submitted sites were widely distributed across the Greater Norwich area, very few new sites came forward within the Norwich City Council area itself, reflecting the fact that a large number of brownfield sites within the city are already permitted or allocated for redevelopment and very limited greenfield opportunities remain.

3.16 Figure 1, below, shows the locations across the Greater Norwich area with the largest amount of land (by gross site area) submitted during the 'Call for Sites' process. Locations in South Norfolk district are shown shaded.

Location	Gross site area promoted
Wymondham (incl. Spooner Row)	525ha +
West of Norwich (Costessey/Easton/Honingham)	520ha +
Cringleford, Hethersett & Little Melton	440ha +
North East Growth Triangle	260ha +
Hellesdon, Horsford & St. Faiths	250ha +
East of Norwich (Brundall, Blofield, Postwick, Gt & Lt Plumstead)	195ha +
South (incl. Mulbarton)	190ha +
Drayton & Taverham	125ha +
Poringland & Framingham Earl	125ha +

*Figure 1 Locations with largest amount of land promoted during GNLP 'Call for Sites'*

3.17 Across the remaining towns and larger villages (Acle, Aylsham, Coltishall, Diss/Roydon, Hingham, Lingwood, Long Stratton/Tharston, Reepham, and Wroxham) between 10ha and 55ha of land was submitted with the exception of Trowse and Harleston, which both had less than 2ha submitted.

3.18 Many of the figures quoted above are only broad measurements of gross size. Many of the sites had some form of constraint, meaning that the net area would likely be reduced in those cases. There was also an element of overlap, where parts of larger, strategic sites were also put forward as smaller, individual parcels. Other sites which were already included as allocations in adopted plans (and/or which have permission) have been resubmitted in order to change the proposals.

3.19 The pattern of sites put forward shows a much greater number of small sites in more rural locations within South Norfolk, resulting in approximately double the number of sites submitted compared to Broadland.

- 3.20 Overall the sites submitted provided 3,850ha of land, of which 1,681 were in Broadland, 51 in Norwich, and 2,118 in South Norfolk. This amounted to significantly more land than is required for growth up to 2038. However, further analysis would likely show that many of the sites would not be suitable.
- 3.21 The subsequent assessment stage would utilise the Housing and Economic Land Availability Assessment (HELAA) methodology, as agreed by Norfolk-wide local authorities. As well as considering the submitted sites, the HELAA would assess whether there is scope from other sources of supply.

## **(b) GNLP Stakeholder Workshops (September 2016)**

### **Aim**

- 3.22 A series of stakeholder workshops were held by the Greater Norwich authorities in order to further explore local plan issues that had already been identified within a GNLP 'Issues Paper' and to elicit any further issues from key stakeholders, that may have been overlooked.

### **Timescale**

- 3.23 A series of six different stakeholder workshops all took place between 12<sup>th</sup> and 21<sup>st</sup> September 2016.

### **Consultees**

- 3.24 Over 250 representatives were invited to relevant, thematic workshops, representing a range of national agencies, utility providers, commercial and voluntary organisations.
- 3.25 In addition, the 182 town and parish councils in Broadland and South Norfolk were also invited to specific parish council workshops to identify the issues of most importance at a neighbourhood level, and explore how the GNLP can help to deliver local aspirations.

### **Description**

- 3.26 Invites were sent in July 2016 to the representatives highlighted above to attend one or more thematic workshops in order to discuss issues relating to the development of a new local plan for the area. All of those who were invited to attend the workshops, whether they attended or not, were sent a copy of the GNLP Issues Paper.
- 3.27 The Issues Paper contained a series of questions that were spread across various sections dealing with the strategic distribution of growth, transport, housing, economy, and the environment.
- 3.28 This structure was mirrored in the selection of thematic workshops which dealt, respectively, with the economy, the environment, transport, and housing. The strategic distribution of growth was a cross-cutting issue at each workshop.
- 3.29 Two events were also held for town and parish councils – one for those in Broadland and one for those in South Norfolk.

### **Results Summary**

- 3.30 Figure 2, below, illustrates the attendance levels of each of the workshops.

Workshop	Date	Attendees
Economy	12/09/2016	10
Environment	13/09/2016	17
Transport	13/09/2016	22
Housing	15/09/2016	30
Broadland Parish & Town Councils	21/09/2016	14
South Norfolk Parish & Town Councils	12/09/2016	23

*Figure 2 Attendance at GNLP Stakeholder Workshops*

### 3.31 The main issues to emerge from the Stakeholder Workshops were:

- There are merits to both concentration and dispersal of development and the plan should promote a balanced mix of both, with local employment opportunities;
- Strong policies are needed to protect valued landscapes, the best and most versatile agricultural land, and locally-designated assets;
- Strong (but flexible) policies are also needed to address the range of affordable housing need;
- Early funding and delivery of infrastructure improvements is needed to support growth, but maintenance (especially of green infrastructure) needs to be considered at the outset;
- Park and Ride, Bus Rapid Transit and bus improvements more generally need to be made to support the services people need, and development should support the viability of an integrated transport system. Mixed views were expressed on the provision of a 'western link' road;
- More should be made of our local rail network, and the plan should continue to provide better routes for walking and cycling;
- Economic development requires a more flexible approach, recognising the difficulties of influencing where businesses wish to locate;
- The plan should support self-build housing and provide for smaller businesses and home working, including enhanced broadband;
- The plan takes advantage of economic opportunities presented by connections to Gt. Yarmouth and Cambridge; and
- The plan should require better drainage, water capture / storage and building standards in more locally distinctive, mixed developments, with appropriate densities and more tree-lined streets

## **4. Consideration of Sites**

- 4.1 This section details the community and stakeholder involvement initiatives that were undertaken by the Greater Norwich local authorities, and subsequently South Norfolk Council, in order to seek opinions concerning site options for potential allocation within the Village Clusters Housing Allocations Document.
- 4.2 The following community and stakeholder initiatives are set out in chronological order.

### **(a)GNLP ‘Growth Options & Site Proposals’ (Jan-March 2018)**

#### **Aim**

- 4.3 This consultation aimed to provide the public and other key stakeholders with the opportunity to comment on how growth should be distributed across the Greater Norwich authorities and how and precisely where it should happen.
- 4.4 The consultation was split into two parts: a consultation document dealing with growth options (addressing the broad planning strategy for the area and thematic, strategic policies for growth), and a consultation dealing with site proposals (offering the opportunity for people to comment on sites that were promoted during the Call for Sites exercise and subsequently, up to July 31<sup>st</sup> 2017).

#### **Timescale**

- 4.5 This consultation ran from Monday 8 January to Thursday 22 March 2018. It was originally intended to finish the consultation on 15<sup>th</sup> March. The additional week was added in response to requests to do so to allow more time for people to respond after the final roadshow events finished.

#### **Consultees**

- 4.6 This was an extensive public consultation and, as such, comprised a significant variety of publicity measures (see below).
- 4.7 All those registered on the GNLP consultation database (including specific and general bodies and any interested residents that had specifically requested to be registered) were notified by email/letter and provided with details of how to access the consultation online.
- 4.8 Appendix 1 provides a list of the Specific Consultation Bodies that were notified during the GNLP consultations, as well as those subsequently carried out by South Norfolk Council in relation to the Village Clusters Plan (as defined in the Town and Country Planning [Local Planning] [England] Regulations 2012).

## Description

### Overview

4.9 As discussed above, the consultation was made up of two key elements – the Growth Options document and the Site Proposals document. However, a number of other documents were also made available during the consultation; these being:

- The Interim Sustainability Appraisal
- The Evidence Base, including the Caravans and Houseboats Study; the Employment, Town Centre & Retail Study; the Interim Habitats Regulation Assessment; a New Settlements Topic Paper; the Strategic Flood Risk Assessment; the Strategic Housing Market Assessment (SHMA); part 1 of the Viability Study and the Housing and Economic Land Availability Assessment (HELAA) for submitted sites.

4.10 The Growth Options document was made up of 66 questions covering the main content of the plan, including the vision and objectives, strategy and topic policies. There was also a general ‘other issues’ question at the end to allow people to comment on planning issues not covered in the main document.

4.11 The main sections of the document were:

- Vision and Objectives;
- Housing and jobs numbers;
- Infrastructure;
- Growth Options;
- New Settlements;
- Green Belt;
- The Settlement Hierarchy;
- Norwich centred policy area;
- Topic policies covering a wide variety of issues such as the economy, design, housing, climate change, environmental issues and communities.

4.12 The Site Proposals document consulted on 562 sites (366 in South Norfolk, 166 in Broadland, 25 in Norwich, and 5 cross boundary sites between South Norfolk and Broadland, at Honingham). A summary of the sites for each parish was presented along with a map of each site. To help people in making their comments, more detailed summaries for each site were provided in the HELAA, available as part of the evidence base. The HELAA shows how submitted sites have performed in a desk-based assessment of constraints. The inclusion of a site as potentially suitable for development within the HELAA does not award the site a planning status, or mean that it could be brought forward for development. Equally, sites excluded from the HELAA were still able to be subject to more detailed site assessment and be considered for allocation through the local plan process.

- 4.13 All of the documents were available to view and comment on online at [www.gnlp.org.uk](http://www.gnlp.org.uk). Paper/email responses were also accepted to ensure that everyone had an equal chance to have their say. Officers received 676 paper and email responses to the Site Proposals document, many of which contained multiple site representations. Also received were 1,800 individual responses to the questions in the Growth Options document by email or letter, many of which formed part of lengthy submissions sent in by agents.
- 4.14 Hard Copy documents were made available at district and county council offices, libraries and roadshows.

#### Publicity

- 4.15 The promotion of the consultation started on Friday 5 January, in advance of the start date on Monday 8 January and continued through to the end of the consultation. The consultation was consistently promoted, with peaks in January and early and late March to ensure maximum coverage of the key points.
- 4.16 Preparation for the consultation included creating a dedicated website, the design and production of materials and the booking of events, advertising and media space.
- 4.17 A3 and A4 posters and summary leaflets were distributed at libraries, mobile libraries and other locations including college student unions, doctors' surgeries, parish/town council offices and information points. Large format outdoor posters were used near all event locations and were also situated at key sites in areas with high footfall and in locations visible from roads (see Figure 3). Information was also displayed on digital displays at some bus stops.
- 4.18 Proactive press releases, with quotes, were issued before the consultation started to generate public and stakeholder interest. Updates were issued during the consultation and at the end. A Question and Answers document was prepared to provide outline responses for potential questions likely to be asked through the consultation, particularly for use in any media interviews.
- 4.19 Regular press briefings, especially during key phases, were set up with the Eastern Daily Press (EDP), other local press, radio and television.
- 4.20 In addition, the Greater Norwich Growth Board Twitter and Facebook accounts updated all events and progress regularly and were published on each authority's own accounts. Facebook advertising was also placed.
- 4.21 Appendix 2 provides examples of advertising and promotion used during this consultation stage.



Figure 3 Examples of the GNLP 'Growth Options & Site Proposals' consultation poster campaign

### Website

- 4.22 The consultation website address was [www.gnlp.org.uk](http://www.gnlp.org.uk) , which directed visitors to a storyboard site outlining simply what the consultation was about and how to take part. Visitors then moved directly out of the microsite to the main consultation website which had a similar look and feel to actually respond to the consultation.
- 4.23 Links to the website and details about the consultation were displayed on all the councils' websites.
- 4.24 Overall, 58% of responses to the Growth Options document and 82% of responses to the Site Proposals document were made online (in combination, well above the 60% average experienced by the web site providers). Responses were, of course, accepted by email or letter, although respondents were encouraged (where possible) to respond via the website.

### Consultation roadshows

- 4.25 29 roadshows were held in venues across Greater Norwich during the consultation period. These were staffed by officers from the GNLP team and a number were also attended by councillors. Specialist staff attended locations in and close to the city to support a parallel consultation on Transport for Norwich. The roadshows took the form of exhibitions and were held in selected parish



halls and the Forum in Norwich city centre. The purpose of the roadshow events was to give people information about the consultation, allow them to look at maps and other consultation documents and to ask officers questions. People were encouraged to respond to the consultation, using the website where possible.

4.26 The exhibitions featured display boards, pop ups and posters. The exhibitions used the GNLP branding and there were A5 flyers and business cards for people to take away giving the website address. The consultation roadshows were clearly advertised locally via posters, media articles and press advertisements and reminder emails were sent to town and parish councils in the lead up to events in their area.

4.27 In total nearly 1,400 people attended the 29 roadshows, with an average attendance of 47 as detailed in Figure 4, below. These figures are almost certainly underestimates as it was difficult to ensure that all visitors were recorded at busier venues. The event at Hellesdon had to be rescheduled due to heavy snow.

Date and time	Venue	Approx. attendance
22 January 2018: 2-8pm	Brundall Memorial Hall	48
23 January 2018: 10am – 4pm	Norwich, The Forum	78
25 January 2018: 2pm - 8pm	Aylsham Town Hall	16
26 January 2018: 2pm – 8pm	Acle Community Centre	54
29 January 2018: 10am – 1pm and 2pm – 5pm	Harleston Library	21
30 January 2018: 2pm – 8pm	Diss Corn Hall	56
1 February 2018: 2pm – 8pm	Cringleford, The Willow Centre	24
2 February 2018: 2pm – 8pm	Costessey, Longwater Lane	18
5 February 2018: 10am – 4pm	Norwich, The Forum	67
6 February 2018: 2pm – 8pm	Bob Carter Centre, Drayton	82
8 February 2018: 2pm – 8pm	Horsford Village Hall	14
9 February 2018: 12pm – 6pm	Rackheath Village Hall	25
12 February 2018: 2pm – 8pm	Hingham, Lincoln Hall	59
14 February 2018: 2pm – 8pm	Hethersett Village Hall	69

Date and time	Venue	Approx. attendance
16 February 2018: 2pm – 8pm	Easton Village Hall	39
17 February 2018: 10am – 4pm	Norwich Millennium Library	92
19 February 2018: 11.30am – 5.30pm	Sprowston, Diamond Centre	42
22 February 2018: 10.30am – 4.30pm	Long Stratton, South Norfolk House	40
23 February 2018: 1pm – 7pm	Spixworth Village Hall	16
26 February 2018: 2pm – 8pm	Poringland Community Centre	123
26 February 2018: 2pm – 8pm	Hellesdon Community Centre	Rescheduled due to snow
2 March 2018: 2pm – 8pm	Dussindale Centre	7
5 March 2018: 11am – 5pm	Reepham Town Hall	45
6 March 2018: 2pm – 8pm	Loddon and Chedgrave Jubilee Hall	22
7 March 2018: 10am – 4pm	Norwich, The Forum	67
9 March 2018: 2pm – 8pm	Wroxham Library	38
12 March 2018: 2pm – 8pm	Taverham Village Hall	159
14 March 2018: 2pm – 8pm	Wymondham, The Hub	50
15 March 2018: 2pm – 8pm	Hellesdon, Diamond Jubilee Lodge	21
	TOTAL	1392

*Figure 4 Attendance at the various GNLP roadshow events*

4.28 People attending the roadshow events were asked to record their gender, age, ethnicity and distance travelled on pin boards. The pin boards showed a 50:50 split between males and females attending, with the majority of people from the 45-64 and 65-74 age groups. Attendance from younger age groups was limited, particularly those under 25 (although analytical data suggests that this age group engaged more widely online). With regard to ethnicity and distance travelled, the vast majority of people attending the roadshows were white and most people had travelled under a mile to the event.

## Results Summary

### Growth Options document

- 4.29 In total 4,264 responses to individual questions in the Growth Options document were received. 2,464 responses (58%) were made online with 1,800 (42%) responses submitted via paper/email. The latter have since been manually inputted onto the system by officers.
- 4.30 In addition a petition was received calling on the bodies drafting the GNLP to only allocate new housing developments in places where shops, schools, employment areas and other services can be reached on foot or by frequent public transport, and to oppose the dispersal of new housing across rural areas. This petition had 539 signatories.
- 4.31 As it is the Greater Norwich Local Plan itself which establishes the strategy of allocating rural growth in Broadland and South Norfolk within Village Clusters, this Statement of Consultation does not provide a detailed summary of the comments made on the principle of the Village Clusters approach. A detailed discussion of these matters will be set out in the Statement of Consultation produced alongside the proposed submission version of the Greater Norwich Local Plan.
- 4.32 However, it is worth noting that a specific question (Question 25) within the Growth Options document did ask respondents whether they would favour the 'Village Group' approach and, if so, what criteria could be used to define groups, which specific villages could form groups, and how growth could be allocated between villages in a group.
- 4.33 As regards this question, 52 respondents were against a 'Village Group' approach and 22 were in favour. Opposition from many to the 'Village Group' approach focussed on the view that inclusion in a group might lead to individual villages having more housing or that it would lead to the merger of villages, and the loss of countryside, character, identity and distinctiveness. It was also argued that placing all settlements in 'Village Groups' would open up the entirety of rural Greater Norwich for significant development, increasing car dependency and undermining the purpose of a settlement hierarchy. Those supporting 'Village Groups' argued that villages already share services, with some stating that this approach is favoured in draft National Planning Policy framework (NPPF) paragraph 80, which says *"Where there are groups of smaller settlements, development in one village may support services in a village nearby."* It was also argued that there is merit in linking settlements at different scales of the hierarchy which share services, with Diss used as an example of a town which shares services with neighbouring villages, including some in Suffolk. Mid Suffolk was quoted as a district developing such an approach.

### Site Proposals document

- 4.34 As shown in Figure 5, below, in total there were 1,496 respondents who made 3,778 individual representations in relation to the Site Proposals. Of the 3,778 individual representations, 3,102 (82%) were submitted online, with 454 (12%) via email and 222 (6%) on paper. 81% of the representations received were objections.

Type of representation	Number
Number of Respondents	1,496
Number of Objectors	1,312
Total number of representations received	3,778
Representations submitted via the web	3,102
Representations submitted via email	454
Representations submitted on paper	222
Representations - support	413
Representations - object	3,044
Representations – comment	321

*Figure 5 Breakdown of different types of representation on the Site Proposals document*

- 4.35 A total of 2,131 (56%) representations were made in relation to sites in South Norfolk. Most of these representations were made in relation to sites in Dickleburgh, Cringleford, Rockland St. Mary, Colney, Bergh Apton and Roydon.
- 4.36 A summary of comments made in relation to all sites promoted for consideration in what would become the South Norfolk Village Cluster areas can be found in section 4(d) 'Summary of main issues raised'.

### New sites

- 4.37 In addition to the 562 sites which were consulted on, respondents were also invited to submit new sites.
- 4.38 180 new sites were submitted, 122 of which were in South Norfolk. Four of the new sites in South Norfolk were between 10 and 20 hectares. These were located in Bawburgh, Mulbarton, Little Melton and Tivetshall St. Mary.
- 4.39 65 of the 180 new sites were under 1 hectare, with 10 sites between 0.4 and 0.5 hectares. 18 of the 180 new sites were over 20 hectares. These included a re-drawing of the land at Honingham Thorpe (Colton), as well as other sites in South Norfolk, at Costessey, Diss and Wymondham. A new settlement site

(394ha) was submitted at Silfield, near Wymondham, and a previous Spooner Row submission was expanded so that it effectively became a new settlement proposal.

- 4.40 These new sites would be subject to an initial HELAA assessment by the GNLP team, before being subject to public consultation ('New, Revised & Small Sites', October-December 2018).

## **(b) GNLP ‘New, Revised & Small Sites’ (Oct-Dec 2018)**

### **Aim**

4.41 Following the ‘Growth Options & Site Proposals’ consultation, which took place between January and March 2018 and in which a number of new sites were promoted for consideration, the GNLP decided to hold a further public consultation later that year.

4.42 The ‘New, Revised and Small Sites’ consultation covered 235 sites in total: 181 new sites, 26 revised and 28 small sites. 151 of these sites were in South Norfolk (with one cross-boundary site between South Norfolk and Broadland, at Honingham).

### **Timescale**

4.43 The consultation took place between 29<sup>th</sup> October and 14<sup>th</sup> December 2018.

### **Consultees**

4.44 Again, this was a public consultation and, as such, comprised a significant variety of publicity measures (see below).

4.45 All those registered on the GNLP consultation database (including statutory/specific and general bodies and any interested residents that had specifically requested to be registered) were notified by email/letter and provided with details of how to access the consultation online.

### **Description**

4.46 The ‘New, Revised and Small Sites’ consultation was treated as an addendum to the earlier ‘Site Proposals’ document, which was produced for the Regulation 18 consultation which took place earlier in 2018. The GNLP consultation website, on which this consultation was hosted, made this clear and also clarified that this new consultation formed part of the overall Regulation 18 programme of community and stakeholder involvement.

4.47 This consultation concerned the following proposals:

- New sites submitted through the Regulation 18 consultation in early 2018 (and up to 17<sup>th</sup> August 2018);
- Proposed revisions to sites previously submitted;
- Small sites (of less than 0.25ha or 5 dwellings) submitted throughout the plan-making process up until the time of this consultation. The small sites were to be considered as potential changes to settlement boundaries, rather than allocations.

4.48 The GNLP consultation site ([www.gnlp.org.uk](http://www.gnlp.org.uk)) presented the following information:

- **Site details**, listed under the settlement within which they are located (or within which the majority of the site falls). Details included the location of the site, who proposed it, and what they would like it considered for. Alongside each new site listing was a link to that site on the interactive map. An overview of the main concerns relating to that specific town or village (arising principally from the HELAA), and a broad indication of which sites may be preferable for development (should sites be needed in that location) were also provided.
- **Map booklets** for each parish/town, showing proposed sites. Each booklet contained an overall map for the parish, followed by a series of individual site maps showing new, revised or smaller sites proposed. The map booklets also highlighted existing commitments, sites previously consulted on, and sites outside the parish but close to the boundary.

4.49 To help people in making their comments more detailed summaries for each site were provided in the HELAA which was available as part of the evidence base. The HELAA showed how submitted sites had performed in a desk-based assessment of constraints.

4.50 The inclusion of a site as potentially suitable for development within the HELAA did not give the site a planning status or mean that it would be brought forward for development. Equally, sites excluded from the HELAA could still be subject to more detailed site assessment and be considered for allocation through the local plan process.

4.51 As well as being available via the GNLP consultation website, hard copies of the maps and consultation documents were also available from:

- County Hall, Martineau Lane, Norwich (main reception)
- City Hall, St Peters Street, Norwich (2<sup>nd</sup> floor reception)
- Broadland District Council, Yarmouth Road, Thorpe St Andrew (main reception)
- South Norfolk Council, Cygnet Court, Long Stratton (main reception)

## Results Summary

4.52 A total of 2,521 separate representations were made by 1,298 respondents. Most of these (81%) were submitted online, with 11% submitted via email and 8% by post. 86% of the representations received were objections.

4.53 The vast majority of the representations received (1,835, or 73%) related to sites proposed in South Norfolk. The parishes subject to the most

representations were Swainsthorpe, Rockland St Mary, Bressingham, Stoke Holy Cross and Wortwell.

- 4.54 Similar to the first sites consultation in early 2018, many respondents focused on infrastructure needs, including health, transport, schools and water.
- 4.55 With reference to the South Norfolk parishes listed above, the majority of the comments were objections based on issues regarding the conservation of the natural environment, road safety, access, flooding, drainage and infrastructure. There were concerns that the form and character of the villages would be changed by development. Rockland St Mary was among the most commented upon in the previous consultation from January to March 2018.
- 4.56 Section 4(d) provides a more detailed summary of responses received in relation to those South Norfolk parishes within Village Cluster areas.

Parish	Site reference/location	No. of representations
Swainsthorpe	GNLP0604R Land west of A140, adjacent Hickling Lane	196
Swainsthorpe	GNLP0603R Land off Church View	127
Swainsthorpe	GNLP0191R Church Road	121
Rockland St Mary	GNLP2061 North of The Street	47
Rockland St Mary	GNLP2063	43
Rockland St Mary	GNLP2064	41
Bressingham	GNLP2113 North of High Road	50
Bressingham	GNLP2052 East of The Street	39
Bressingham	GNLP2053 Adjoining Pond Farm	36
Stoke Holy Cross	GNLP2091 Off Norwich Road	99
Stoke Holy Cross	GNLP2111 South of Long Lane	49
Stoke Holy Cross	GNLP2124 Model Farm	14
Wortwell	GNLP2121 High Road	96
Wortwell	GNLP2036 East of Low Road	17
Wortwell	GNLPSL2006 High Road	4

*Figure 6 Most frequently commented on sites by parish (South Norfolk)*



4.57 A further 58 new sites were submitted during the consultation. These were subsequently subject to the HELAA assessment and earmarked for the subsequent phase of public consultation.

## **(c)South Norfolk Council ‘Technical Consultation’ (June-July 2020)**

### **Aim**

- 4.58 The intention of this focused consultation was to seek technical comments from specific stakeholder bodies in relation to the new sites in rural South Norfolk that had been put forward during the GNLP consultation on the ‘Draft Strategy & Site Allocations’, between January and March 2020. This comprises one of the key stages in the HELAA methodology.
- 4.59 In addition, views were sought on a number of amendments to sites originally proposed through the GNLP work, but now adapted for consideration as part of the South Norfolk Village Clusters Housing Allocations document.

### **Timescale**

- 4.60 Identified stakeholder bodies were emailed on 24<sup>th</sup> June 2020 and invited to make responses before 31<sup>st</sup> July 2020 – a period of 27 working days.
- 4.61 Stakeholders were advised to contact the Council if they were not able to meet this deadline, with a view to agreeing an extension.

### **Consultees**

- 4.62 The following stakeholder bodies were identified as technical consultees and invited to make responses as part of this consultation:

- Historic England
- Natural England
- Environment Agency
- Norfolk Wildlife Trust
- Anglian Water
- UK Power Networks
- National Grid
- Lead Local Flood Authority
- Norfolk County Council – Highways
- Norfolk County Council – Ecology
- Norfolk County Council – Historic Environment Service
- Norfolk County Council – Children’s Services
- Norfolk County Council - Minerals and Waste

### **Description**

- 4.63 The consultation on ‘New, Revised and Small Sites’ marked the final consultation through which rural sites in South Norfolk were considered as part of the GNLP. The work to designate Village Clusters within the district, and to

identify and allocate sites within those clusters was subsequently taken up by South Norfolk Council.

- 4.64 However, the third stage Regulation 18 consultation in relation to the GNLP ('Draft Strategy and Site Allocations'), which took place between 29 January and 16 March 2020, did result in approximately 80 new sites being proposed in the rural parts of South Norfolk that would form the Village Clusters.
- 4.65 Rather than subsequently being assessed by the GNLP team, details of these new sites were passed to South Norfolk Council for assessment in relation to the Village Clusters Housing Allocations document.
- 4.66 The Norfolk HELAA methodology (which has been adopted by South Norfolk Council) requires technical consultation with specific stakeholder bodies as part of the assessment process. The Council therefore undertook a focused consultation on these new sites with the technical bodies, in order to inform the HELAA assessment.
- 4.67 In addition to the new sites promoted as part of the GNLP 'Draft Strategy and Site Allocations' consultation, there were also a number of sites in South Norfolk villages that had originally been submitted to the GNLP but which had subsequently been re-submitted to South Norfolk Council, having been amended to fit within the remit of the Village Clusters Housing Allocations document. These would also need to be re-assessed, and they were also subject to consultation with the technical bodies.
- 4.68 These sites were re-submitted following an email (see Appendix 3) that was sent by South Norfolk Council on 6<sup>th</sup> March 2020 (with a follow-up on 26<sup>th</sup> March), to the site promoters who had originally promoted sites in South Norfolk villages as part of the GNLP process. The email explained the fact that the Council would now be taking forward the South Norfolk Village Clusters work and that if promoters would like to re-submit amended site proposals, they should do so by 31<sup>st</sup> March (subsequently amended to 9<sup>th</sup> April).
- 4.69 An example of the email that was sent to the stakeholder bodies as part of this technical consultation features as Appendix 4. The email was specifically tailored depending on which body it was being sent to, in order that they could be directed to the appropriate part of the HELAA assessment template. The example provided here is a copy of the email that was sent to Norfolk County Council Highways.

## **Results Summary**

- 4.70 The majority of technical bodies consulted provided responses within the site assessment template that they had been sent. Details of the responses from the technical bodies on specific sites can be found within the site assessment forms, which are part of the evidence base.

## (d) Summary of Main Issues Raised

4.71 Appendix 5 of this Statement of Consultation provides summaries of responses received to the various GNLP consultations, in relation to sites in each of the Village Cluster areas in South Norfolk.

4.72 The table below provides a broader headline summary of the main issues raised during the GNLP consultations, in relation to each of the South Norfolk Village Cluster areas, as well as the total number of representations received during consultations in relation to each different area.

Village Cluster Area	Number of Representations	Main Issues Raised
Alburgh & Denton	0	<ul style="list-style-type: none"> <li>• No comments submitted.</li> </ul>
Alpington, Yelverton & Bergh Apton	161	<ul style="list-style-type: none"> <li>• Poor drainage</li> <li>• Impacts on local wildlife and ecology</li> <li>• Unsuitable roads &amp; poor visibility</li> <li>• No street lighting</li> <li>• Lack of local facilities &amp; infrastructure (e.g. mains drainage)</li> <li>• Road access</li> <li>• Insufficient footpaths</li> <li>• Impacts on character &amp; form of village</li> <li>• Impacts on local heritage assets</li> <li>• Ecological impacts on nearby County Wildlife Site(s)</li> <li>• School already at capacity</li> <li>• Infrequent public transport</li> <li>• Difficult site topography (0210)</li> <li>• Some support for 0412, although concerns wrt. no. dwellings, design, highway safety</li> <li>• Poor broadband coverage</li> <li>• Some support for 2015 by Bergh Apton PC</li> <li>• Certain sites too remote from village centre</li> </ul>
Aslacton, Gt. Moulton & Tibenham	29	<ul style="list-style-type: none"> <li>• Impacts on heritage/character</li> <li>• Scale of proposals</li> <li>• Road safety/access issues</li> <li>• Drainage issues</li> <li>• Capacity of sewerage system</li> <li>• Impacts on biodiversity &amp; habitats</li> <li>• Parking issues</li> <li>• Noise pollution</li> <li>• Poor public transport</li> <li>• Poor location of site(s) on edge of village</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
Barford, Marlingford & Colton, and Wramplingham	85	<ul style="list-style-type: none"> <li>• Landscape and rural character impacts</li> <li>• Pedestrian access issues</li> <li>• Poor public transport</li> <li>• Road safety &amp; traffic congestion</li> <li>• Surface water flooding issues</li> <li>• Scale of proposals</li> <li>• Threat of coalescence of villages</li> <li>• Impacts on biodiversity &amp; habitats</li> <li>• Capacity of community infrastructure</li> <li>• Agricultural land should be retained for food production</li> <li>• Capacity of sewerage system</li> <li>• Poor location of site on edge of village</li> <li>• Inappropriate development density proposed</li> <li>• Noise pollution</li> </ul>
Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva	69	<ul style="list-style-type: none"> <li>• Poor road access</li> <li>• Pedestrian access issues</li> <li>• Road safety &amp; traffic congestion</li> <li>• Capacity of sewerage system</li> <li>• Poor electricity supply &amp; broadband infrastructure</li> <li>• Impacts on biodiversity</li> <li>• Scale of proposals</li> <li>• Cheaper homes for young families or elderly people preferred</li> <li>• Flood risk</li> <li>• Insufficient local infrastructure and facilities</li> </ul>
Bawburgh	12	<ul style="list-style-type: none"> <li>• Concern regarding flood risk</li> </ul>
Bressingham	199	<ul style="list-style-type: none"> <li>• Flood risk</li> <li>• Poor road access</li> <li>• Capacity of sewerage system</li> <li>• Impacts on drainage</li> <li>• Impacts on biodiversity</li> <li>• Poor public transport</li> <li>• Insufficient infrastructure &amp; amenities</li> <li>• Cyclist/pedestrian safety issues</li> <li>• Noise pollution</li> </ul>
Brooke, Howe and Kirstead	138	<ul style="list-style-type: none"> <li>• Impacts on high quality natural environment</li> <li>• Road safety / access</li> <li>• Loss of high quality agricultural land</li> <li>• Impacts on rural character</li> <li>• Impacts on drainage/flooding</li> <li>• Heritage impacts &amp; proximity to Conservation Area</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Local, social infrastructure capacity</li> <li>• Impacts on traffic congestion</li> <li>• Noise pollution</li> <li>• Concerns regarding street lighting</li> <li>• Concerns regarding site density</li> </ul>
Bunwell	8	<ul style="list-style-type: none"> <li>• Open space required on site</li> <li>• Poor location of site on edge of village</li> <li>• Concern regarding co-location of industrial and residential development</li> <li>• Some support for housing sites, maintaining open views and giving good access to village services</li> </ul>
Burston & Shimpling and Gissing	26	<ul style="list-style-type: none"> <li>• Inappropriate scale of development</li> <li>• Traffic and road safety issues</li> <li>• Unreliable electricity supply to village</li> <li>• Poor broadband coverage</li> <li>• Poor public transport</li> <li>• Impacts on natural environment and biodiversity</li> <li>• Poor footpath access to school</li> <li>• Concern regarding impacts on natural heritage</li> <li>• Capacity of school</li> <li>• Road access issues</li> </ul>
Carleton Rode	18	<ul style="list-style-type: none"> <li>• Overdevelopment of greenfield land</li> <li>• Poor road and pedestrian access</li> <li>• Impacts on drainage/flooding</li> <li>• Capacity of sewerage treatment plant</li> <li>• Impacts on natural environment</li> <li>• Poor public transport</li> <li>• Insufficient infrastructure</li> <li>• Site(s) remote from main village</li> <li>• Scale of site proposals</li> <li>• Impacts on historic character of village</li> <li>• Impacts on landscape character</li> <li>• Concerns over site density</li> </ul>
Dickleburgh & Rushall	304	<ul style="list-style-type: none"> <li>• Impacts on natural environment</li> <li>• Increased traffic and impacts on road safety in village</li> <li>• Flooding and drainage</li> <li>• Insufficient infrastructure</li> <li>• Impact on form and character of village</li> <li>• Little prospect of affordable housing for local community</li> <li>• Impacts on Dickleburgh Moor</li> <li>• Impacts of traffic on Rectory Rd</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Preference for sites at south of village due to traffic concerns</li> <li>• Degree of support for GNLP0361 - brownfield site; will not impact traffic levels through village</li> <li>• Concern regarding loss of employment re. GNLP0361</li> <li>• Degree of support for GNLP0498</li> </ul>
Ditchingham, Broome, Hedenham and Thwaite	7	<ul style="list-style-type: none"> <li>• Road access issues</li> <li>• Site constraints relating to Broome Heath CWS</li> </ul>
Earsham	0	<ul style="list-style-type: none"> <li>• No comments submitted</li> </ul>
Forncett St Mary and Forncett St Peter (excluding Forncett End)	43	<ul style="list-style-type: none"> <li>• Impacts on traffic</li> <li>• Insufficient road network (single track roads)</li> <li>• Insufficient community facilities</li> <li>• Poor public transport</li> <li>• Impacts on natural environment</li> <li>• Impacts on character of villages</li> <li>• Concern over scale of development</li> <li>• Impacts on landscape character</li> <li>• Impacts on heritage features</li> <li>• Flood risk</li> </ul>
Gillingham, Geldeston and Stockton	9	<ul style="list-style-type: none"> <li>• Impacts on traffic</li> <li>• Concern over scale of development</li> <li>• Flood risk - poor drainage</li> <li>• Road access issues</li> <li>• Visual impact on Broads landscape</li> <li>• Impact on Broads dark skies</li> <li>• Potential loss of well-used open space</li> <li>• Constraint of Geldeston Conservation area</li> </ul>
Hales and Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland	12	<ul style="list-style-type: none"> <li>• Impacts on natural environment &amp; wildlife</li> <li>• Traffic congestion</li> <li>• Road safety</li> <li>• Lack of public transport</li> <li>• Limited access to services</li> <li>• Insufficient road network</li> <li>• Loss of agricultural land</li> <li>• Flood risk - poor drainage</li> <li>• Insufficient infrastructure</li> <li>• Loss of informal recreation space</li> <li>• Concern at scale of development</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
Hempnall, Topcroft Street, Morningthorpe and Fritton	64	<ul style="list-style-type: none"> <li>• Road access issues</li> <li>• Insufficient road network</li> <li>• Insufficient community services/facilities</li> <li>• Impacts on biodiversity</li> <li>• Flood risk - poor drainage</li> <li>• Traffic congestion</li> <li>• Poor mobile phone / broadband coverage</li> <li>• Capacity of schools and surgeries</li> <li>• Impacts on rural nature of village</li> <li>• Low mains water pressure</li> <li>• Conflict with proposed Rural Exception Site (GNLP0220)</li> <li>• Local needs for 1-bed homes and housing for elderly</li> <li>• Concern with site(s) being too far from village services</li> <li>• Visual impacts on Hempnall St. Conservation Area</li> <li>• Concern over scale of development on certain sites</li> <li>• Poor public transport</li> <li>• Impacts on local heritage</li> <li>• No mains sewerage</li> <li>• Currently unsold properties in village (Topcroft)</li> <li>• Topcroft has no school, pub or shop</li> <li>• Some support for affordable housing for local people in Topcroft</li> </ul>
Heywood	5	<ul style="list-style-type: none"> <li>• Concern at scale of development</li> <li>• Traffic congestion and road safety</li> <li>• Poor access</li> <li>• Insufficient infrastructure</li> <li>• Impacts on natural environment and wildlife</li> <li>• Impacts on the form and character of village</li> <li>• Allocating site would be prejudicial to Neighbourhood Plan</li> </ul>
Keswick and Intwood	11	<ul style="list-style-type: none"> <li>• Loss of wildlife and natural environment</li> <li>• Flood risk</li> <li>• Loss of informal recreation space</li> <li>• Planning applications on site already refused</li> <li>• Site close to Norwich Southern Bypass Landscape Protection Zone</li> <li>• Insufficient road network</li> <li>• Lack of footpaths</li> </ul>



Village Cluster Area	Number of Representations	Main Issues Raised
Ketteringham	12	<ul style="list-style-type: none"> <li>• Flood risk</li> <li>• Poor public transport</li> <li>• Poor road access</li> <li>• Inadequate road network</li> <li>• Lack of village services</li> <li>• Impacts on drainage</li> <li>• Impact on rural character of village</li> <li>• Impact on local heritage assets</li> </ul>
Kirby Cane and Ellingham	9	<ul style="list-style-type: none"> <li>• Impact on Broads dark skies</li> <li>• Concerns with foul water and storm water drains</li> <li>• Deteriorating road surfacing and footpath</li> <li>• Concerns with pedestrian access</li> <li>• No street lighting</li> <li>• Impacts on traffic congestion</li> <li>• Access to specific site(s)</li> <li>• Dangerous road junction - exit of Newgate into Mill Rd</li> <li>• Surface water flooding</li> <li>• Impacts on rural character of village</li> </ul>
Little Melton and Great Melton	81	<ul style="list-style-type: none"> <li>• Poor public transport</li> <li>• Unsuitable road network</li> <li>• Erosion of settlement gap between Lt. Melton &amp; Hethersett</li> <li>• Village lacks services</li> <li>• Impacts on natural environment &amp; biodiversity</li> <li>• No street lights</li> <li>• Impact on landscape character</li> <li>• Concern at scale of development</li> <li>• Impacts on traffic congestion</li> <li>• Lack of safe pedestrian access</li> <li>• Sewerage system already at capacity</li> <li>• Concern at potential development in flood plain</li> </ul>
Morley and Deopham	1	<ul style="list-style-type: none"> <li>• Support from site promoter</li> </ul>
Mulbarton, Bracon Ash, Swardeston and East Carleton	80	<ul style="list-style-type: none"> <li>• Concern at scale of development</li> <li>• Capacity of local infrastructure</li> <li>• Inadequate road network</li> <li>• Concerns with pedestrian access</li> <li>• Loss of valuable green space</li> <li>• Flood risk</li> <li>• Housing being located further from village centre</li> <li>• Impacts on biodiversity and environmental assets</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Contrary to adopted Neighbourhood Plan (Mulbarton)</li> <li>• Lack of village services</li> <li>• Impacts on drainage</li> <li>• Traffic congestion &amp; road safety</li> <li>• Poor public transport</li> <li>• Economic impacts</li> <li>• Proposed windfarm onshore grid station at Swardeston should be taken into account</li> <li>• Impact on rural character of village</li> <li>• Impact on local heritage assets</li> <li>• Loss of agricultural land</li> <li>• Norfolk FA support local football facility provision</li> <li>• Support for some commercial development</li> </ul>
Needham, Brockdish, Starston and Wortwell	159	<ul style="list-style-type: none"> <li>• Concern at coalescing with neighbouring settlement</li> <li>• Tourist impact on small, historic town</li> <li>• Loss of important agricultural land</li> <li>• Flood risk</li> <li>• Concern at scale of development</li> <li>• Impacts on natural environment &amp; wildlife</li> <li>• Impacts on townscape</li> <li>• Traffic congestion &amp; road safety</li> <li>• Lack of facilities and infrastructure</li> <li>• Lack of footpaths</li> <li>• Contrary to preferences expressed within Neighbourhood Plan</li> <li>• Limited public transport</li> <li>• Impacts on historic environment</li> <li>• Loss of rural character</li> <li>• Noise pollution</li> <li>• Impacts on drainage</li> </ul>
Newton Flotman and Swainsthorpe	503	<ul style="list-style-type: none"> <li>• Access and road safety</li> <li>• Loss of agricultural land</li> <li>• Traffic congestion</li> <li>• Lack of village services and facilities</li> <li>• Impacts on natural environment and biodiversity</li> <li>• Concern at scale of development</li> <li>• Impact on rural character of village</li> <li>• Poor public transport</li> <li>• Local infrastructure at capacity</li> <li>• Proposal for industrial development on greenfield site</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Loss of amenity, walks and views</li> <li>• Noise, light and effluent pollution</li> </ul> <p>Impact on water course and surface flooding</p>
Pulham Market and Pulham St Mary	27	<ul style="list-style-type: none"> <li>• Impacts on historic &amp; natural environment</li> <li>• Road safety and access concerns</li> <li>• Flooding and drainage</li> <li>• Capacity of local infrastructure</li> <li>• Impacts on form and rural character of village</li> <li>• Support from Pulham Market PC for GNLP 1024 &amp; 0166</li> <li>• Poor public transport</li> <li>• Safe walking routes</li> <li>• Lack of village services</li> <li>• Excessive noise and pollution</li> <li>• Loss of agricultural land</li> <li>• School and doctors at capacity</li> </ul>
Rockland St. Mary, Hellington and Holverston	339	<ul style="list-style-type: none"> <li>• Access, road safety and site visibility issues</li> <li>• Flood risk</li> <li>• Inadequate infrastructure &amp; amenities</li> <li>• Inadequate road network</li> <li>• Impacts on wildlife &amp; natural environment</li> <li>• Poor public transport</li> <li>• Traffic congestion</li> <li>• Concern at scale of development</li> <li>• Impact on linear form of village - character/design issues</li> <li>• Impacts on historic environment &amp; rural character</li> <li>• Loss of valuable agricultural land</li> <li>• Poor public transport</li> <li>• Inadequate pedestrian connectivity</li> <li>• School is already at capacity</li> <li>• Concerns regarding pollution</li> <li>• Village needs to grow to support viability of services</li> <li>• Potential visual impact on Broads landscape</li> <li>• Limited local employment opportunities</li> <li>• Concerns re. cyclist safety on certain roads</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
Roydon	19	<ul style="list-style-type: none"> <li>• Proximity to important wildlife site (CWS)</li> <li>• Traffic congestion &amp; road safety</li> <li>• Privacy</li> <li>• Surface water quality issues - runoff into nearby fen</li> <li>• Lack of local services &amp; facilities</li> <li>• Poor access</li> <li>• Impacts on local wildlife</li> </ul>
Saxlingham Nethergate	2	<ul style="list-style-type: none"> <li>• Road access</li> <li>• Noise pollution</li> </ul>
Scole	8	<ul style="list-style-type: none"> <li>• Concern at scale of development</li> <li>• Site density too high (GNLP2066)</li> <li>• Premature to emerging Diss &amp; District Neighbourhood Plan</li> <li>• Poor road access</li> <li>• Surface water flooding &amp; drainage</li> <li>• Sewer running through site (GNLP2066)</li> </ul>
Seething and Mundham	12	<ul style="list-style-type: none"> <li>• Site density too high (GNLP0405)</li> <li>• Narrow rural roads</li> <li>• Limited capacity of existing facilities</li> <li>• Sewer running through site (GNLP2148)</li> </ul>
Spooner Row and Sutton	56	<ul style="list-style-type: none"> <li>• Road access &amp; safety</li> <li>• Flood risk &amp; drainage</li> <li>• Lack of utilities and services</li> <li>• Narrow roads</li> <li>• Concern at scale of development</li> <li>• Impact on character of Spooner Row</li> <li>• No public transport in village</li> <li>• No safe footpaths</li> <li>• Loss of agricultural land</li> <li>• Poor air quality and noise pollution</li> </ul>
Stoke Holy Cross, Shotesham, and Caistor St Edmund	363	<ul style="list-style-type: none"> <li>• Capacity of infrastructure to support greenfield sites</li> <li>• Loss of prime agricultural land</li> <li>• Water supply &amp; sewerage already at capacity</li> <li>• Local amenities &amp; services are limited</li> <li>• Drainage issues</li> <li>• Lack of pedestrian footpaths</li> <li>• Insufficient road network</li> <li>• Visual impact of development</li> <li>• Road safety issues</li> <li>• Impact on air and noise pollution</li> <li>• Traffic congestion</li> <li>• Narrow roads and limited footways</li> <li>• Impact on landscape character</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Impacts on local heritage &amp; open space</li> <li>• Impact on wildlife</li> <li>• Village already recently seen 33% increase in homes</li> <li>• Development intrusion into valley separating Upper &amp; Lower Stoke</li> <li>• Concern at coalescence with Poringland</li> <li>• Norfolk FA support local football facility provision</li> <li>• Site GNLP2158 in Bypass Landscape Protection Zone</li> <li>• GNLP2158 would cause loss of Depot Meadow County Wildlife Site</li> <li>• Poor visibility on narrow roads</li> <li>• Lack of public transport</li> <li>• Impact on rural character of area</li> </ul>
Surlingham, Bramerton and Kirby Bedon	40	<ul style="list-style-type: none"> <li>• Road safety &amp; access issues</li> <li>• Impact on rural setting</li> <li>• Flood risk</li> <li>• Sewerage capacity</li> <li>• Traffic congestion</li> <li>• Lack of facilities</li> <li>• Lack of pavements</li> <li>• Impact on form of village</li> <li>• GNLP2010 would support linear form of village &amp; affordable housing welcomed</li> <li>• Concern at impacts on Wheatfen Nature Reserve</li> <li>• Environmental impacts</li> <li>• Impact on form of village</li> <li>• Pollution</li> <li>• Drainage problem affecting Bramerton</li> <li>• Water and electricity supply issues in Bramerton</li> <li>• Heritage impacts in Bramerton</li> <li>• Backland development inappropriate in Bramerton</li> </ul>
Tacolneston (incl. Forncett End)	15	<ul style="list-style-type: none"> <li>• Narrow roads with poor visibility</li> <li>• Road access</li> <li>• Traffic congestion</li> <li>• Lack of services and facilities</li> <li>• Poor water pressure</li> <li>• Development should respect village setting and character</li> <li>• Scale of development should respect limited facilities available</li> <li>• Support for proposals to retain green space in village</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
Tasburgh	12	<ul style="list-style-type: none"> <li>• Concern at scale of development</li> <li>• Impacts on landscape character</li> <li>• Road access</li> <li>• Facilities and services at capacity</li> <li>• Lack of pedestrian access</li> <li>• Site remote from village</li> <li>• Development should not further polarise Upper &amp; Lower Tasburgh</li> <li>• Flood risk</li> <li>• Poor transport links</li> <li>• Visual impacts</li> <li>• Impacts on wildlife</li> <li>• Suitability of road network</li> <li>• PC preference is for GNLP0413: but surface water drainage, heritage and housing mix to be fully considered</li> </ul>
Tharston, Hapton and Flordon	14	<ul style="list-style-type: none"> <li>• Village lacks services &amp; facilities</li> <li>• Narrow lanes</li> <li>• Traffic congestion &amp; speeding</li> <li>• Impacts on rural character of village</li> </ul>
Thurlton and Norton Subcourse	0	<ul style="list-style-type: none"> <li>• No comments submitted</li> </ul>
Thurton & Ashby St Mary	7	<ul style="list-style-type: none"> <li>• Road access</li> <li>• Surface water flooding</li> <li>• Impacts on wildlife &amp; natural environment</li> <li>• Traffic congestion on A146 &amp; poor road junctions</li> <li>• Lack of pavements</li> <li>• Capacity of local infrastructure</li> </ul>
Tivetshall St Mary/Margaret	117	<ul style="list-style-type: none"> <li>• Lack of employment opportunities</li> <li>• Lack of/poor infrastructure (gas, electricity, sewerage)</li> <li>• Impacts on form and character of settlement</li> <li>• Poor public transport</li> <li>• Area suffers from poor water pressure</li> <li>• Poor broadband connectivity</li> <li>• Limited services/facilities locally</li> <li>• Impacts on natural and historic environment</li> <li>• Road safety and access</li> <li>• Flood risk and drainage</li> <li>• Suitability of road network</li> <li>• Traffic congestion</li> <li>• Lack of pavements</li> <li>• Concern at scale of development</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>Some support for GNLP2128 due to good access and brownfield land</li> </ul>
Toft Monks , Burgh St Peter, Aldeby, Haddiscoe and Wheatacre	6	<ul style="list-style-type: none"> <li>Impacts on nearby grassland habitat should be considered (Toft Monks)</li> <li>Concerns regarding impact on important, underlying geology (Haddiscoe)</li> <li>Potential impacts on Broads landscape and dark skies</li> </ul>
Wacton	0	<ul style="list-style-type: none"> <li>No sites submitted</li> </ul>
Wicklewood	50	<ul style="list-style-type: none"> <li>Flood risk and drainage</li> <li>Traffic congestion</li> <li>Capacity of sewerage system</li> <li>Insufficient local infrastructure</li> <li>Concern at scale of development</li> <li>Lack of footpaths</li> <li>Impact on biodiversity</li> <li>Noise pollution</li> <li>Few local employment opportunities</li> <li>No shops</li> <li>Impacts on rural character and setting</li> <li>Traffic congestion</li> <li>Insufficient road network</li> <li>Intrusion into views across river valley</li> <li>Loss of agricultural land</li> </ul>
Winfarthing and Shelfanger	2	<ul style="list-style-type: none"> <li>Impacts on wildlife</li> <li>Lack of village facilities</li> <li>Site densities too high for village</li> </ul>
Woodton and Bedingham	12	<ul style="list-style-type: none"> <li>PC considers sites 0150, 0452 &amp; 1009 as potentially suitable - drainage to avoid impacts on The Street</li> <li>Proximity to CWS - may require mitigation</li> <li>Flood risk</li> <li>Impact on form &amp; character of village</li> <li>Traffic congestion on narrow roads</li> <li>Road access issues</li> </ul>
Wreningham with Ashwellthorpe and Fundenhall	32	<ul style="list-style-type: none"> <li>Flooding and drainage issues</li> <li>Concern at scale of development</li> <li>Suitability of road network</li> <li>Loss of landscape character</li> <li>Site remote from village (0187)</li> <li>Traffic congestion</li> <li>Impacts on rural character of village</li> <li>Lack of footpaths</li> <li>Road access</li> <li>Pedestrian safety</li> </ul>

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> <li>• Capacity of local schools</li> <li>• Lack of village facilities and services</li> <li>• Concerns at construction traffic</li> <li>• Already a number of vacant properties in Ashwellthorpe</li> <li>• Capacity of utilities infrastructure</li> <li>• Concern at impacts on nearby ancient woodlands</li> <li>• More homes built in village than allocated in existing Local Plan</li> </ul>

Figure 7 Main issues raised within GNLP consultations, by South Norfolk Village Cluster area

4.73 By assessing the broad summary of issues raised, as detailed in Figure 7, it is apparent that many of these are replicated across the different Village Cluster areas. Figure 8, below, presents a list of the overarching issues across all cluster areas, drawn from the data in Figure 7.

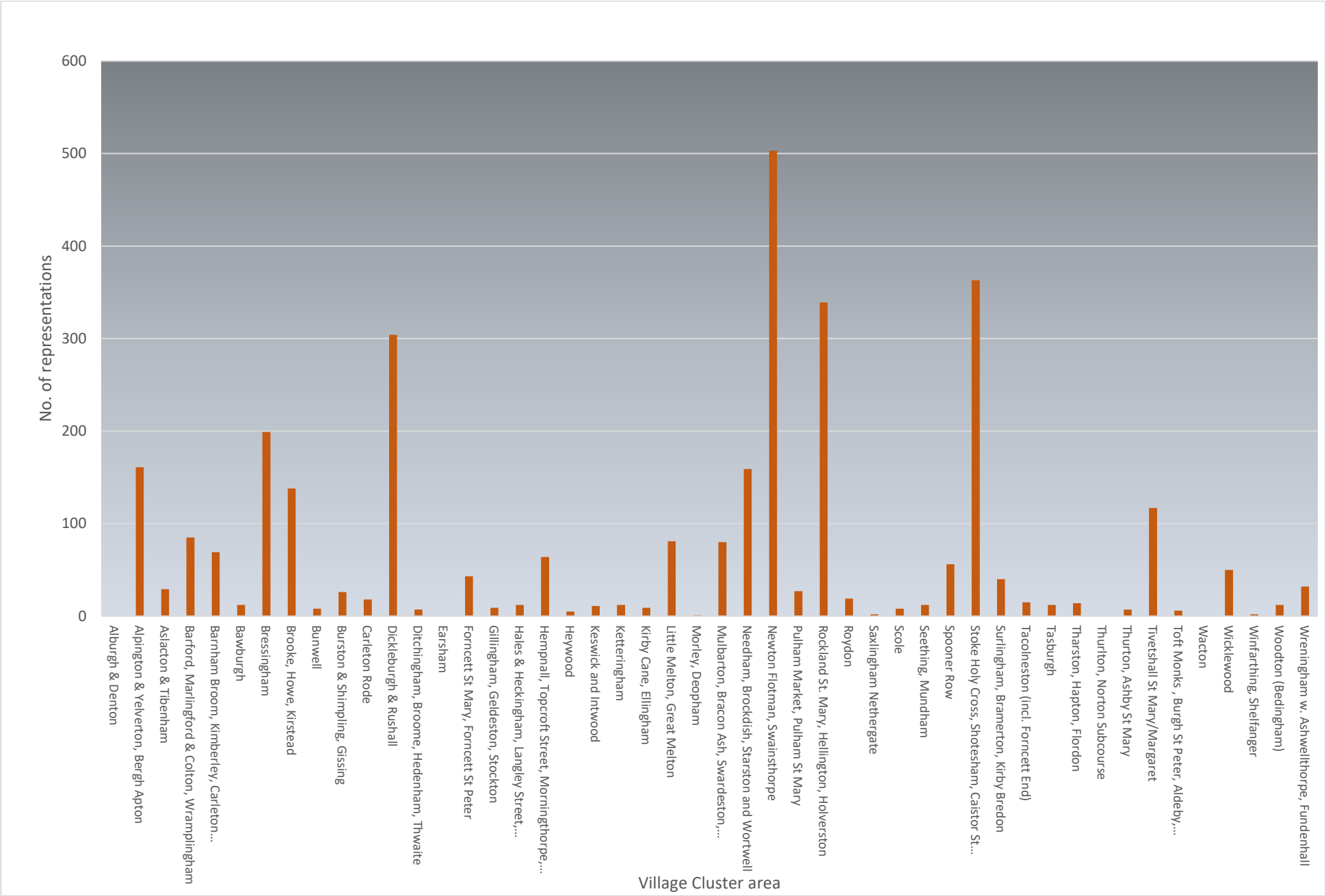
4.74 Figure 9, overleaf illustrates the number of representations made in relation to sites within the different Village Cluster areas (as captured in Figure 7, above).

Overarching issues across all Village Cluster areas (drawn from Fig. 7)
<ul style="list-style-type: none"> <li>• Impacts on local heritage and the historic environment</li> <li>• Impacts on biodiversity and the natural environment</li> <li>• Impacts on the landscape and the form and character of the settlement</li> <li>• Concern at the scale and density of specific proposals</li> <li>• Loss of valuable agricultural land</li> <li>• Road and pedestrian access to sites</li> <li>• Traffic congestion, road safety and the capacity of local road networks</li> <li>• Lack of public transport services locally</li> <li>• Surface water flooding and site drainage issues</li> <li>• Insufficient capacity in local utilities infrastructure (incl. sewerage, water supply, broadband)</li> <li>• Insufficient capacity in local services/facilities (incl. schools, doctors etc.)</li> <li>• Impacts of noise pollution</li> </ul>

Figure 8 Overarching issues across all Village Cluster areas (drawn from Fig. 7)



Figure 9 Total representations made, by Village Cluster area



## **5. Next Steps**

- 5.1 As discussed in paragraph 1.8, this Statement of Consultation is a work in progress and South Norfolk Council has taken the decision to produce a first draft of the statement in tandem with the consultation on the Reg. 18 draft Village Clusters Housing Allocations Document. This interim document therefore provides a resume of community and stakeholder involvement up until this point. The final version of the Statement of Consultation will be made available during the Reg. 19 publication stage.
- 5.2 The final version will incorporate a summary of the methodology and results of the Reg. 18 consultation on the draft Plan. The Statement will also include a final section detailing how the main issues to arise from consultation have informed the final version of the Village Clusters Housing Allocations Plan.

## **Appendix 1: Specific Consultation Bodies**

Abellio Greater Anglia  
Anglian Water Services Ltd  
British Telecommunications plc  
Broads Society  
Campaign for the Protection of Rural England (Norfolk Society)  
Centrica PLC  
Civil Aviation Authority  
Coal Authority  
Colliers International  
CPRE Norfolk  
Department for Transport  
Design Council  
East Anglian Ambulance NHS Trust  
East Midlands Trains  
EDF Energy  
EE  
Energy Saving Trust  
Environment Agency  
Farming and Wildlife Advisory Group  
Fisher German/Gov't Pipeline & Storage  
Forestry Commission  
Freight Transport Association  
Highways England  
Highways England  
Historic England  
Home Builders Federation  
Homes England  
Hutchison 3G UK Limited  
Marine Management Organisation  
National Grid  
National Grid Plant Protection  
Natural England  
Natural England  
Network Rail Ltd  
New Anglia LEP  
NHS England East Anglia Team  
NHS Property Services Ltd  
Norfolk & Norwich University Hospital NHS Trust  
Norfolk & Waveney Local Medical Committee  
Norfolk Community Health and Care Trust  
North Norfolk Clinical Commissioning Group  
Norwich Clinical Commissioning Group  
Norwich International Airport  
Norwich International Airport

Npower Limited  
O2 plc, Registered Office  
Office of Rail Regulation  
Oil & Pipelines Agency  
RSPB (East of England Regional Office)  
South Norfolk CCG  
The National Trust  
T-Mobile (UK) Ltd  
Transco (East of England)  
UK Power Networks  
Virgin Media  
Vodafone & O2  
Water Management Alliance

**Relevant Authorities:**

Breckland Council  
Broadland District Council  
Broads Authority  
Great Yarmouth Borough Council  
House of Commons  
King's Lynn & West Norfolk Borough Council  
Mid Suffolk District Council  
New Anglia LEP  
Norfolk Association of Local Councils  
Norfolk Constabulary  
Norfolk County Council  
Norfolk Fire and Rescue Service  
North Norfolk District Council  
Norwich City Council  
Railfuture East Anglia  
South Norfolk Council  
Suffolk County Council  
Suffolk Police Authority  
Waveney District Council  
All Parish/Town Councils within the Greater Norwich area  
All Parish/Town Councils adjacent to the Greater Norwich area

## Appendix 2: GNLP 'Growth Options & Site Proposals' – Examples of Advertising and Promotion



Adverts on the EDP website and in the newspaper



Widely distributed posters/flyers



Advertising at Park and Ride sites



Broadland District Council Twitter, promoting consultation



Norfolk County Council Twitter and feedback



Early advertising on Greater Norwich Twitter



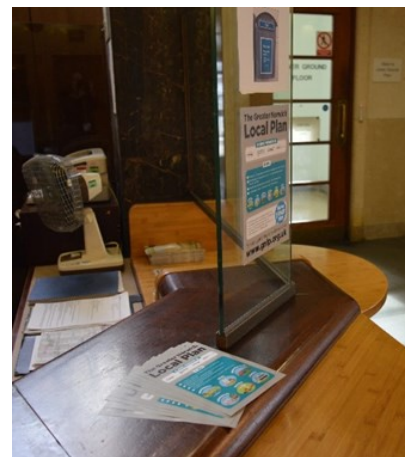
Extension to consultation widely announced



Greater Norwich Twitter feedback from events



Norfolk County Council updates on Transport for Norwich and the GNL



Flyers and consultation documents at council offices



South Norfolk Twitter updates



Greater Norwich website and Twitter advertising roadshows



## **Appendix 3: South Norfolk Council email to promoters of sites in South Norfolk villages (March 2020)**

**Fri 06/03/2020 17:34**

### **South Norfolk Village Clusters Housing Allocations Document - Confirmation of Existing Sites**

Dear site promoter

You have previously submitted a site/sites for possible future housing development in one of the smaller villages in South Norfolk, as part of the Greater Norwich Local Plan (GNLP) process. As you will probably already be aware, the decision has now been made to take those sites forward in a separate South Norfolk Village Clusters Housing Allocations Document.

The purpose of writing to you at this stage is to confirm that you still wish your site/sites to be considered in the Village Clusters document, for future allocation and/or inclusion within the Settlement Boundary. The document will consider two broad groups of sites:

Sites of approximately 12-25 dwellings, which will be allocated to meet the need for at least 1,200 new dwellings in these settlements; and Sites for 11 dwellings or fewer, for inclusion in the Settlement Limits, for future windfall development.

The current GNLP consultation, which ends at 5pm on Monday 16 March, includes a call for *additional* sites in Village Cluster locations in both Broadland and South Norfolk. The draft GNLP Strategy defines this as a site for a minimum for 12 units (approx..0.5 hectare) up to 1.0 hectare. If the site/sites you have previously promoted is/are outside those parameters, you might want to consider amending the boundaries to fit better with the aspirations of the Village Clusters document. In particular, if you have a site that is substantially larger than a hectare, we would like you to confirm that you would still be interested in the site being developed, should a scheme of approximately 12 to 25 units be allocated, as well as identifying on which part(s) of the site you think that could be best achieved.

In exceptional circumstances we may be considering larger sites, where these address particular local issues or bring particular benefits to a local community.

I would be grateful if you could confirm:

- (a) that you still wish your site/sites to be considered for inclusion in the South Norfolk Village Clusters Housing Allocations Document;

- (b) where relevant, that you consider the site viable to be brought forward for between 12 and 25 dwellings, taking into account the need to provide approximately 33% affordable homes, a mix of market dwellings (including bungalows or smaller units where relevant) and any other local infrastructure improvements necessary for proper development of the site; and
- (c) any amendments to your site/sites boundaries to better fit with the Village Clusters aspirations (if you wish to identify the remainder of a larger site, or other land in the same ownership, as a contingency, please ensure that this is clearly distinguishable from the main area being promoted).

We would be grateful if you could include your GNLP site reference(s) where you know this.

I would be grateful if you could provide **confirmation by Tuesday 31 March**, by email to:

LP@s-norfolk.gov.uk

or by post to:

Place Shaping Team,  
Planning  
South Norfolk Council  
Cygnet Court  
Long Stratton  
NR15 2XE

If you have any questions on this issue, or concerns about meeting the deadline, please contact a member of the Place Shaping Team on 01508 533805.

Yours faithfully

**Principal Infrastructure and Planning Policy Officer**  
Broadland District Council & South Norfolk Council



## Follow-up email – 26<sup>th</sup> March 2020

Thu 26/03/2020 21:13

### South Norfolk Village Clusters Housing Allocations Document - Confirmation of Existing Sites

Dear site promoter

Further to my email of 6 March, many thanks to those of you who have already responded and confirmed your sites; *if you have, there is no need to do anything further.*

For those who have *not* yet responded, due to the ongoing situation with the Coronavirus (COVID 19), we are extending the deadline to **Thursday 9 April.**

As mentioned in my last email, you have previously submitted a site/sites for possible future housing development in one of the smaller villages in South Norfolk, as part of the Greater Norwich Local Plan (GNLP) process; these will now be taken forward in a separate South Norfolk Village Clusters Housing Allocations Document.

The purpose of writing to you at this stage is to confirm that you still wish your site/sites to be considered in the Village Clusters document, for future allocation and/or inclusion within the Settlement Boundary. The document will consider two broad groups of sites:

Sites of approximately 12-25 dwellings, which will be allocated to meet the need for at least 1,200 new dwellings in these settlements; and  
Sites for 11 dwellings or fewer, for inclusion in the Settlement Limits, for future windfall development.

The GNLP consultation, which ended on 16 March, included a call for *additional* sites in Village Cluster locations in both Broadland and South Norfolk. The draft GNLP Strategy defines this as a site for a minimum for 12 units (approx.0.5 hectare) up to 1.0 hectare. If the site/sites you have previously promoted is/are outside those parameters, you might want to consider amending the boundaries to fit better with the aspirations of the Village Clusters document. In particular, if you have a site that is substantially larger than a hectare, we would like you to confirm that you would still be interested in the site being developed, should a scheme of approximately 12 to 25 units be allocated, as well as identifying on which part(s) of the site you think that could be best achieved.

In exceptional circumstances we may be considering larger sites, where these address particular local issues or bring particular benefits to a local community.

I would be grateful if you could confirm:

- (a) that you still wish your site/sites to be considered for inclusion in the South Norfolk Village Clusters Housing Allocations Document;
- (b) where relevant, that you consider the site viable to be brought forward for between 12 and 25 dwellings, taking into account the need to provide approximately 33% affordable homes, a mix of market dwellings (including bungalows or smaller units were relevant) and any other local infrastructure improvements necessary for proper development of the site; and
- (c) any amendments to your site/sites boundaries to better fit with the Village Clusters aspirations (if you wish to identify the remainder of a larger site, or other land in the same ownership, as a contingency, please ensure that this is clearly distinguishable from the main area being promoted).

We would be grateful if you could include your GNLP site reference(s) where you know this.

Please provide **confirmation by Thursday 9 April**, by email to:

LP@s-norfolk.gov.uk

or by post to:

Place Shaping Team,  
Planning  
South Norfolk Council  
Cygnet Court  
Long Stratton  
NR15 2XE

If you have any questions on this issue, or concerns about meeting the deadline, please contact a member of the Place Shaping Team on 01508 533805.

Yours faithfully

**Principal Infrastructure and Planning Policy Officer**  
Broadland District Council & South Norfolk Council

## **Appendix 4: South Norfolk Council email to technical bodies (June 2020)**

*(N.B. Example provided is that sent to NCC Highways)*

**Wed 24/06/2020 19:39**

### **South Norfolk Village Clusters Housing Allocations Plan - HELAA and Technical Consultation**

Dear Consultee

You may already be aware that South Norfolk is currently preparing a Village Clusters Housing Allocations Plan. The Village Clusters Plan sits alongside the Greater Norwich Local Plan (GNLP) and, as the title suggests, is specifically focused on allocating the sites for at least 1,200 homes in the smaller settlements in South Norfolk. It was originally intended that sites for these homes would be allocated directly through the GNLP.

Approximately 450 sites are being considered across the South Norfolk Village Cluster settlements. As sites within the Cluster areas were originally considered through the GNLP, your organisation has been previously been consulted on the vast majority of these as part of the preparation of the Greater Norwich Housing and Economic Land Availability Assessment (HELAA) and Regulation 18 consultations on the GNLP. Therefore, you will only need to reassess sites if you think circumstances have changed since you originally made comments.

Whilst the vast majority of sites are those already known to you, 85 'new' sites have now been submitted and 48 sites have had their boundaries revised. You will be able to identify which sites are new, have been revised or that are the same as previously considered using the referencing explained below.

All of the sites have a unique four-digit reference:

- where a site has previously been submitted to the GNLP we have retained the same four-digit reference number, although the prefix to the reference will have changed from GNLPXXXX to SNXXXX.
- New sites have a four-digit reference beginning with a four, i.e. SN4XXX.
- Sites with revised boundaries are have the suffix 'REV' after their reference number;
- In a limited number of cases sites have been subdivided into two or more parts, these sites have the suffix REVA, REVB, etc after their reference number.

The HELAA for the Village Clusters Plan is being undertaken using the same agreed Norfolk-wide methodology as the GNLP, which you will already be familiar with. The HELAA is a broad assessment of every site which has been submitted to us, and a relatively brief, desk-based approach would be appropriate for giving a Red/Amber/Green HELAA score. We are seeking your views on the 'Access to Site' and 'Transport and Roads' elements of the HELAA, and the definition of each of the scores is:

#### Access to Site

- *Green:* Access by all means is possible.
- *Amber:* There are potential access constraints on the site, but these could be overcome through development
- *Red:* No possibility of creating access to the site.

#### Transport and Roads

- *Green:* Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
- *Amber:* Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
- *Red:* Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.

Attached is a spreadsheet to record your responses. It has been formatted so that if you put a 'x' in the appropriate column, it will colour the cell. Please would you score the sites red, amber or green as per the description above. A 'HELAA comments' column is also included, should you wish to note any particular sensitivities and/or supporting reasoning for your scores. We would also be grateful if you would be able to confirm your scores/comments on sites that you have previously commented upon.

In order to retain a focussed timetable for the Village Cluster Plan we are undertaking the HELAA in parallel with the initial site assessment process. As such, you may wish to comment on the sites outside of the constraints of the HELAA scores. If you do, an 'Other Comments' column is also included on the attached spreadsheet.

Also attached are the Shapefiles for all of the sites. Please note, in some instances, the spreadsheet may include an 'SL' as part of the site reference, which is not part of the label for the corresponding shapefile; however, if the four digit numerical reference corresponds, this is the same site. If for any reason you find any discrepancies between the spreadsheet and Shapefiles, please do not hesitate to contact us.

I would be grateful if you could acknowledge receipt of this email and let me know who will be coordinating and/or undertaking the assessment for your organisation.

Given the limited number of new and revised sites we would be grateful if you could respond by **Friday 31 July 2020**. If you think there will be problems in making this deadline, please let us know as soon as possible and we will be happy to discuss an achievable deadline.

Many thanks for your help. If you have any questions then please contact me, using the details below.

Yours faithfully

**Principal Infrastructure and Planning Policy Officer**  
Broadland District Council & South Norfolk Council