



SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS DOCUMENT

STATEMENT OF CONSULTATION

PART 2 – SOUTH NORFOLK COUNCIL CONSULTATIONS

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1. Introduction

- 1.1 This document, Part 2 of the Statement of Consultation, details the methodologies and results of the consultations that have been undertaken by South Norfolk Council in the development of the Village Clusters Housing Allocations Plan (VCHAP); specifically the Technical Consultation (June-July 2020) and the Regulation 18 Consultation (June-August 2021).
- 1.2 Part 1 of this Statement sets out the earlier stages of consultation that were undertaken as part of work to produce the Greater Norwich Local Plan (GNLP), prior to the decision by South Norfolk Council to produce an independent VCHAP document.
- 1.3 The contents of the Statement are set out in chronological order. For each of the two consultation exercises that are presented in Part 2, 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;
 - f) Ongoing engagement (in the case of the first consultation exercise);
- 1.4 These sections are followed by a summary of the main issues that were raised by respondents as part of the Regulation 18 community and stakeholder consultation on the draft document, and South Norfolk Council's responses to these issues. Various appendices illustrate consultation and publicity material that was developed to support the consultations on the VCHAP.

2. 'Technical Consultations' (June-July 2020 and January 2022)

Aim

- 2.1 The intention of this focused consultation was to seek technical comments from specific stakeholder bodies in relation to the new submitted for potential allocation sites in rural South Norfolk (the Village Clusters, as defined in the GNLP). This covered sites that had been put forward during various GNLP consultations, up to and including on the 'Draft Strategy & Site Allocations', consultation between January and March 2020. Also in March 2020 the Council contacted all relevant site promoters to confirm that they wished to continue having their sites considered as part of the Village Clusters process and, if so, whether they wished to make any amendments to their sites to fit better with the scale being sought in the VCHAP.
- 2.2 The Technical Consultation comprises one of the key stages in the Housing and Economic Land Availability Assessment (HELAA) methodology.

Timescale

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

Consultees

- 2.5 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

2.6 As well as external consultees, the Technical Consultation also sought input from the Council's internal specialists:

- The Senior Heritage and Design Officer
- The Landscape Architect and the Conservation and Tree Officer
- Environmental Services (Environmental Management and Community Protection)

Description

2.7 Up to and including the GNLP 'New, Revised and Small Sites' (October - December 2018) consultation rural sites in South Norfolk were assessed as part of the GNLP under the GNLP assessment process. Subsequently, the work to identify and allocate sites within the South Norfolk Village Clusters was taken up by South Norfolk Council.

2.8 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, approximately 80 new sites were proposed in the South Norfolk Village Cluster locations.

2.9 Rather than 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.

2.10 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 were originally submitted to the GNLP, but which were subsequently 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.

2.11 These sites were re-submitted following an email (see Appendix 1) that was sent by South Norfolk Council on 6th March 2020 (with a follow-up on 26th 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 31st March (subsequently amended to 9th April, reflecting the start of the first national Covid lockdown in March 2020).

2.12 The Norfolk HELAA methodology (which has been adopted by South Norfolk Council under the Norfolk Strategic Planning Framework) requires technical consultation with specific stakeholder bodies as part of the site assessment process. The Council therefore undertook a consultation with the technical bodies, on all of the South Norfolk Village Cluster site submitted in the January to March 2020 GNLP consultation or previously submitted and confirmed by the

site promoter for continued consideration, in order to inform the HELAA assessment.

2.13 An example of the email that was sent to the stakeholder bodies as part of this technical consultation features as Appendix 2. 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

2.14 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.

Ongoing Engagement

2.15 Following the Regulation 18 consultation in summer 2021, as detailed in the following section, a second Technical Consultation was undertaken on sites that were either newly submitted or substantively revised during the Regulation 18 consultation. This followed a similar format this initial Technical Consultation.

2.16 To better understand some of the responses to the Technical Consultations, a series of meetings were held with some of the consultees, including Historic England, Anglian Water and the Highways, Lead Local Flood Authority and Children's Services teams at Norfolk County Council.

3. Reg. 18 Draft Consultation (June-August 2021)

Aim

- 3.1 The aim of this significant and extensive consultation (marking the main phase of Regulation 18 consultation on the emerging Village Clusters Housing Allocations Plan) was to seek the views of the public and of key stakeholder bodies on the Council's preferred sites for allocation as part of the Plan. It also provided consultees with the option to comment on:
- sites that were proposed to be 'shortlisted';
 - sites that were proposed to be 'rejected';
 - other proposed amendments to Settlement Limits;
 - a series of general policies and the overall objectives for the Plan;
- 3.2 In addition, respondents had the opportunity to promote new sites for consideration within the emerging Plan.
- 3.3 This consultation followed the earlier consideration of sites and consultation activity undertaken by the GNLP and the technical consultation / review of sites undertaken by South Norfolk Council during summer 2020.

Timescale

- 3.4 This consultation took place between 7th June and 2nd August 2021.

Consultees

- 3.5 This was an extensive public and stakeholder consultation and, as such, it involved a significant amount of publicity and notification of appropriate bodies.
- 3.6 In accordance with Regulation 18 of the Town & Country Planning (Local Plans) (England) Regulations 2012, South Norfolk Council notified those specific and general consultation bodies that it considered would be appropriate, as well as interested businesses and residents that had previously registered to be notified in relation to progress with the Local Plan.
- 3.7 A list of specific consultation bodies consulted (including the 'Relevant Authorities') can be found in Appendix 3. These bodies were notified by email/letter, a copy of which can be found in Appendix 4.
- 3.8 In addition, all 4,400 contacts registered on South Norfolk Council's Local Plan consultation database were notified of the start of the consultation. This database comprises specific and general consultation bodies, interested individuals, organisations and businesses that had previously formed part of the Greater Norwich Local Plan (GNLP) database, and which had subsequently been passed to South Norfolk Council once the latter had commenced work on the VCHAP. In addition, South Norfolk Council had also kept its own register of

individuals and organisations that had asked to be kept informed of progress with the Village Clusters Housing Allocations Plan (VCHAP) and these bodies were also notified of the consultation.

- 3.9 The Council also ensured that notifications were sent to those individuals/organisations which had promoted sites for consideration, whether through the GNLP originally, or through South Norfolk Council during the earlier stages of preparing the VCHAP.

Description

Consultation Document

- 3.10 The consultation took the form of an online document, to which consultees were directed via a URL in their notification email/letter or via one of the many forms of wider publicity (see later) concerning this consultation. Essentially, this was a draft version of the VCHAP, interspersed with consultation points whereby respondents could provide comments on various aspects of the Plan. The document was arranged into sections comprising:

- a) Introduction and Background
- b) The Plan Objectives
- c) Core Policies (including Standard Requirements, Design and Housing Mix)
- d) The Assessment of Sites
- e) Evidence Base
- f) Monitoring
- g) Village Cluster chapters (including details of 'Form and Character', 'Settlement Limit and Constraints', 'Preferred and Shortlisted Sites' and 'Rejected Sites')
- h) Monitoring Framework
- i) Glossary

- 3.11 The bulk of the document comprised section g), above, setting out the proposed categorisation of sites. The consultation points relating to these sites also allowed respondents to view the proposals on an interactive map of the district.

- 3.12 The consultation document is available to view online at www.south-norfolk.oc2.uk/document/1.

Supporting Documents

3.13 Alongside the main consultation document (and also hosted on the Council's consultation platform), the Council made available an array of supporting documentation. This comprised:

- Habitat Regulations Assessment*
- Sustainability Appraisal Report*
- Sustainability Appraisal Scoping Report
- Greater Norwich Water Cycle Study (2021)
- Greater Norwich Strategic Flood Risk Assessment (Level 1) (2017)
- Greater Norwich Local Plan Viability Appraisal (2020)
- Statement of Consultation (Interim)
- Norfolk HELAA Methodology – July 2016
- South Norfolk Village Cluster Site Assessment Form
- South Norfolk Village Cluster Assessment Criteria
- Equality Impact Assessment
- Virtual Exhibition Display Material (see below)
- Frequently Asked Questions
- Map booklets highlighting Preferred, Shortlisted and Rejected sites for each Village Cluster area
- Site assessment booklets for each Village Cluster area

*Respondents were also able to provide comments on these documents, if they wished.

New Sites form

3.14 As mentioned above, respondents also had the opportunity to promote new sites for consideration during this consultation period. An online form was made available from the consultation platform for anyone wishing to do this, asking for specific details regarding the site in question (including details of the site boundary, which could be simply plotted using interactive mapping).

Virtual Exhibition

3.15 Alongside the consultation document, and with a view to publicising and providing further context to the VCHAP, South Norfolk Council also produced a 'virtual exhibition' that mirrored the information typically displayed through in-person events.

3.16 The URL for accessing the virtual exhibition was made available via the Council's website, the online consultation platform, and via the many forms of publicity issued in support of the consultation (see below).

3.17 The choice to host a virtual exhibition rather than holding in-person events was predominantly due to the ongoing Covid-19 pandemic and the restrictions imposed by the Government on holding events.

3.18 The virtual exhibition included:

- a short introductory video by the Leader of the Council, setting the scene for growth within South Norfolk's villages;
- a range of interactive display panels which provided background and further information relating to the VCHAP;
- links to the consultation platform and to the various supporting documents highlighted above;
- an opportunity to enter into a live chat with one of the planning officers at set times during each week of the consultation period;

3.19 All of the above material was available to view for the duration of the consultation period.

3.20 A selection of images, highlighting the virtual exhibition, is available to view in Appendix 5.

3.21 Analytics information is available from the virtual exhibition. This shows that 3,447 users accessed the exhibition, resulting in a total of 18,475 page views. The most popular pages were, perhaps predictably: the maps showing the extent of the village cluster areas, the maps of individual sites and the information board on how suitable sites were identified.

3.22 Just over 30% of users provided information on gender and age. This information shows a broadly even split between gender 47.5% female to 52.5% male. More significantly, whilst the majority of people visiting the site were in the 65+ age range (approx. 22.5%), the split across age ranges was much more even than is typically experienced during face-to-face exhibitions, with nearly 20% of site users being in the 25-34 age range.

Publicity

3.23 A variety of publicity was undertaken in support of the consultation on the draft document and in order to bring it to the attention of as wide a cross section of the public as possible. Specific measures included:

- A poster advertising the consultation (see Appendix 6), which was distributed to libraries, GP surgeries and Parish Councils (for putting on parish noticeboards) across the district.
- A press release which was issued to local media (see copy of EDP article from 03.06.2021 that forms Appendix 7).
- Updates on South Norfolk Council's social media accounts (see Appendix 8)
- Details on the South Norfolk Council / Broadland District Council website (www.southnorfolkandbroadland.gov.uk/emerging-local-plan/south-norfolk-village-clusters-housing-allocations-plan)

- An article in the spring 2021 issue of the South Norfolk Council 'Link' magazine (see Appendix 9) which is issued to every household and business in the district.

Parish Councils Webinar

- 3.24 South Norfolk Council also organised an online presentation and 'Question & Answer' session for Parish Councils in the district, in order to explain the context to the VCHAP and the consultation, the elements that were subject to consultation and how respondents could have their say. This took place on the evening of Thursday 10th June and was held using the Zoom Webinars software.
- 3.25 All Parish Councils were invited and 64 representatives attended the event.
- 3.26 The webinar took the form of a presentation from Planning officers (see Appendix 10) followed by questions and answers. The presentation was available to those parishes who could not attend and a full report of questions and answers was issued to attendees following the event.

Results Summary

- 3.27 A significant number of representations were received in response to the public consultation on the VCHAP. In total there were 2,189 individual comments received from 784 individuals or organisations.
- 3.28 The majority of these representations (68%) were submitted directly via the online consultation platform. 30% of representations were submitted via email and 2% were received as hard copy submissions.
- 3.29 The majority of submitted representations (49%) were marked as objections to specific proposals. 40% were marked as comments (neither explicitly supporting nor objecting to proposals), and 11% were marked as supportive of specific proposals.
- 3.30 Figure 1, below, shows the ten Village Cluster areas subject to the highest numbers of representations as part of this particular consultation. The Village Cluster area which was subject to the highest number of representations was Rockland St. Mary, Hellington and Holverston (207), which was followed closely by Brooke, Howe and Kirstead (200). The average number of representations per Cluster area was 42, whilst the lowest numbers received were in Heywood, Keswick & Intwood, and Ketteringham Cluster areas, which received 1 representation each.

Village Cluster	Number of representations
Rockland St. Mary, Hellington, Holverston	207
Brooke, Howe, Kirstead	200
Little Melton, Great Melton	190
Alpington & Yelverton, Bergh Apton	185
Wicklewood	137
Newton Flotman, Swainsthorpe	122
Bressingham	88
Gillingham, Geldeston, Stockton	75
Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva	60
Toft Monks , Burgh St Peter, Aldeby, Haddiscoe, Wheatacre	48

Figure 1 - the ten Village Cluster areas subject to the highest numbers of representations

4. Summary of main issues raised and how these have been considered

- 4.31 There were a variety of issues raised within submitted representations during the consultation on the draft document. For a summary of the issues raised and South Norfolk Council's responses to those issues (relating to each Village Cluster area and the VCHAP objectives, general policies and monitoring framework), please see the tables within Appendix 11.
- 4.32 In order to provide an overview of the main issues raised as part of this consultation, a categorisation of the subjects raised in representations has been carried out. This has highlighted a number of key themes which prevailed in representations across all of the Village Cluster areas. Figure 2 sets out these key themes and shows which of these were most predominant within the representations received.

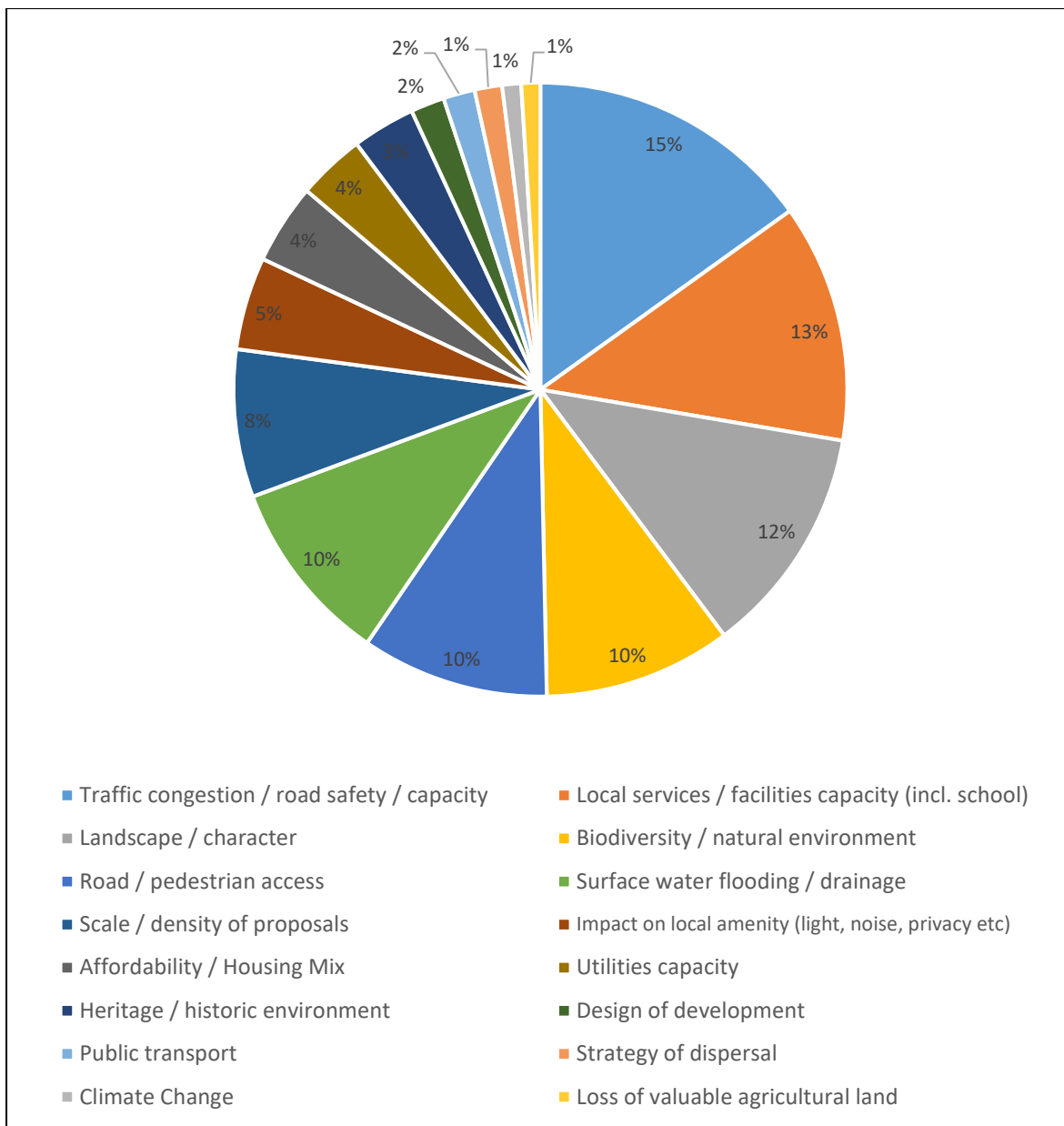


Figure 2 – Prevalence of main issues raised within representations

4.33 Figure 3, below, provides a South Norfolk Council response to each of these main issues, explaining how such issues have been considered in the development of the Village Clusters Housing Allocations Plan.

4.34 During the consultation, 63 new or revised sites were also submitted by respondents, for consideration as part of the ongoing work to produce the VCHAP. These new sites were added to maps of the Village Cluster areas which were then published on the Council’s website following the close of the consultation, once details of all of the new sites had been confirmed. An assessment of these new sites was undertaken by the Council in order to help inform the development of the pre-submission version of the VCHAP.

Issue Raised	SNC Response
<p>Traffic congestion, road safety and the capacity of local road networks</p>	<p>The Council has undertaken significant engagement with the Highways Authority (HA) throughout the site assessment and selection process. As a technical consultee the HA has provided comments on both immediate access into each site as well as a commentary on the wider road network. A technical review was undertaken by the HA for each site promoted to the VCHAP with subsequent discussions continuing with the HA on specific sites where queries arose or clarifications were needed. Meetings were held with the HA to review all of the shortlisted and preferred sites. Details of the HA comments are included in the Site Assessment forms.</p> <p>The detailed information provided by the HA has helped to inform the site selection process with sites considered to be unacceptable in highway safety terms rejected from the process. The HA has identified site specific highway mitigation works that would be required for each site, as well as local highway improvements that would be necessary in certain areas for a site to be acceptable in highway terms – these mitigation measures will be reflected in the site-specific planning policy text in due course.</p> <p>The Council acknowledges the concerns of residents about highways matters. The Council also recognises that growth in rural locations will result in some increase in traffic, but this is balanced with supporting existing local services (including public transport) through modest growth. The approach to the distribution of growth within the village clusters seeks to ensure that a higher proportion of growth is supported within the more accessible areas whilst seeking to limit new development in those areas that are either poorly connected or constrained by the local highway network. Furthermore, the scale of development that is proposed within the VCHAP, as well as its distribution, seeks to avoid significant highway impacts arising from this new development.</p>
<p>The capacity of local services/facilities (incl. schools, doctors etc.)</p>	<p>The Council recognises the concerns of residents about the impact of future growth on existing infrastructure. As part of the technical consultations that have been undertaken the Council has proactively engaged with infrastructure providers including utility providers, the local education authority and the Integrated Care System (ICS) which has responsibility for coordinating healthcare provision in the area.</p> <p>Discussions with the education authority at Norfolk County Council indicate that there is currently sufficient capacity within the existing primary school network to accommodate the level of growth proposed in the village cluster settlements. The perception of schools operating at capacity is based in part on the impact of parental choice of primary schools, as well as previous capacity issues. In addition, new provision and planned growth of primary schools in some areas (such as Hethersett, Wymondham and Trowse) has had a positive impact on some nearby village cluster schools previously considered to be at capacity. Moderate growth is seen as a positive way to support some of the smaller schools in the District which are currently experiencing falling pupil numbers.</p>

Issue Raised	SNC Response
	<p>The ICS has expressed some concerns about the level of growth proposed in the District. However, the Council recognises this is a strategic issue, most appropriately dealt with via the Greater Norwich Local Plan. Pressures faced by the healthcare system are in evidence nationwide and should not prevent the identified housing growth from being delivered. Therefore, whilst the Council remains sympathetic to the concerns of residents about this matter it is also not considered to be an issue that can be resolved at a local level via the VCHAP.</p>
<p>Impacts on the landscape and the form and character of the settlement</p>	<p>In common with many of the representations received during the Regulation-18 consultation the Council recognises the special value of both the landscape and the form and character of existing settlements throughout the South Norfolk District. The VCHAP assessment process seeks to protect and enhance these wherever possible for the ongoing benefit of both current and future residents. All site assessments have included an initial landscape and townscape assessment which has considered the key features, as well as identifying any impacts arising. In particular, the preferred and shortlisted sites have been specifically considered by the Council's Design, Landscape and Arboriculture specialists.</p> <p>Following comments received during the technical consultation it was determined that Landscape and Visual Appraisals (LVAs) should be undertaken for all sites preferred for allocation, to provide further information about the landscape and visual implications of development on these sites. A template appraisal form was prepared in conjunction with the Council's Landscape Architect. Mitigation measures identified via the site assessment process, the Regulation 18 consultation and the LVAs will be included within the site-specific policy allocation text as appropriate. The site assessments have also included an assessment of the townscape impact of proposed allocation sites, with advice sought from the Council's Senior Heritage and Design Officer on the existing form and character of an area.</p> <p>Whilst the evaluations and commentaries of the landscape and townscape impacts have helped to inform the site selection process it is recognised that all new development will result in an impact on the existing context. The site selection process is however seeking to minimise these effects, avoid harmful impacts and wherever possible enhance the existing situation.</p>

Issue Raised	SNC Response
<p>Impacts on biodiversity and the natural environment</p>	<p>The Council has given due regard to the impact of site development on the natural environment and existing biodiversity, both on-site and in proximity to the promoted sites. Technical comments of Norfolk County Council's ecology team and the Council's own Arboricultural Officer have been included in all site assessments and will be reflected, as appropriate, in the site-specific policy background and allocation text. This policy text may include identification of ecological areas of interest to help inform site layout and design, appropriate mitigation measures and any further information deemed to be of relevance to the development of a site.</p> <p>Both Norfolk Wildlife Trust and Natural England are consultees in the Development Plan process, and were contacted both prior to, during and after the Regulation 18 consultation, with some site-specific comments received from the former. In addition, the VCHAP will be supported by a Habitats Regulation Assessment.</p>
<p>Road and pedestrian access to sites</p>	<p>Accessibility of the sites to local services and facilities, as well as vehicular and pedestrian access into the sites, has been a key consideration in the determination of a site's suitability for allocation in the VCHAP but has remained of concern to local residents.</p> <p>One of the identified objectives of the VCHAP is the delivery of new development in a range of settlements to support and enhance the existing rural services and facilities that are already available; the proximity of a site to these local services and facilities has therefore formed an important part of the overall site assessment and selection process.</p> <p>Following the initial site assessment (which included reviewing the distance of a site from existing facilities and services set out in the agreed site assessment criteria) a significant focus of the ongoing discussions with the Highways Authority (HA) has been the opportunities to create safe vehicular and pedestrian access both into and from the sites. However, it is recognised that due to the rural nature of the District the ability to achieve pedestrian footways can be limited. Within this rural context it is considered reasonable that on occasion the only possible solution will be pedestrian links along quiet rural roads with stepping off places available. It is also accepted that it may not be possible to connect a site via pedestrian footways with all existing facilities and services within a settlement/ cluster.</p> <p>Wherever necessary, engagement has taken place with site promoters to seek assurances that the required accesses, visibility splays and pedestrian footways can be incorporated into the delivery of the site. As appropriate the requirements of the HA will be included within the site-specific policy allocation text and all highways details will be subject to scrutiny at the detailed planning application stage by the HA to ensure that they meet appropriate standards.</p>

Issue Raised	SNC Response
<p>Surface water flooding and site drainage</p>	<p>Concerns were raised in response to the Regulation-18 consultation about the current and future flood risk of development, as well as reference being made to both recent and historic flood events.</p> <p>The site assessment process included a review of both flood risk zones (which reflect fluvial flooding) and identified areas of surface water flooding that may affect the deliverability of the sites. This information was consolidated by technical consultation responses from the Lead Local Flood Authority (LLFA), the Internal Drainage Boards and the Environment Agency. Detailed discussions continued with the LLFA following receipt of their comments with these discussions resulting in the reclassification of some sites to avoid areas considered to be at risk, or which may cause off-site risks. As with other technical consultees, this process has resulted in mitigation measures being identified for some sites and as appropriate these will be incorporated into the site-specific policy allocation text.</p> <p>In addition to the engagement referred to above, the Council also commissioned a Part II Strategic Flood Risk Assessment (SFRA) which considers in further detail the potential impact of allocating some sites. This forms part of the evidence base for the final sites selected for allocation.</p>

Issue Raised	SNC Response
<p>The scale and density of growth / specific proposals</p>	<p>A number of representations were concerned about the suggested level of growth on promoted sites, both in terms of the scale promoted to the Council by the site promoter and the quantum of development suggested on a site by the Council at the Regulation-18 consultation stage. Some sites have subsequently been subject to a review of housing numbers following third party comments and observations and further consideration of the site itself.</p> <p>The Council has a responsibility (under National Planning Policy) to ensure the efficient use of land is achieved when approving new development. In recognition of the rural context of sites allocated in the village cluster plan it was considered that 25 dwellings per hectare was a reasonable site density, although where it is considered appropriate the density of a site will be adjusted to reflect its context within the final site-specific policy allocation text.</p> <p>As set out in the Reg-18 consultation material, the VCHAP seeks to allocate a series of smaller sites that are typically within the range of 12-50 homes. The site-specific policy wording will clearly set out the numbers of dwellings that the Council considers could be accommodated on a site, either as an approximate or maximum number, within the site area that is being allocated.</p> <p>Smaller sites (fewer than 12 dwellings) may come forward in due course following updates to some of the existing Local Plan Settlement Limits. Detailed proposals for development on these sites would be subject to assessment at the planning application stage against planning policies in place at the time. These smaller sites identified for inclusion within the settlement limits lie adjacent to existing settlement limits (or within newly formed settlement limits), and have been subject to the same site assessment as the allocation sites.</p>
<p>Impacts on amenity (e.g. light, noise, privacy etc.)</p>	<p>The Council acknowledges the concerns that existing residents have about the impact of new development on their existing residential amenities; however, detailed design matters including the relationship between the proposed and existing developments will be subject to assessment at the planning application stage. Planning applications will be assessed for compliance with the existing (or future) development management policies, including the impact of development on the amenities of existing residents. Where particular issues are identified through the site assessment process, such as changes in levels, orientation of properties and/or a predominance of single-story dwellings adjoining a site, these can be addressed in the site-specific policies.</p>

Issue Raised	SNC Response
The affordability / mix of housing	<p>In terms of the representations submitted relating to the affordability of new housing and the mix of housing on site, the Council is committed to delivering an appropriate mix of housing to meet the identified local need, as set out in the current SHMA (or subsequent SHMA at the time of any planning applications). Site promoters were required to confirm the viability of their site, as well as confirming their acceptance of the requirement to deliver the requisite amount of affordable housing on their site if allocated. Any proposed departure from either the specified housing mix or the percentage of affordable housing delivered on the site would need to be robustly justified and supported with appropriate evidence at the planning application stage.</p> <p>With regards to the comments received in relation to this topic, these representations were split between respondents seeking increased numbers of affordable housing, fewer affordable housing units or alternative housing mixes on sites but evidence to support these suggestions was generally not submitted.</p>
The capacity of local utilities infrastructure (incl. sewerage, water supply, broadband)	<p>In particular comments relating to the capacity of local utility infrastructure focused on the capacity of Anglian Water's wastewater recycling centres (foul water) and the availability of Broadband provision within a settlement.</p> <p>To support the VCHAP a Water Cycle Study (WCS) has been produced, which considers the in-combination impacts with those larger sites allocated in the GNLP, and this will highlight any particular areas of concern that may exist in the wastewater network. The Council has also met directly with Anglian Water to discuss network capacity and infrastructure issues, and, where we have been made aware of specific concerns by local residents that have not been addressed we have forwarded this information onto the consultants producing the WCS to review.</p> <p>The Council has considered the availability of all utility infrastructure to a site and where known developers have confirmed its availability (or otherwise). This information is reflected in the site assessment forms. The delivery of strategic infrastructure, or upgrades to existing networks, is ultimately the responsibility of the utility provider however in accordance with emerging Policy 4 of the GNLP it will be for applicants to make provision for on-site capacity and connections – either via the transfer of land or developer contributions.</p> <p>The availability of Broadband has been assessed via the Better Broadband for Norfolk website.</p>

Issue Raised	SNC Response
Impacts on local heritage and the historic environment	<p>The Council has liaised closely with both the Council's own Senior Heritage and Design Officer and Historic England during the site assessment and selection process.</p> <p>Following review of all sites, the Council's Heritage Officer was invited to comment on all of the preferred and shortlisted sites as part of the Technical Consultations, focussing on those considered to have a potential impact on identified heritage assets. These comments were included within the site assessments and helped to inform the sites selected as preferred and shortlisted options at Regulation 18.</p> <p>Historic England (HE) also provided comments as a statutory consultee to the VCHAP process. HE identified a number of sites considered to have a possible impact on the significance of the setting of a listed building (or Conservation Area) and requested that Heritage Impact Assessments be undertaken for these sites. The Council subsequently entered into discussions with HE to agree a template form and assessment criteria for the production of the HIAs. These have subsequently been completed and will be used to inform the site-specific policy allocation text as appropriate.</p>
The design of development	<p>The appropriate layout and design of a site is important, particularly when planning development within smaller settlements. The Council recognises this and, as appropriate, will include design requirements in the site-specific policy allocation text for certain sites. The design requirements set out in these policies will be informed by the assessments and ongoing discussions that have occurred during the VCHAP production process, including (but not limited to) the Heritage Impact Assessments and Landscape and Visual Appraisals. For all sites, the final detailed design and layout will also be subject to the usual requirements of the adopted Local Plan policies, including the South Norfolk Place Making Guide SPD and any adopted Neighbourhood Plans, and will be subject to full assessment against these at the planning application stage.</p>

Issue Raised	SNC Response
Lack of public transport services locally	<p>Infrequent connectivity via public transport was a concern raised in the consultation responses, alongside a lack of public transport in some locations. The Council has sought to identify existing public transport facilities locally as part of the site assessment process but recognises that these services and timetables have seasonal fluctuations and are subject to change at the discretion of the public transport providers. Nevertheless, where they exist regular public transport services are considered to be an advantage for a site.</p> <p>The constraints of the public transport network are acknowledged but it is also recognised that this is a limitation within any rural area. The VCHAP is seeking to distribute development throughout the District, focusing primarily on sites that have access to existing local facilities and services. Pedestrian connectivity of a site (either current or proposed) to existing facilities and services has also been a key factor in the site assessment process, at the same time recognising the constraints identified in the 'Road and pedestrian access to sites' section above. As a rural District it is also acknowledged that residents have a higher level of car ownership.</p>
The overarching strategy of dispersing growth amongst villages	<p>The overall distribution of development, including the allocation of 1,200 homes to the South Norfolk Village Clusters is covered by the GNLP and is an issue which has been raised through the GNLP Examination. Within this context, the Council carefully considered the available options for allocating the level of development required by the Greater Norwich Local Plan (GNLP) within the 48 village clusters in the District. Three scenarios were identified in the Sustainability Appraisal (SA) which sits alongside the VCHAP and forms part of the evidence base for the selection of sites. The VCHAP has been produced taking into account the findings of the SA and it is considered that this approach to distributing development throughout the village clusters offers the most opportunities for encouraging existing settlements, services and facilities to thrive in a sustainable manner.</p>

Issue Raised	SNC Response
Impact of housing development on climate change	<p>Climate change was a concern to some respondents and there was also an inter-play between this topic and others set out above (for example, flooding and biodiversity).</p> <p>The Council takes its role within the climate change agenda seriously and, through the VCHAP, is seeking to include appropriate design and mitigation measures into the final policy wording. The Greater Norwich Local Plan is responsible for setting out the strategic policy for addressing climate change throughout the whole of the Greater Norwich area, as well as the overall distribution of development. The VCHAP is part of this wider strategy that focuses the vast majority of growth on a strategic growth area that is well placed to exploit existing and future opportunities for alternative modes of transport such as walking, cycling and public transport. At a local level sustainable development and changes to the Building Regulations will play an important role in tackling climate change.</p> <p>The VCHAP recognises the shift in working patterns that has occurred, particularly the increase in working from home, which reduces the need to travel to workplaces. There is also a movement towards the increased usage of electric cars. At a more strategic level the Council continues to work with the County Council to address rural accessibility and transport issues.</p> <p>There is also a concern that without modest growth in villages the existing local services and facilities will not remain viable, resulting in additional journeys to schools, recreational opportunities etc.</p>
Loss of valuable agricultural land	<p>As part of the site assessment process the Council has identified the status of the agricultural land promoted for development, automatically classifying the most versatile land as having an 'amber' impact on the landscape in accordance with the approach taken by the GNLP.</p> <p>Whilst the Council is mindful of concerns about development occurring on agricultural land it recognises that in order to achieve the required housing growth within a rural context the majority of development will inevitably occur on greenfield land, much of which will be agricultural. However, it should also be noted that not all sites preferred or shortlisted within the VCHAP are currently within active agricultural use. Sites identified for allocation comprise a combination of agricultural land, commercial and brownfield sites, undeveloped areas of land as well as privately owned (non-agricultural) parcels of land.</p> <p>Overall the GNLP seeks to maximise the level of development on previously used land; however this would not be sufficient to accommodate the growth required.</p>

Figure 3 – South Norfolk Council responses to main issues raised during consultation

5. Conclusion

- 5.31 Both parts of this Statement of Consultation demonstrate the broad programme of community and stakeholder involvement that has been carried out, firstly under the banner of the Greater Norwich Local Plan (GNLP), and secondly by South Norfolk Council, in the development of the Village Clusters Housing Allocations Plan (VCHAP).
- 5.32 The engagement and consultation has followed the requirements of South Norfolk Council's Statement of Community Involvement, in necessitating an initial stage of pre-production and evidence gathering, followed by a consultation on a draft Local Plan. The majority of the first stage was undertaken when this work was being dealt with as part of the GNLP, and the latter once South Norfolk Council had taken the decision to produce an independent VCHAP.
- 5.33 The initial GNLP activity of identifying sites, undertaking thematic discussions with stakeholders and holding two significant public and stakeholder consultations in 2018, resulted in a wealth of evidence that was passed to South Norfolk Council to develop further in the production of the VCHAP.
- 5.34 Following South Norfolk Council's initial consultation with technical bodies, the substantial public and stakeholder consultation on a draft of the VCHAP document was undertaken, as outlined in Section 3 of this Statement of Consultation – Part 2.
- 5.35 The methods used to engage with the public and stakeholders were (to a large degree) dictated by the then current restrictions on holding public events, due to the Coronavirus pandemic. However, South Norfolk Council considers that the measures used allowed for an open, accessible consultation, in line with the Council's Statement of Community Involvement (and the then current SCI Temporary Update).
- 5.36 The main issues which emerged from the consultation activity, as set out in Figure 3, have assisted South Norfolk Council in developing a Village Clusters Housing Allocations Plan for the Reg. 19 'Publication' stage, which it feels best meets the specific growth requirements of the individual Village Clusters across the district.

Appendix 1: 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 – 26th 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 2: 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

Appendix 3: Specific Consultation Bodies

3

Anglian Water
British Telecom / EE / Plusnet
Cadent Gas
City Fibre
CLH Pipeline System
Coal Authority
CTIL
Environment Agency
Highways England
Historic England
Homes England
Hyperoptic
ITS Technology
Marine Management Organisation
Mobile Operators Association
National Grid
Natural England
Network Rail
New Anglia LEP
NHS England
Norfolk and Waveney Integrated Care System
O2 Telefonica
Police and Crime Commissioner for Norfolk
Police and Crime Commissioner for Suffolk
SSE Telecom
UK Power Networks
Virgin Media
Vodafone
Wild Anglia LWP
Zayo

Relevant authorities:

Breckland District Council
Broadland District Council
The Broads Authority
East Suffolk District Council
Great Yarmouth Borough Council
Mid Suffolk District Council
Norfolk County Council
Norwich City Council
Suffolk County Council
All Parish & Town Councils in South Norfolk
All Parish & Town Councils adjacent to the South Norfolk District boundary

Appendix 4: Consultee notification email / letter

Dear Consultee,

South Norfolk Village Clusters Housing Allocations Plan Regulation 18 Consultation

A draft version of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP) has been published for **8 weeks consultation, between 9am Monday 7 June and 5pm on Monday 2 August 2021**.

The VCHAP is seeking to allocate sites for at least 1,200 new dwellings (over and above those that already have permission), distributed across 48 Village Clusters centred around the Primary Schools in South Norfolk. The preferred allocation sites are between 12 and 50 dwellings, reflecting the scale of the settlements which they will form a part of. As well as allocation sites, the draft VCHAP proposes some smaller amendments to Development Boundaries, to accommodate windfall developments of up to 11 dwellings, which are in addition to the 1,200 dwelling requirement. We are now seeking your views on the choice of sites, including what specific criteria might need to be applied to the larger allocation sites.

The VCHAP sets out some suggestions for overarching policies which would apply to all housing proposals, whether they be on the allocations or the windfall sites. These are concerned with design quality, housing mix and common criteria, such as maximising the improving for walking/cycling, and your comments are also sought on these.

There may still be suitable sites in the Village Clusters which have not yet been promoted to us, so there is an opportunity to submit those additional sites as part of the consultation. For those considering submitting sites, it will be useful to consider the Council's Assessment Criteria when completing a site submission form.

The VCHAP sits alongside the Greater Norwich Local Plan, which you may already have commented on, and which will continue to set the strategic planning policies for South Norfolk and make both the housing allocations in larger settlements and also any non-housing allocations.

The consultation can be viewed at www.south-norfolk.gov.uk/vchap. Here you will find not only a link to the consultation document itself, plus a range of supporting documents that have been used to prepare the draft VCHAP, but also a virtual exhibition which may help answer some of your questions. As well as commenting on the main document, you may also wish to comment on the Interim Sustainability Appraisal and Habitats Regulation Assessment documents.

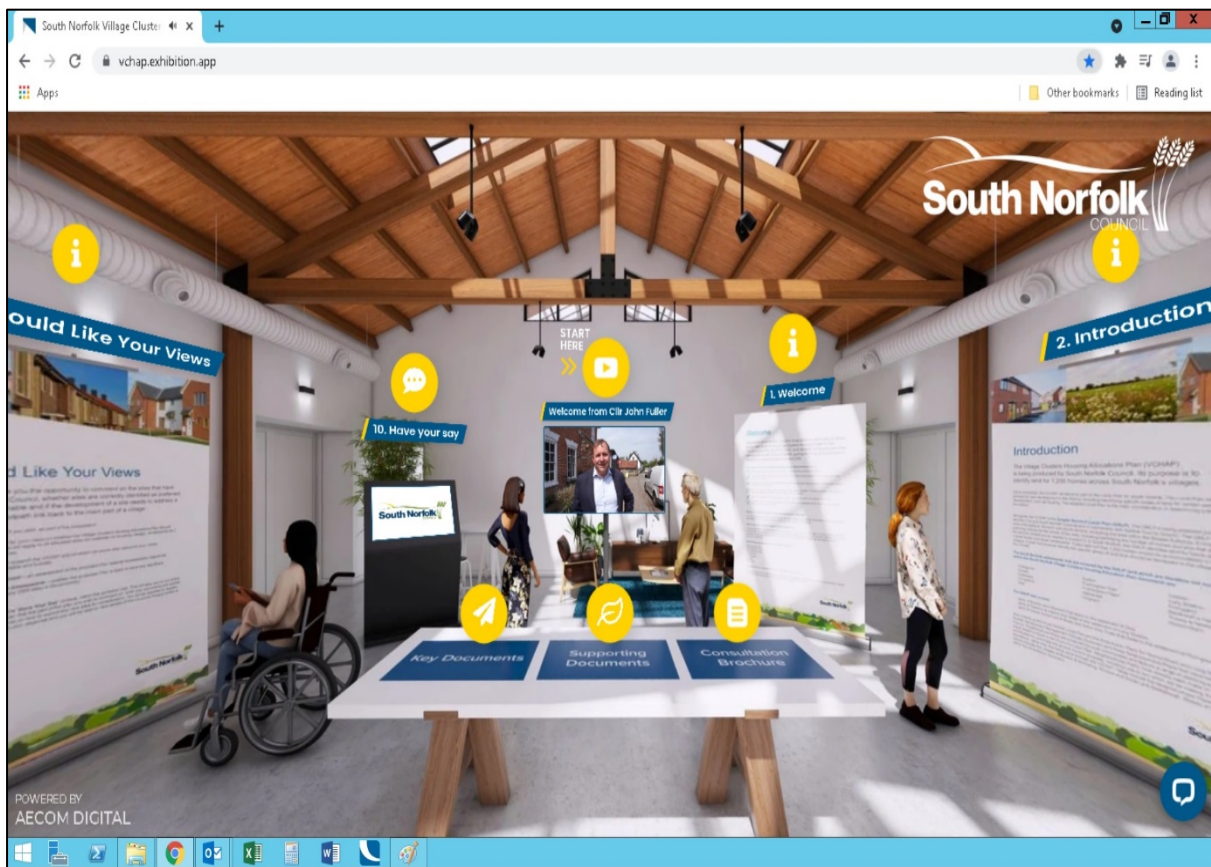
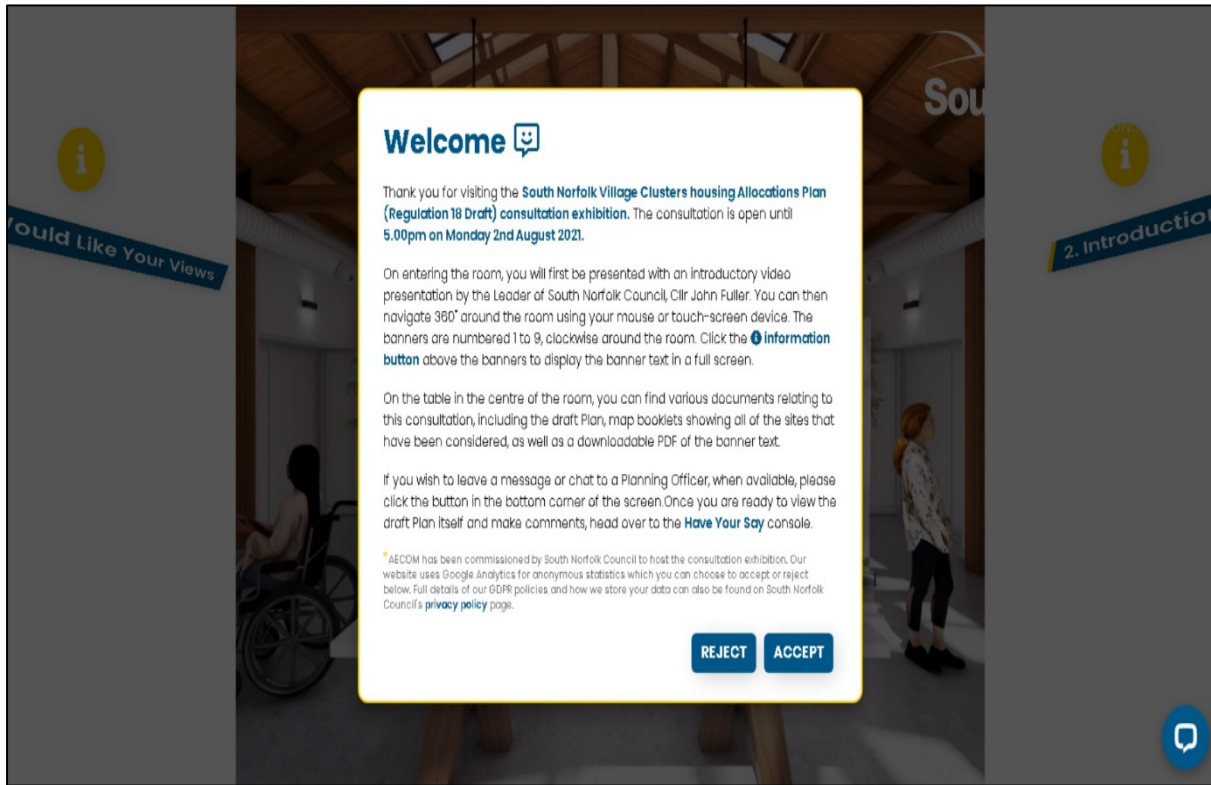
If you would like to contact the Place Shaping Team about the consultation (including letting us know if you wish to be removed from our consultation contacts) please call on 01508 533805, email LP@s-norfolk.gov.uk, or contact us via a webchat between 10am and 2pm on a Tuesday, or 2pm and 6pm on a Thursday, throughout the consultation (see VCHAP webpage for details).

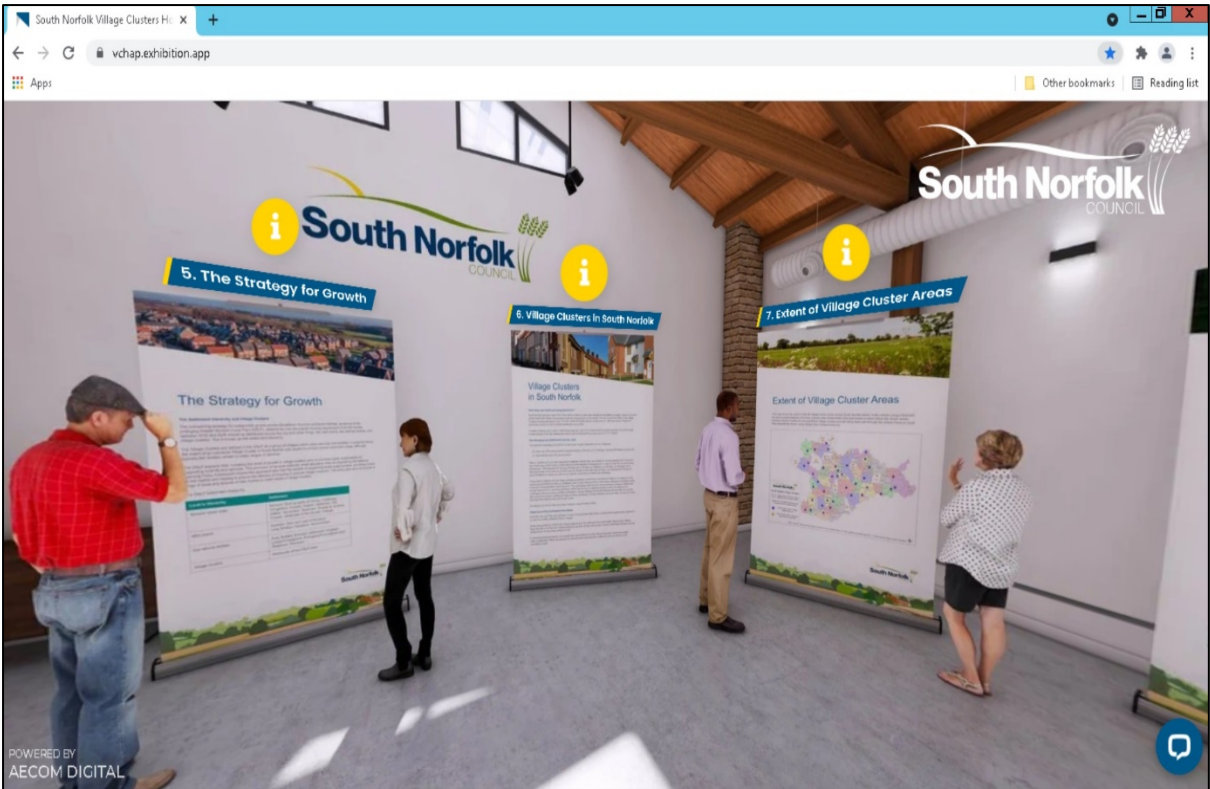
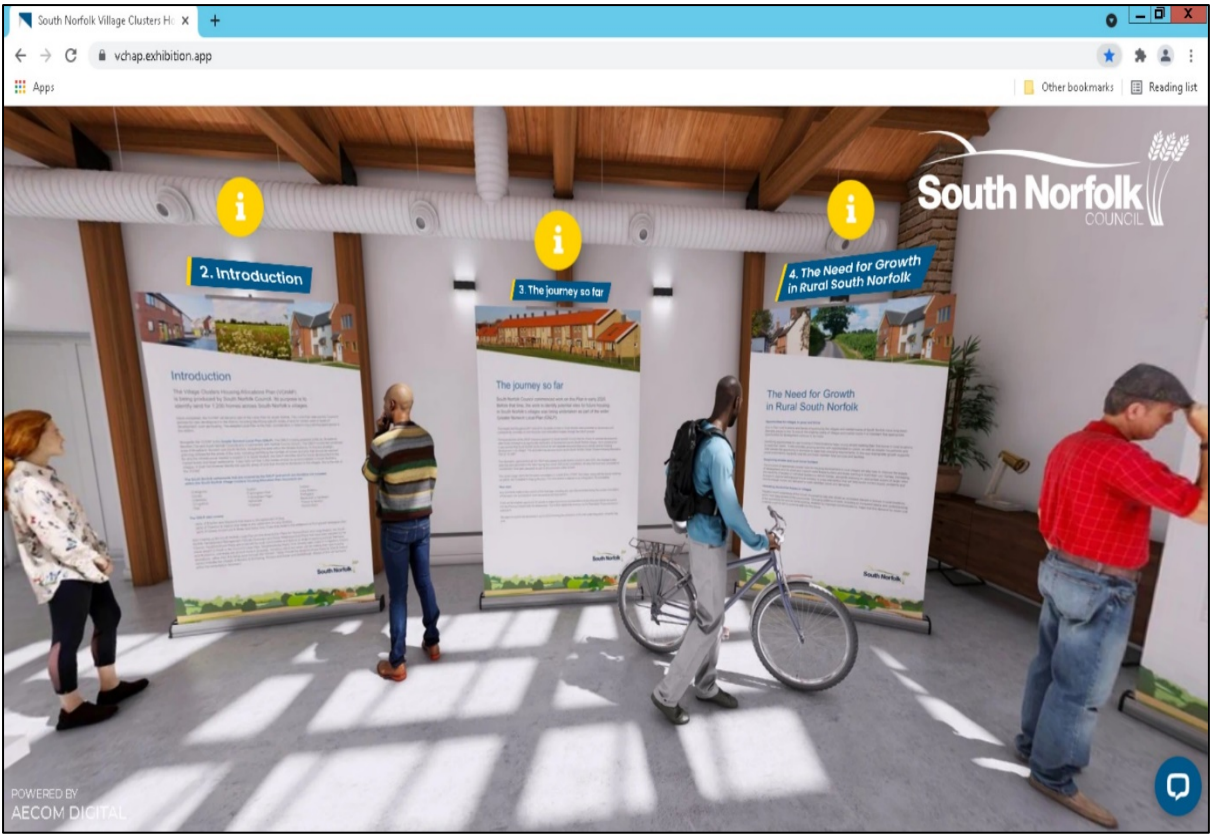
Please remember to **submit any comments by 5pm on Monday 2 August 2021**.

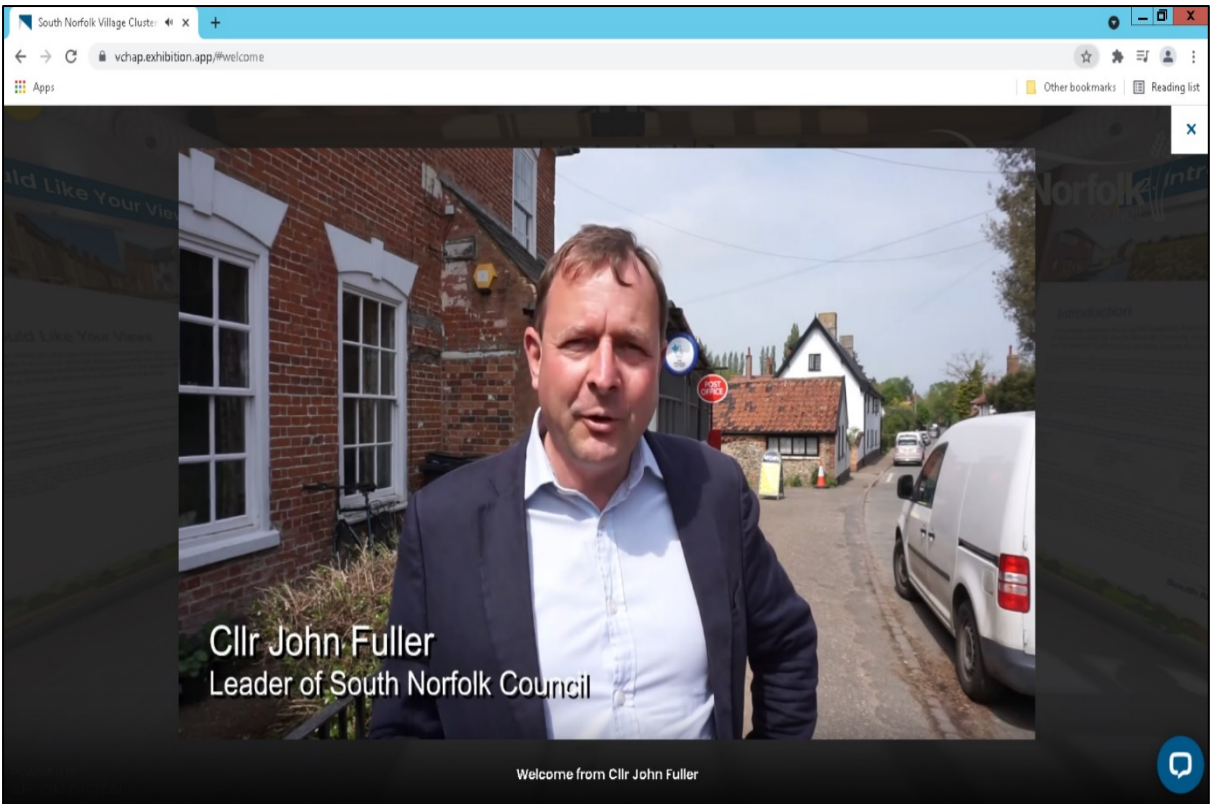
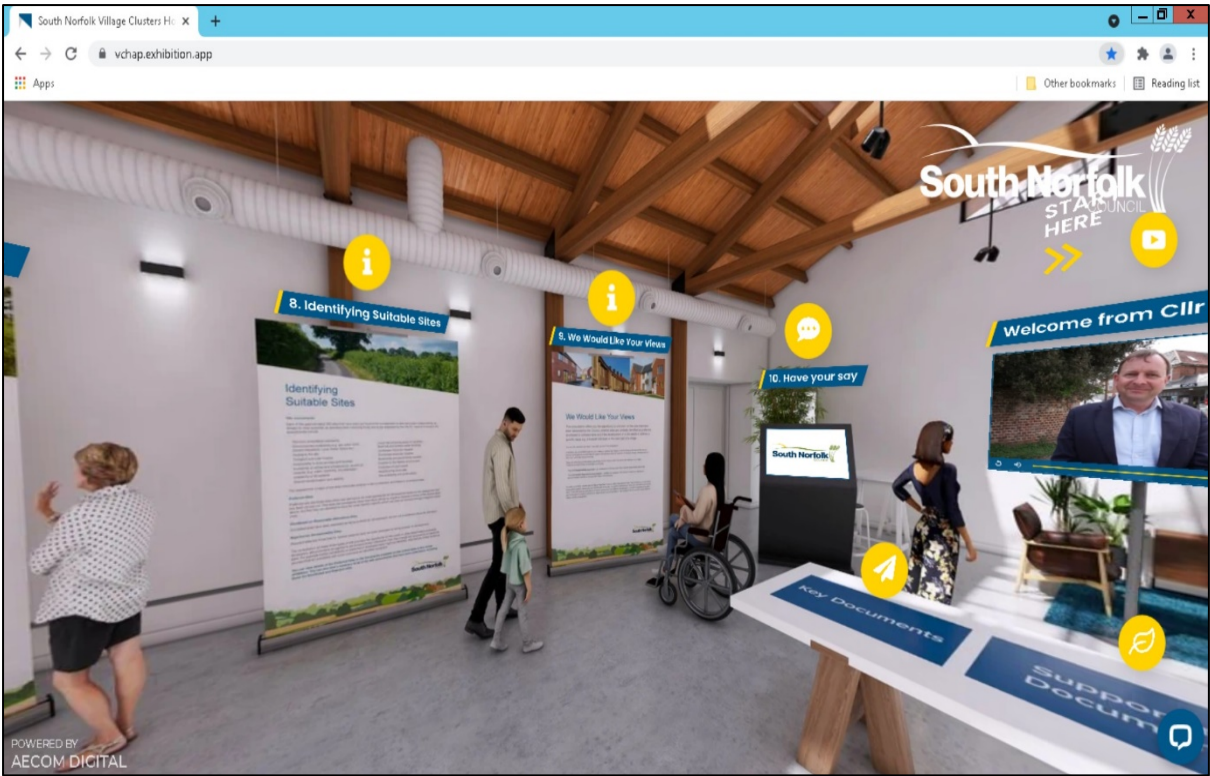
Yours faithfully

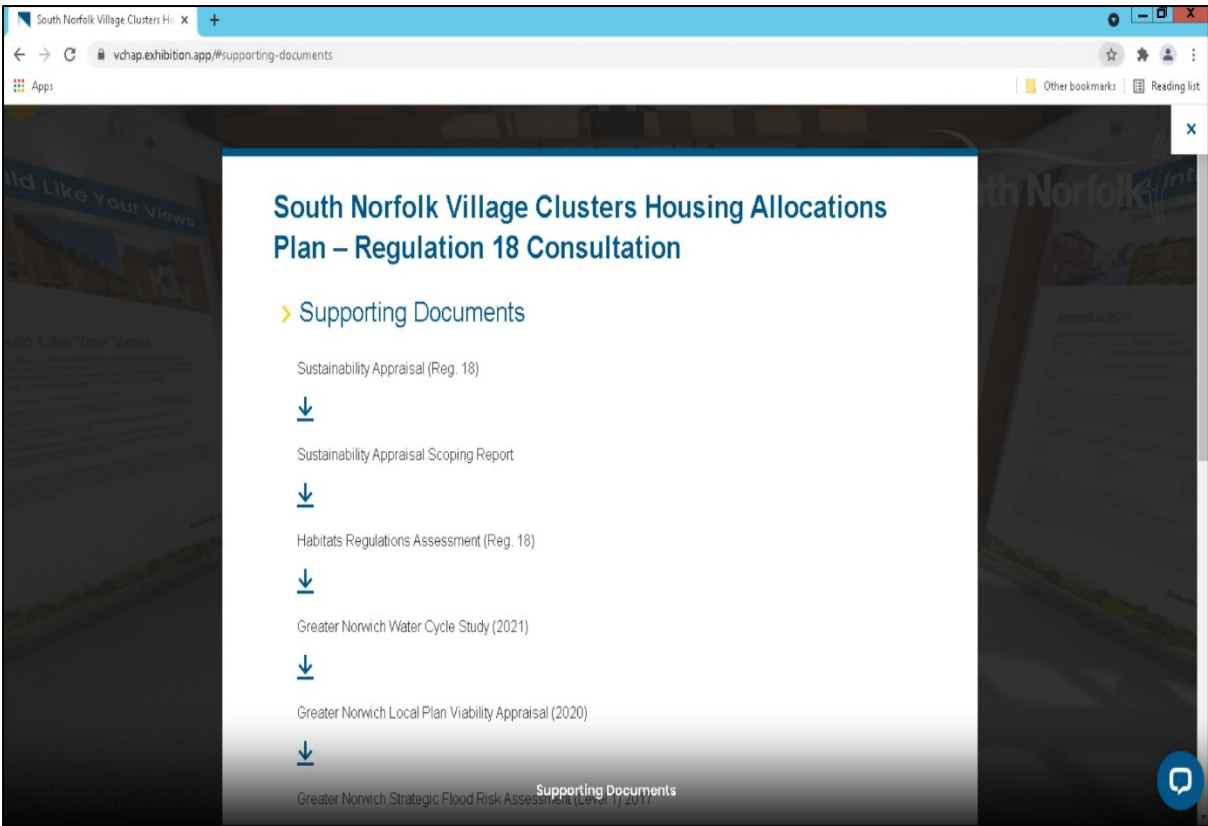
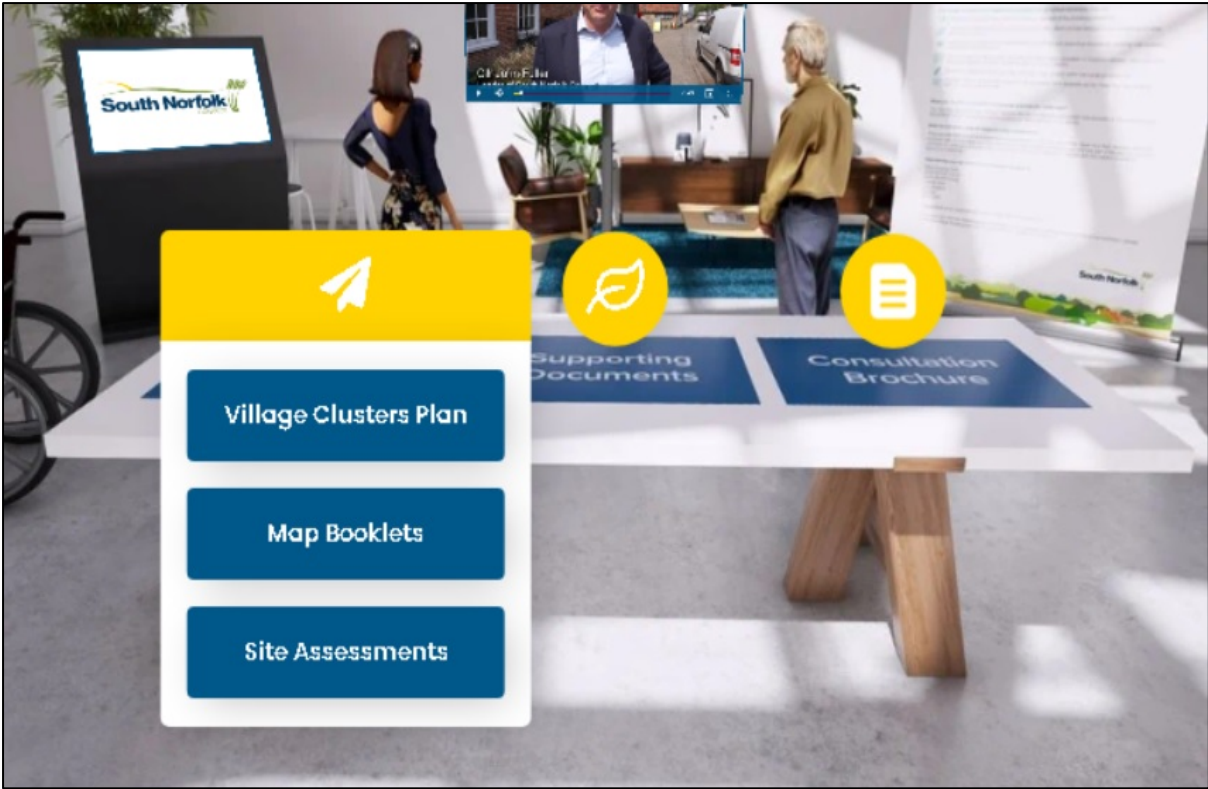
Paul Harris
Place Shaping Manager

Appendix 5: Images taken from virtual exhibition









Appendix 6: Consultation Poster



We'd like your views on future development in South Norfolk's villages

Between 7 June and 2 August, South Norfolk Council is consulting on a draft of its Village Clusters Housing Allocations Plan (VCHAP). This is a new Local Plan document that will allocate sites for housing growth in smaller villages across South Norfolk.

To ensure the ongoing vitality of South Norfolk's villages it is important that appropriate opportunities for sustainable development continue to be found. These villages have been grouped into 48 different clusters and our ambition is to distribute sites for growth across as many of the clusters as possible.

You can view and comment on sites that have currently been identified as Preferred Options, as well as those that have not been selected as preferred. Anyone wishing to put forward alternative areas of land for consideration will also be able to do so as part of this consultation.

To find out more and comment, please visit
south-norfolk.gov.uk/vchap
where you can also attend our virtual exhibition.

Any comments made on the draft Plan will be taken into consideration when we produce the final version, which is expected to be published in early 2022.

If you have questions please contact the Council's Place Shaping Team at lp@s-norfolk.gov.uk or 01508 533805.



Appendix 7: Eastern Daily Press article (03.06.2021)

Where should 1,200 Norfolk village homes be built?

George Thompson, Local Democracy Reporter

Published: 6:54 PM June 3, 2021

Updated: 11:07 AM June 4, 2021



Building new homes, bridges, tunnels, motorways could fend off high unemployment as the UK prepares to bolster the economy after Covid-19, says Peter Sharkey - Credit: Getty Images/iStockphoto

A council wants your thoughts on where more than 1,000 homes should be built in small Norfolk villages.

South Norfolk Council will be holding an eight-week consultation for its village clusters housing allocation plan (VCHAP).

In total, the council wants to build 1,200 homes between now and 2038, as part of the Greater Norwich Local Plan (GNLP), which sets out home building policies across Broadland, Norwich and South Norfolk.



South Norfolk Council leader John Fuller. Picture: ROSE SAPEY - Credit: Rose Sapey

"We need to plan for those people living here tomorrow - not everyone wants to be living in the city or close to the city," said John Fuller at a meeting of the SNC cabinet on Tuesday.

"Many people want to live in the countryside or villages for a variety of reasons.

Around 450 sites have been considered for the VCHAP, with 66 identified as preferred and a further 24 on the shortlist of alternatives.

While much of the GNLP focuses on development in built-up areas around Norwich, the VCHAP looks to small villages typically for only 12- 25 houses.

Mr Fuller said around 90pc of the homes in the GNLP are in or close to Norwich, but some need to be in villages.

Cabinet members stressed that the plans were not a “done deal” and that consultation would be used to identify the right sites.



South Norfolk Council wants to start the consultation next week - Credit: Archant

Kay Mason-Billig said: “We have got to think about the reasons why we did this in the first place.

“Things have changed a lot in the two years with Covid, people seem to appreciate more their home space.

“We don’t want dormant villages where people leave in the morning, lock the door and the place becomes quiet with no life in it.

“This is an opportunity for us to revitalise the spaces, bring more people in and have more services there.” Cabinet agreed for the consultation to go ahead, which is due to start on Monday, June 7.

For a list of parishes covered by the local plan visit the [South Norfolk Website](#).

Appendix 8: South Norfolk Council social media posts



Twitter post – re-tweeted on 12th June, 16th June, 29th June, 16th July 2021.



Facebook post – re-posted on 12th June, 16th June, 29th June, 16th July 2021.

Appendix 9: Article in South Norfolk Council 'Link' magazine, spring 2021

Have your say on new development

Due to their rural locations and sense of community the villages and market towns of South Norfolk have always been desirable places to live. To ensure the ongoing vitality of the district it is important that appropriate opportunities for development continue to be made. This will help young people seeking their first home in a rural location as well as helping provide growing families or older people with opportunities to upsize or downsize. In this way appropriate growth supports social sustainability, supports rural life and helps maintain local services and facilities.

People's recent experience of the COVID-19 lockdown has also driven an increased interest in homes in rural locations, with easy access to the countryside. Changing patterns of work, including an increased desire for home working, enabled by improved communications, mean that this demand for more rural locations could continue well into the future.

The provision of appropriate smaller sites for housing development in rural villages will also help to improve the supply of development land for small and medium-sized housebuilders and those wanting to build their own homes. Increasing the capability of smaller or individual builders to deliver homes, alongside ensuring an appropriate supply of larger sites to support regional and national housebuilders, is a key intervention that will help tackle current supply problems and ensure enough homes are delivered to meet identified needs and demands.

In recognitions of these factors, we are planning a public consultation on our draft Village Clusters Housing Allocations Plan this spring and summer. This will be a new Local Plan document, allocating sites for housing growth in smaller settlements across South Norfolk between now and 2038.

South Norfolk parishes have been divided into 48 different clusters, based on primary school catchment areas. The Village Clusters Plan will identify sites for a minimum of 1,200 new homes. Factors, including access to local services and facilities, the impact on local roads and flood risk, will play a key part in determining how the development will be spread between the cluster areas.

Due to the rural characteristics of South Norfolk's villages, in most cases, sites allocated through the plan are expected to be smaller in size, capable of accommodating between 12 to 25 homes and distributed across as many of the clusters as possible.



Larger sites may be proposed where they offer the opportunity to achieve particular benefits that could not be achieved through a smaller site or where a site needs to provide significant infrastructure improvements.

Approximately 450 sites located within the village clusters are being assessed to see which may or may not be suitable for future housing development. This includes sites that were originally submitted for consideration as part of work to produce the Greater Norwich Local Plan, and previous consultation comments relating to those sites have also been included in the assessment. Our aim is to publish a document containing the results of those site assessments for public consultation by May.

Those taking part in the consultation will be able to comment on the sites that have been assessed. It remains possible for anyone wishing to promote a potential development site for consideration to do so through this public consultation.

The consultation will be hosted on our website where you will be able to view an interactive map showing the proposals and leave your comments online. There will be plenty of publicity once the consultation goes live, including articles in the local press, posters in and around South Norfolk's communities, and features on the Council's social media channels.

Following this consultation, it is anticipated that the final Plan will be submitted to the Planning Inspectorate in early 2022, after which it will be subject to independent examination. It is expected that the document will be adopted by the Council in early 2023.

For further details, please contact the Place Shaping Team at lp@s-norfolk.gov.uk

Appendix 10: Parish Councils webinar presentation

Two Councils - One Team

South Norfolk Village Clusters Housing Allocations Plan

Regulation 18 Consultation



June 2021

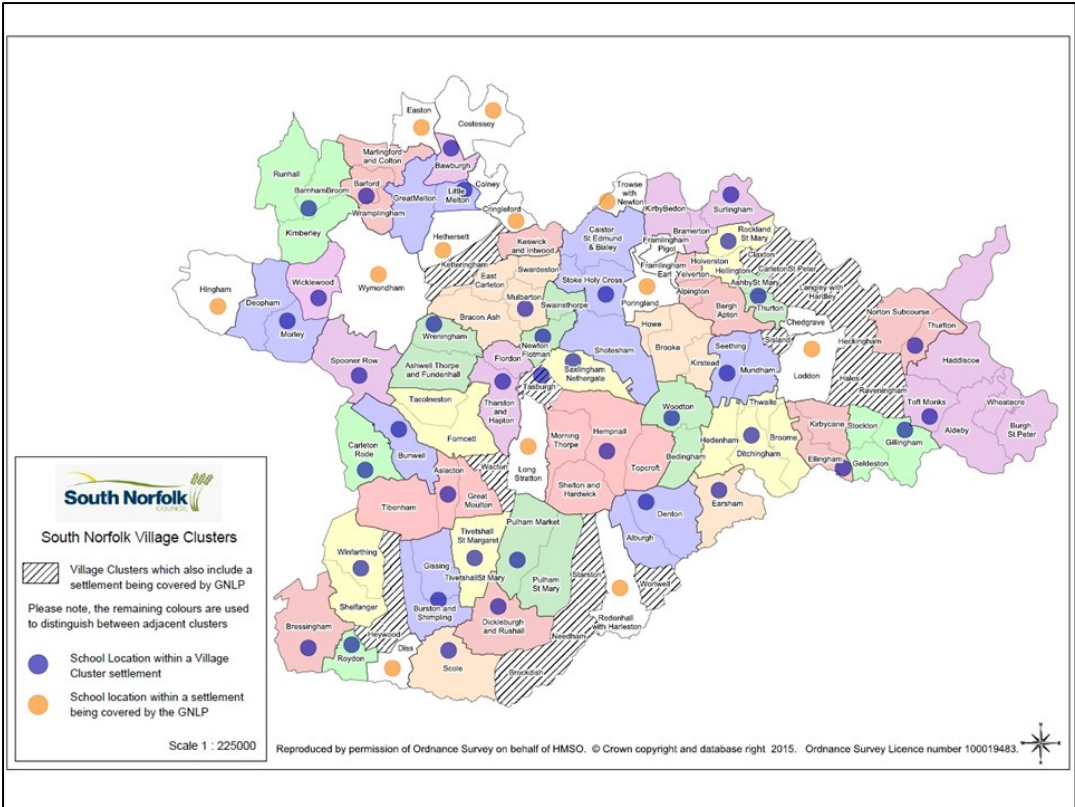


Two Councils - One Team

What is the Village Cluster Plan?

- South Norfolk Village Clusters Housing Allocation Plan (VCHAP) is a Local Plan document being produced by South Norfolk Council (SNC).
- Purpose of VCHAP is to identify sufficient land for a minimum of 1,200 homes in Village Clusters.
- The VCHAP follows on from Greater Norwich Local Plan (GNLP). GNLP sets out strategic policies, identified land in larger settlements and establishes the housing requirement.
- Approx. 450 Sites assessed in accordance with the criteria agreed by SNC Councillors. Selection of sites reflects Council's preference for small sites across a range of suitable settlements.





Two Councils - One Team

What is being consulted upon?

- Regulation 18 Document, which includes:
 - 3 Objectives
 - Proposals for 3 Core Policies
 - Contextual and Settlement Limit information about each of the Village Clusters
 - Proposals for the 66 Preferred, 24 Shortlisted and remaining Rejected Sites.
 - Proposed Monitoring Framework

- Also being consulted on are the Sustainability Appraisal and Habitat Regulations Assessment that have been produced to accompany the plan.

- The consultation also offers the opportunity for landowners, site promoters and developers to put forward further sites.



Two Councils - One Team

Next Steps...

- After consultation:
 - Analysis of representations;
 - Assessment of new sites;
 - Additional evidence gathering; and,
 - Review of preferred, shortlisted and rejected sites.
- Regulation 19 Consultation – March 2022.
- Submission to Secretary of State – June / July 2022.
- Adoption – April 2023.



Two Councils - One Team

Useful Links and Contact Details

- Council Webpage: www.south-norfolk.gov.uk/VCHAP
- Email: lp@s-norfolk.gov.uk
- Telephone: 01508 533805

