

South Norfolk Village Cluster Housing Allocations Plan Proposed Main Modifications

Habitats Regulations Assessment of the Main Modifications

August 2026



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

South Norfolk Village Cluster Housing Allocations Plan Proposed Main Modifications

Habitats Regulations Assessment of the Main Modifications

LC 1456	Document Control Box
Client	
Report title	
File name	
Status	
Date	
Author	
Reviewed	
Approved	

Front cover: Bewick's Swan (*Cygnus columbianus bewickii*)

About this report & notes for readers

Lepus Consulting Ltd (Lepus) has prepared this report for the use of South Norfolk Council. There are a number of limitations that should be borne in mind when considering the conclusions of this report. No party should alter or change this report without written permission from Lepus.

© Lepus Consulting Ltd

The conclusions below are based on the best available information, including information that is publicly available. No attempt to verify these secondary data sources has been made and they have been assumed to be accurate as published. This report was prepared between July and August 2026 and is subject to and limited by the information available during this time. This report has been prepared with

reasonable skill, care and diligence within the terms of the contract with the client. Lepus Consulting accepts no responsibility to the client and third parties of any matters outside the scope of this report. Third parties to whom this report or any part thereof is made known rely upon the report at their own risk.

Client comments can be sent to Lepus using the following address.

Eagle Tower,
Montpellier Drive
Cheltenham
Gloucestershire
GL50 1TA

Telephone: 01242 525222

E-mail: enquiries@lepusconsulting.com
www.lepusconsulting.com

Contents

Executive summary	iii
1 Introduction	1
1.1 Context.....	1
1.2 Purpose of this report	1
2 The South Norfolk VCHAP HRA findings	3
2.1 Previous HRA outputs	3
2.2 Submission and Examination of the South Norfolk VCHAP	4
3 HRA evaluation of Main Modifications	5
3.1 Methodology	5
3.2 Results	5
3.3 Conclusion	5
Appendix A: Schedule of Main Modifications and Screening.....	1

Appendix A Schedule of Main Modifications and Screening

Acronyms and abbreviations

AA	Appropriate Assessment
FLL	Functionally Linked Land
GNLP	Greater Norwich Local Plan
HRA	Habitats Regulations Assessment
LSEs	Likely Significant Effects
MIQs	Matters, Issues and Questions
PPG	Planning Policy Guidance
SAC	Special Area of Conservation
SoCG	Statement of Common Ground
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
VCHAP	Village Cluster Housing Allocations Plan

Executive summary

Purpose of this report

- E1 This HRA report evaluates the Schedules of Proposed Main Modifications to the submitted South Norfolk Village Cluster Housing Allocations Plan (July 2025), prepared by South Norfolk Council. These modifications have been drafted by South Norfolk Council in response to information and actions identified by the Inspector during the examination hearings, which are required to ensure the Plan is sound.
- E2 The Main Modifications are detailed in **Appendix A** of this report. This HRA report assesses whether the proposed modifications to the submitted South Norfolk Village Cluster Housing Allocations Plan introduce any new Likely Significant Effects (LSEs) on European sites, and whether the conclusions of the HRA undertaken for the submitted Plan remain valid in light of these modifications.
- E3 The methodology for the assessment process is the same as that used at all earlier stages in the HRA process of the submitted South Norfolk Village Cluster Housing Allocations Plan.

Assessment Findings

- E4 Each proposed modification has been screened to understand if it will result in new LSEs on European sites, and whether the conclusions of the HRA process for the submitted Village Cluster Housing Allocations Plan remain valid in light of these modifications.
- E5 This assessment has indicated that there will be no new LSEs as a result of the proposed modifications. It can therefore be concluded that the proposed Main Modifications will not change the outcome of the HRA process and will therefore not have an adverse impact on site integrity at any European site, either alone or in-combination.

1 Introduction

1.1 Context

- 1.1.1 South Norfolk Council (hereafter referred to as the Council), together with Broadland District Council, Norwich City Council and Norfolk County Council, adopted the Greater Norwich Local Plan (GNLP) in 2024. The GNLP provides the strategic planning framework for the Greater Norwich area and identifies the housing and employment requirements to 2038.
- 1.1.2 The South Norfolk Village Clusters Housing Allocations Plan (VCHAP) forms part of the development plan for South Norfolk and allocates land for at least 1,200 new homes within appropriate village clusters to help deliver the housing strategy established by the adopted GNLP. This is known as the South Norfolk Village Cluster Housing Allocations Plan¹ (VCHAP).
- 1.1.3 Lepus Consulting Ltd (Lepus) has prepared this Habitats Regulations Assessment (HRA) report of the proposed modifications to the submitted South Norfolk VCHAP. The modifications are presented within the Schedule of Proposed Main Modifications to the submitted South Norfolk VCHAP (July 2026).

1.2 Purpose of this report

- 1.2.1 This Main Modifications HRA Report supplements the earlier HRA outputs delivered alongside preparation of the South Norfolk VCHAP as listed below.
- Regulation 18 HRA of the South Norfolk VCHAP (2021)²;
 - Regulation 19 HRA of the South Norfolk VCHAP (2022)³;
 - Regulation 19 Pre-submission Addendum HRA of the South Norfolk VCHAP (2024) Report⁴.
- 1.2.2 This HRA report forms part of the series of HRA reports that have been prepared to document the iterative HRA process. It focuses on whether the modifications to the submitted VCHAP will result in new Likely Significant Effects (LSEs) upon any European site, and whether the conclusions of the HRA reports listed at **paragraph 1.2.1** remain valid in light of these modifications. European sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites⁵.
- 1.2.3 This report solely focuses upon Main Modifications to the submitted VCHAP made since the Examination hearings; it does not re-assess any aspect of the submitted Local Plan.

¹ South Norfolk Council (2024) South Norfolk Village Clusters Housing Allocations Plan: Submission version . Available at: <https://www.southnorfolkandbroadland.gov.uk/asset-library/submission-version-vchap.pdf> [Accessed: 20/07/26]

² Lepus Consulting (2021) *Regulation 18 Habitats Regulations Assessment of the South Norfolk Village Cluster Housing Allocations Plan*. Available at: https://southnorfolkandbroadland.oc2.uk/docfiles/2/LC-654_South%20Norfolk_Regulation%2018_HRA%20Report_8_140521SC-compressed%202.pdf. [Accessed: 28/07/26]

³ Lepus Consulting (2022) *Regulation 19 Habitats Regulations Assessment of the South Norfolk Village Clusters Housing Site Allocations Plan*. Available at: <https://southnorfolkandbroadland.oc2.uk/docfiles/11/VCHAP%20Habitats%20Regulations%20Assessment%20-%20main%20report.pdf>. [Accessed: 28/07/26]

⁴ Lepus Consulting. *Regulation 19 Pre-submission Addendum Habitats Regulations Assessment of the South Norfolk Village Cluster Housing Allocations Plan*. Available at: <https://www.southnorfolkandbroadland.gov.uk/asset-library/vchap-habitats-regulations-assessment.pdf> [Accessed: 20/07/26]

⁵ Wetlands of international importance (both listed and proposed).

-
- 1.2.4 This report does not contain all information normally presented in an HRA report and should therefore be read in conjunction with the HRA reports listed at **paragraph 1.2.1**.
- 1.2.5 This HRA has been prepared in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended)⁶, known as the Habitats Regulations and has been informed by National Planning Policy Guidance (PPG)⁷.
- 1.2.6 All modifications have been screened through the HRA process for LSEs, with the findings presented in **Appendix A**. The screening considers whether any impact pathways exist that could result in a likely significant effect on any European site.

⁶ The Conservation of Habitats and Species Regulations 2017 SI No. 2017/1012, TSO (The Stationery Office), London. Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents> [Date Accessed: 28/07/26]

⁷ Ministry of Housing, Communities and Local Government (July 2019) Planning Practice Guidance Note, Appropriate Assessment, Guidance on the use of Habitats Regulations Assessment.

2 The South Norfolk VCHAP HRA findings

2.1 Previous HRA outputs

- 2.1.1 Habitats Regulations Assessment has been undertaken throughout the preparation of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP). This has included assessment of the Regulation 18 Plan, the Regulation 19 Plan and the Regulation 19 Pre-Submission Addendum.
- 2.1.2 The Regulation 18 HRA identified likely significant effects from air pollution, changes to hydrology, recreation; and, habitat loss and fragmentation, including effects on functionally linked land (FLL). The screening process concluded that the Plan should proceed to the next stage of the HRA process at R19 and be subject to Appropriate Assessment.
- 2.1.3 Consequently, an Appropriate Assessment HRA was undertaken to support publication of the Regulation 19 VCHAP in December 2022. The outputs included re-screening for likely significant effects since Plan content had changed and evolved between R18 and R19, as well as the Appropriate Assessment.
- 2.1.4 The R19 Appropriate Assessment HRA (2022) considered the implications of the VCHAP for those European sites where likely significant effects could not be excluded at the screening stage. It assessed whether the Plan, alone or in combination with other plans and projects, would adversely affect the integrity of European sites, taking account of avoidance and mitigation measures. It concluded that recreational impacts and water quantity would not adversely affect site integrity; however, a conclusion of no adverse effect could not be reached for The Broads SAC and Broadland Ramsar in relation to nutrient neutrality pending updates to GNLP policy.
- 2.1.5 A Regulation 19 Pre-Submission Addendum HRA was prepared in 2024 to assess amendments to the VCHAP following publication of the Regulation 19 Plan. The Addendum updated the previous HRA and concluded that the proposed changes did not alter the overall conclusions of the assessment. It also confirmed that, following amendments to the GNLP, adverse effects on the integrity of European sites in relation to nutrient neutrality could be ruled out.
- 2.1.6 Following the Regulation 19 consultation, changes were made to the proposed allocations within the VCHAP, including the removal of an allocation that was no longer considered deliverable and amendments to the capacity of another allocation. A Regulation 19 Pre-submission Addendum was therefore prepared, supported by an updated HRA to assess the implications of the revised allocations on European sites.
- 2.1.7 Natural England submitted a representation to the Regulation 19 Pre-submission Addendum consultation confirming that they had no comments on the revised Plan and that they were broadly satisfied with the findings of the updated Habitats Regulations Assessment and Sustainability Appraisal.

2.2 Submission and Examination of the South Norfolk VCHAP

- 2.2.1 The South Norfolk VCHAP was submitted to the Secretary of State for public examination on 4th August 2025. Following the examination hearings, the Inspector provided the Council with a post-hearings letter in March 2026 setting out matters requiring further consideration and the Main Modifications considered necessary to enable the Plan to be found sound. The Council subsequently prepared a Schedule of Proposed Main Modifications to the submitted VCHAP. This report provides an HRA assessment of the proposed Main Modifications.

3 HRA evaluation of Main Modifications

3.1 Methodology

- 3.1.1 The Main Modifications have been reviewed using the HRA methodology set out in Chapter 2 of the Regulation 19 Pre-Submission Addendum HRA (2024). The assessment considered whether any of the Main Modifications introduced new likely significant effects or altered the conclusions of the previous HRA.

3.2 Results

- 3.2.1 The results of the Main Modifications screening exercise are presented in **Appendix A**. The right-hand column identifies whether there are any LSEs which may trigger a change to the conclusions of the Regulation 19 HRA Report (2024).
- 3.2.2 The majority of the Main Modifications comprise clarifications to policy wording, updates to supporting text, corrections and consequential amendments. None introduces a new allocation or development location beyond those previously assessed through the HRA.
- 3.2.3 A small number of Main Modifications amend the indicative dwelling capacities or developable area of existing allocations. These modifications relate to sites previously assessed through the Appropriate Assessment in 2024. They do not introduce new impact pathways or alter the mitigation measures relied upon by the HRA. The previous conclusions therefore remain applicable.
- 3.2.4 Main Modification no.1 updates the housing trajectory to reflect revised dwelling numbers arising from amendments to individual allocations. Overall housing provision is reduced from 1,330 dwellings to between 1,256 and 1,261 dwellings. This modification does not introduce any new development locations or alter the conclusions of the Appropriate Assessment.

3.3 Conclusion

- 3.3.1 The review of the Main Modifications has concluded that they do not alter the conclusions of the Regulation 19 Pre-Submission Addendum HRA (2024). The conclusions of the Appropriate Assessment therefore remain unchanged, namely that the VCHAP, as modified, will not adversely affect the integrity of any European site, either alone or in combination with other plans and projects.

Appendix A: Schedule of Main Modifications and Screening

Schedule of Proposed Main Modifications to the Submitted VCHAP July 2025

The modifications below are expressed either in the conventional form of strike through for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission VCHAP, and do not take account of the deletion or addition of text.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE												
MM1	6	A.1	Add new sentence to the end of the paragraph: <u>In accordance with emerging government guidance (NPPF, 2025), the Settlement Limits have also been updated to incorporate sites allocated within this Plan.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .												
MM2	7	A.10	Delete table and replace with: <table><tr><th><u>Source</u></th><th><u>Dwellings</u></th></tr><tr><td><u>New Village Cluster Plan Allocations</u></td><td><u>1,084 – 1,089</u></td></tr><tr><td><u>Carried Forward 2015 Allocations</u></td><td><u>Net Gain of 10</u></td></tr><tr><td><u>2015 Allocations not carried forward</u></td><td><u>Loss of 10</u></td></tr><tr><td><u>Neighbourhood Plan Sites</u></td><td><u>172</u></td></tr><tr><td><u>Total</u></td><td><u>1,256 – 1,261</u></td></tr></table>	<u>Source</u>	<u>Dwellings</u>	<u>New Village Cluster Plan Allocations</u>	<u>1,084 – 1,089</u>	<u>Carried Forward 2015 Allocations</u>	<u>Net Gain of 10</u>	<u>2015 Allocations not carried forward</u>	<u>Loss of 10</u>	<u>Neighbourhood Plan Sites</u>	<u>172</u>	<u>Total</u>	<u>1,256 – 1,261</u>	No. The revised housing trajectory results in a reduction in New Village Cluster Plan Allocations from 1,204 to between 1,084 and 1,089. The HRA report summarised in Section 2.1 provides a worst-case assessment. As a reduction in dwelling numbers would be expected to result in lower potential effects on European sites, this modification is not expected to trigger a change to the conclusions of the HRA or result in any new LSE.
<u>Source</u>	<u>Dwellings</u>															
<u>New Village Cluster Plan Allocations</u>	<u>1,084 – 1,089</u>															
<u>Carried Forward 2015 Allocations</u>	<u>Net Gain of 10</u>															
<u>2015 Allocations not carried forward</u>	<u>Loss of 10</u>															
<u>Neighbourhood Plan Sites</u>	<u>172</u>															
<u>Total</u>	<u>1,256 – 1,261</u>															
MM3	23	VC ALP1	Amend Policy VC ALP1 to read:	No. The modification increases the indicative capacity of the												

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Policy VC ALP1REV: West of Church Meadow 1.87ha of land is allocated for approximately 25 up to 30 dwellings. Amend criterion to read: • A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout/development of the site, including access arrangements. The FRA must have regard to the requirements set out in the <u>Stage 2 Level 2 VC SFRA (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u> Make consequential changes to the supporting text.	allocation from approximately 25 to up to 30 dwellings. The allocation was previously screened into the HRA for recreational disturbance and hydrological effect. The increase in the indicative capacity from 25 to 30 dwellings does not alter the location, nature or scale of the allocation, introduce any new impact pathways or affect the mitigation measures relied upon in the HRA. The small increase in dwelling numbers is not considered sufficient to materially alter the conclusions of the HRA and will not result in new likely significant effects in relation to recreational disturbance, hydrology, air quality or water resources.
MM4	24 - 25	VC BAP1 and 2.14 – 2.19	Delete Policy VC BAP1, supporting text paragraphs 2.14 – 2.19 and site allocation VC BAP1 from the Bergh Apton Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1, or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				therefore can be considered to be precautionary.
MM5	28	VC ASL1REV	Amend VC ASL1REV to read: Policy VC ASL1REV – Land off Church Road 2.3 hectares is allocated for approximately 35 36 homes Add criterion to read: <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.</u> Make consequential change to the supporting text.	No. The modification increases the indicative capacity of the allocation from approximately 35 to 36 dwellings. The allocation was previously assessed through the HRA, including the AA for water impacts. The minor increase of one dwelling does not materially alter the scale or nature of development previously assessed and is not considered to change the conclusions of the HRA. Furthermore, the policy has been strengthened through the addition of a criterion requiring early engagement with Anglian Water to ensure that adequate wastewater network capacity is available. This reinforces the safeguards relating to wastewater infrastructure and does not introduce any new impact pathways or increase the potential for effects on European sites. Accordingly, the conclusions of the existing HRA remain unchanged, and no

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				further HRA assessment is required.
MM6	27	3.7	Make updates to the paragraph <u>and the Aslacton Policy Map</u> to reflect modifications to the settlement limit: 3.7. The Settlement Limit has been drawn to include the main built form of the three settlements. In addition, the boundary includes a small allocation on High Green made within the 2015 Site Allocations Plan, as well as the former scrapyard in Aslacton. New dwellings on Pottergate Street and at Sneath Road/Woodrow, <u>and the dwelling at Boundary Villa</u> have also been incorporated into the Settlement Limit. <u>In addition, a modest extension to the existing settlement limit south of Sneath Road has been introduced, as well as a small area north of High Green at Great Moulton, adjacent to the allocations.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM7	34 - 36	VC BAR1 and 4.13-4.19	Delete Policy VC BAR1, supporting text paragraphs 4.13 – 4.19, and site allocation VC BAR1 from the Barford Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM8	36 - 39	VC BAR2 and 4.20 – 4.28	Delete Policy VC BAR2, supporting text paragraphs 4.20 – 4.28, and site allocation VC BAR2 from the Barford Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM9	33	4.9	Make updates to the following paragraphs <u>and the Barford and Colton Policy Maps</u> to reflect modifications to the settlement limits: A Settlement Limit has been drawn to include the main built form of the settlement. A smaller Settlement Limit has been drawn around the existing properties on Church Lane to the west of the village. <u>An area of existing settlement limit has been removed south of Church Lane, where a previous Local Plan allocation has proven to be undeliverable, whilst a cluster of dwellings at Pastures Grove to the east of the village has been included.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
	34	4.12	Due to the very limited facilities available in Colton the The Settlement Limit <u>at Colton is predominantly focused</u> has been drawn around the built form on Norwich Road, to allow for very limited infill development and to avoid further expansion into the surrounding countryside, preserving the rural character of the area. <u>with two small additions drawn to include existing development east of The Street and south of Marlingford Road. To preserve the character of the settlement, an intervening ribbon of development between Malthouse Farm and Stable Lodge has been excluded from the Settlement Limit.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM10	41	VC BB1 and 5.7 – 5.12	Delete Policy VC BB1, supporting text paragraphs 5.7 – 5.12, and site allocation VC BB1 from the Barnham Broom Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				of development for the Plan and therefore can be considered to be precautionary.
MM11	41	5.6	Make updates to the following paragraph <u>and the Barnham Broom Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn in two parts to include the main built form of the settlement. There is a break in the Settlement Limit where agricultural land and woodland provide a rural setting for the village. As part of the preparation of this Plan two additional areas of land on Norwich Road have been incorporated into the Settlement Limit; however, these maintain physical separation between the two built up areas.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM12	46	VC BAW1REV	Amend criteria to read: • The <u>Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development;</u> • The <u>drainage strategy for the site to have regard to the off-site surface water flowpath located to the south of the site, details to be agreed with the Lead Local Flood Authority; and</u> <u>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.</u> Make consequential change to the supporting text.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM13	50	VC BRE1	Amend criteria to read:	No. This modification does not trigger a change to the

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			• To determine the requirement for and deliverability of a school car park within the site, to be agreed in conjunction with the Norfolk County Council (in its role as Highway Authority and Education Authority), the school and the Local Planning Authority, and include land within the development, and contribute proportionately, to deliver the scheme if a deliverable need is demonstrated. <u>Consideration should be given to the design of the car park to ensure that the Grade II listed Pine Tree Cottage (including its setting) is conserved and enhanced;</u> <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; and</u>	conclusions of the HRA reports as summarised in Section 2.1 .
MM14	54	VC BRO1 paras 8.7 to 8.11 <u>and</u> <u>para 8.12</u> , and para 8.13	Amend Policy VC BRO1 as follows: Policy VC BRO1REV: East and West of the B1332, Norwich Road 2.47ha 1.2ha of land is allocated for up to 50 25 dwellings. The developer of the site will be required to ensure: • Access to the site is via a roundabout junction on the B1332, unless otherwise agreed with the Highways Authority; • Footways are provided to <u>connect to</u> the Norwich Road frontages, and, on the western side, to footpath Brooke FP2; • Inclusion of footpath Brooke FP2 within the layout of the development, to ensure it is safe and convenient to use; • A crossing point on the B1332 which secures a safe pedestrian route between the eastern part of the site and Brooke Primary School;	No. The revised housing trajectory results in a reduction in dwellings from 50 to 25. The HRA report summarised in Section 2.1 provides a worst-case assessment. As a reduction in dwelling numbers would be expected to result in lower potential effects on European sites, this modification is not expected to trigger a change to the conclusions of the HRA or result in any new LSE.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			• A site-specific Flood Risk Assessment (FRA) and strategy, to inform the access arrangements and layout of the site, which has regard to the Stage-2 Level 2 VC Strategic Flood Risk Assessment (SFRA) (including the July 2026 update) and the National Flood Risk Assessment 2 data; • Landscaping to the boundaries with the open countryside which successfully contain the impact of development and integrates the site with the wider countryside; • Protection of the mature trees both on the site boundaries and immediately outside of the site; • Frontage development to Norwich Road, consistent with the form and character of the area; <u>and</u> • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u> Make consequential changes to the following paragraphs of supporting text: 8.7. The site lies to the north of Brooke, <u>on the west side of Norwich Road.</u> on two parcels of land, either side of the B1332, Norwich Road. The site is well located for access to the services and facilities in Brooke, and for public transport on the main Norwich/Bungay bus route, for access to the full range of services/facilities. 8.8. Land to the west of Norwich Road is contained between the heavily vegetated grounds of Brooke Lodge to the north and part of the completed housing allocation from the 2015 Local Plan to the south. To the rear (west) the site is open to the remainder of the existing agricultural field. Land to the east of Norwich Road lies to the north of the remainder 2015 Local Plan allocation, but is largely open to the road frontage and wider countryside on the other boundaries. As such, the western part of the site is visually well contained on the Norwich Road frontage by the vegetation in the grounds of Brooke Lodge. However, there	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			is no existing screening to the rear (west) of the site and this aspect will be visible from nearby footpaths Brooke FP2/Howe FP6 and Brooke FP4/Howe FP5. To the east the site is much more open in the landscape, with no existing screening to either the north or east and will be clearly visible from Entrance Lane and nearby footpath Brooke FP3. As such, careful consideration will need to be given to the open aspects of these sites, to ensure that there is a successful containment and integration with the wider countryside. Mature trees on the furthest west site boundary and in the grounds of Brooke Lodge will require protection. 8.9. Whilst the site extends the village northwards, rather than along the east/west access axis that has been the more traditional direction for growth, the development will be contained on the west by Brooke Lodge and to the east. The listed Brooke Lodge to the north is screened from potential development by the level of vegetation in the grounds. Brooke Conservation Area lies to the south; however, the Heritage Impact Assessment (HIA) concludes that distance and intervening development mean the site is already visually disconnected and therefore will not have an impact on this designated heritage asset. Frontage development is the preference to Norwich Road, which continues the form and character of the locality. 8.10. As the site sits either side of Norwich Road, access arrangements will need to ensure there is both safe access to the sites themselves, and that a safe flow of traffic is maintained on B1332. As such the preferred highways solution is a roundabout that links the two sites; a crossroads would not be acceptable, and a staggered junction may not be achievable within the available site frontages. The current layby is within the highway and will help accommodate the junction arrangements. A roundabout would also have the effect of calming speeds into the village, which is currently the transition from the national speed limit to the 30mph limit. Any alternative solution would need to be agreed with the Highway Authority at the time of any planning application.	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			8.11. Footways will be required across the site frontages on both sides of <u>along</u> Norwich Road, connecting to the existing footways that already provides good access to the main facilities in the village. On the western side this <u>This</u> would also connect to footpath BrookeFP2/Howe FP6, which runs along the northern boundary of the site; the footpath will need to be appropriately incorporated into the design/layout of the development to ensure that it remains safe and convenient to use. In addition, a crossing point will be required on Norwich Road so that there is safe pedestrian route to the primary school from the eastern part of the allocation. 8.12. The Stage 2 <u>Level 2</u> VC Strategic Flood Risk Assessment (SFRA) indicates that there is a potential for ponding in <u>a small area of</u> the Norwich Road frontage of the western part of the site, which will need to be taken in to account as part of the access arrangements and layout of development. <u>Consideration should also be given to steering development away from the area s of surface water flood risk identified along the northern and southern boundaries of the site.</u> A site-specific FRA will be required, to demonstrate that the site is not at an increased risk of flooding in the future, that the development of the site does not increase the risk of surface water flooding on the site and to neighbouring properties and how the natural flood storage provided by the pre-developed site is preserved. 8.13. The allocation of a site of 2.47ha <u>1.2ha</u> for up to 50 <u>25</u> dwellings allows for development of an appropriate scale and density to reflect the edge of settlement location and the provision of a roundabout junction on the B1332.	
MM15	59	VC BUN2	Amend policy criteria to read: <u>A Heritage Impact Assessment is submitted as part of the detailed planning application to identify the impact of development on the heritage assets in proximity</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>to the site (in particular Lilac Farm and Bunwell Manor Hotel), and to inform the scale, layout and design of development;</u> Site layout and design <u>to</u> includes an area of open space to the south-east of the site to protect the residential amenities of existing and future occupiers, and to retain some long views across the site to the east <u>to preserve a connection between Lilac Farmhouse and the countryside (in accordance with the Heritage Impact Assessment);</u> Make consequential change to the supporting text.	
MM16	63	VC CAR1	Amend criterion to read: • A layout and design that has regard to the setting of Flaxlands Farmhouse to the north-east of the site <u>and the Plough Inn to the south-east of the site;</u> and	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM17	70	VC DIT1REV and paras 13.14 to 13.17 and 13.22	Amend Policy VC DIT1REV as follows: Policy VC DIT1REVA: Land at Thwaite's and Tunneys Lane 2.53ha of land is allocated for up to 45 dwellings. <u>5.61ha of land is allocated for 65 to 70 dwellings. A maximum of 65 dwellings from a single point of access via Hamilton Way, or approximately 70 dwellings if a second point of access can be achieved.</u> The developer of the site is required to ensure:	No. This modification increases the indicative capacity of the allocation from up to 45 dwellings to 65–70 dwellings and updates the policy wording and development requirements. The allocation was previously assessed through the Regulation 19 HRA, where it was screened in for potential recreational disturbance and hydrological effects. These impact pathways were subsequently considered

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Vehicular access to the site to be via Hamilton Way with pedestrian connectivity to Ditchingham FP5 to be created; <u>Access is either:</u> <u>A single vehicular access via Hamilton Way only, with a pedestrian and cycle access to be created between the site and Thwaite Road; or</u> <u>Two points of vehicular access, via Hamilton Way and Thwaite Road.</u> <u>Pedestrian connectivity to Ditchingham FP5 to be created;</u> <u>Off-site highways improvement works to be agreed in conjunction with the Highways Authority, but to include localised improvements to footways and junction crossings to enable improved pedestrian access to local bus stops and play facilities;</u> Site layout and design to respond to the existing built forms adjacent to the site, including in terms of building height and massing, <u>protection of the existing trees along the boundaries of the site</u>, safeguarding the residential amenities of existing and future residents and maximising opportunities for connectivity; Early engagement with Anglian Water (AW) to identify infrastructure crossing the site and connection to the local water recycling network; <u>capacity for wastewater flows from the proposal;</u> Protection of the established trees situated both along the site boundaries and outside the site during the construction phase of development; A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Stage-2 <u>Level 2</u> VC Strategic Flood Risk Assessment <u>(including the July 2026 update)</u> and the <u>National Flood Risk 2 Assessment data;</u> <u>Investigation and assessment of the safeguarded mineral resource will be required, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not occur; and</u>	through the Appropriate Assessment for recreation and water impacts, which concluded that, subject to the mitigation measures and policy framework identified within the HRA, the Plan would not result in adverse effects on the integrity of European sites. The modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The existing mitigation framework remains applicable and the revised capacity is not considered likely to alter the conclusions of the HRA.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u> Make consequential changes to the following paragraphs of supporting text: The site lies within a larger agricultural field <u>comprises an agricultural</u> field and is bound to the east, south and west by residential development. Wider views of the site are limited due to the presence of a substantial tree belt <u>adjacent to both Thwaite Road and Tunney's Lane, along the northern perimeter of the wider field, as well as existing vegetation to the east along Thwaite Road.</u> Although the site lies within a River Valley setting it has a strong relationship with the existing built form of the settlement and will not have an adverse landscape impact. 13.15 <u>There are two options for vehicular access to the site: (a) will be a single point of access via Hamilton Way only with a pedestrian and cycle connection to be created between the site and Thwaite Road, or (b) two points of vehicle, cycle and pedestrian access via Hamilton Way and Thwaite Road. Whilst the former is acceptable in highways terms for up to 65 dwellings, the latter (if achievable) would both facilitate extra capacity on the site, and also place less pressure on existing roads, including Rider Haggard Way, which becomes busy at school drop-off and pick-up times. Additional pedestrian connectivity is also to be provided to Ditchingham FP5. Off-site highway works will be required to improve non-car access to the nearby playground on Thwaite Road, and the bus stops on Hollow Hill Road.</u> The site layout and design, including infrastructure and connectivity, should maximise opportunities to respond to the adjacent development site (2019/1925). Particular regard should be given to the amenities of both existing and future residents along all of the site boundaries.	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>13.16 The site layout and design must also have regard to the presence of the established tree belt, avoiding the loss of, or damage to, trees both during the construction phase of development and once the site is occupied. To achieve this, consideration must be given at an early stage in the site design to the orientation and proximity of dwellings and associated private amenity space and the surrounding trees.</u> <u>13.17 The Level 2 VC Strategic Flood Risk Assessment (SFRA) has identified an area in the eastern section of the site that is at risk of surface water flooding in all flood events due to a topographic low spot in the land. Discussions with the Lead Local Flood Authority have identified an area of the site that is at risk of flooding during the 0.1% AEP flood event. The site layout and design will need to appropriately accommodate this area of surface water flood risk, and the drainage strategy will also need to include an assessment of groundwater for the entire site. In conjunction with the promoter of the site the site area has been drawn to minimise the impact of this constraint. It is noted that the identified surface water flowpath contributes to a wider off-site flowpath and the drainage strategy for the scheme will need to respond to this appropriately. In order to satisfy the requirements of the Environment Agency (EA), the drainage strategy will also need to ensure that waterflows from the site can be accommodated without impacting on the status of the River Waveney in accordance with the appropriate legislation and guidance. A site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the <u>Stage 2 Level 2 VC Strategic Flood Risk Assessment (SFRA) (including the July 2026 update)</u> and the National Flood Risk Assessment 2 data.</u> 13.18 Anglian Water (AW) has advised that their infrastructure crosses the site and the developer is encouraged to enter into early engagement with AW regarding this potential constraint. VC DIT1REV is in addition to the 2015 Local Plan allocations in Ditchingham and Broome, and the cumulative impact of recent and planned growth may <u>will</u> require phasing of VC DIT1REV to allow for upgrades to Ditchingham Water Recycling Centre.	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			13.22 An area of 2.53ha <u>5.61ha</u> of land is allocated for up to 45 <u>approximately 70</u> 65 to 70 dwellings, a scale of development that is considered to be acceptable within the context of the surrounding built form and sufficient to deliver the required standard infrastructure whilst addressing the constraints addressed above.	
MM18	70-72	VC BRM1 and 13.23 – 13.29	Delete Policy VC BRM1, supporting text paragraphs 13.23 – 13.29, and site allocation VC BRM1 from the Broome Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM19	75	VC EAR1	Amend criterion to read: • The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; and	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM20	77	VC EAR2 and paras 14.12, 14.17 and 14.20	Amend Policy VC EAR2 as follows: Policy VC EAR2REV – Land north of The Street, Earsham 4.4ha <u>3.49ha</u> of land is allocated for up to 25 <u>50</u> dwellings.	No. This modification updates the amount of land allocated for housing within an existing allocation and increases the indicative capacity from 25 to 50 dwellings. The allocation was previously assessed through the

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			The developer of the site will be required to ensure that: Vehicular access into the site is from The Street only, unless otherwise agreed with the Highways Authority and the Local Planning Authority, <u>avoiding the area of surface water flood risk at the eastern end of the site;</u> On and off-site highways works include a frontage footpath across the site as well as a suitable footpath link with pedestrian crossing to connect to the existing footpath at The Street, and relocation of the existing speed reduction feature on The Street; Landscaping to the boundaries with the open countryside will successfully contain the impact of development and integrate the site with the wider countryside. This will include the protection, <u>retention and enhancement of the trees and hedges on the site boundaries, including those outside of the site itself;</u> The site layout and landscaping within the site responds to the surrounding development (<u>including the scale of the adjacent dwellings</u>), <u>and infrastructure and heritage, including as well as the scale of the adjacent development, the adjacent operative quarry</u> and the proximity of the site to the A143, in order to minimise the impact on both existing and future residents; A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the <u>Stage-2 Level 2 VC Strategic Flood Risk Assessment (SFRA) (including the July 2026 update) and the National Flood Risk Assessment 2 data. Specifically, this will need to address the requirements of part b) of the exception test and avoid development at the eastern end of the site, where there is a combination of surface water and groundwater flood risk;</u> and <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u>	Regulation 19 HRA, which screened the allocation in for recreational disturbance and hydrological effects. These impact pathways were subsequently considered through the Appropriate Assessment for recreation and water impacts, which concluded that, subject to the mitigation measures and policy framework identified within the HRA, the Plan would not result in adverse effects on the integrity of European sites. The modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The amendments, including those relating to flood risk, do not affect the mitigation measures relied upon in the Appropriate Assessment. Accordingly, the revised development capacity is not considered likely to alter the conclusions of the HRA, and no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			The developer of the site will also undertake to work with the Highway Authority to promote an appropriate 20mph speed limit via the Traffic Regulation Order process. Make consequential changes to the following paragraphs of supporting text: 14.12 The site itself lies at the northern end of a wider parcel of <u>comprises a parcel of</u> agricultural land. Boundaries to the south of the site are minimal, affording clear views towards the site from both the A143 and The Street. A copse of trees to the north-east of the site, closest to The Street, lies outside the site boundaries and currently marks the end of the built form to the north of the site <u>The Street</u>. A tree belt, decreasing in width, marks the boundary of the site with the A143 to the west. <u>The scale of development on this site has been considered in the context of the wider availability of land in this location; however, the Council has concluded that a reduced site area to accommodate the number of dwellings proposed in the policy is consistent with the objectives of the Plan.</u> 14.15 Consideration will also need to be given to the context of the site and development proposals should respond appropriately to the nearby development, for example the single storey dwellings adjoining the site along Dukesway to the north and opposite the site at Valley Close. The site design and layout will also need to accommodate, as far as possible, the adjacent tree belt to the north of the site, as well as the mature oak tree in the eastern corner of the site. <u>In addition, the existing tree belt along the west boundary of the site will need to be retained and enhanced to reduce the visual impact of the site, and the impact of the adjacent A143.</u> 14.17 The Stage 2 Level 2 <u>Strategic Flood Risk Assessment (SFRA), including updates,</u> has identified that the site is at risk of groundwater flooding <u>and surface water flooding. All sources of flooding will need to be considered in the site-specific Flood Risk Assessment</u>	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			which should be undertaken in consultation with the Local Authority, Lead Local Flood Authority, Anglian Water and the Environment Agency, with the potential for some ponding near the boundary of the site with The Street and this <u>This</u> will need to be addressed in the site-specific Flood Risk Assessment (FRA). <u>However, built development and the main vehicular access will need to avoid the eastern end of the site, where there is combined surface water and groundwater flood risk. Instead, this area should be used to mitigate and manage and issues arising from development of the remainder of the site.</u> 14.18 Currently there are some glimpsed views across the site towards of the church spire at All Saints Church however these are already seen across the intervening built form, as identified in the supporting Heritage Impact Assessment (HIA) and the Landscape Visual Appraisal, and will not be significantly impacted by development of the site. <u>Consideration should be given to preserving glimpsed views towards All Saints Church spire through the site layout.</u> 14.20 The site is 1.4ha and is allocated for up to 25 dwellings, reflecting the context of the surrounding area and the landscaping requirements for the site. 3.49ha is allocated for up to 50 dwellings. This reflects the presence of the constraints identified above.	
MM21	79	15.3	Make updates to the following paragraph <u>and the Fornsett St Mary Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn around the cluster of linear development at Fornsett St Mary, <u>with modest additions introduced at the junction with Mill Road and Gilderswood, as well as the recent development at Hunts Mead and adjoining dwellings on Station Road,</u> leaving the more dispersed outlying areas outside and around the existing built up area of	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Fornett St Peter. <u>The settlement limit has been drawn tightly</u> is to prevent the linear spread of the settlement into the surrounding valley landscape. The Settlement Limit as defined for these settlements allows for limited infill development, maintains the space between the two villages and conserves the rural character of the area.	
MM22	84	VC GIL1REVA and para 16.12 & 16.18	Amend Policy VC GIL1REVA as follows: Policy VC GIL1REVA: South of Geldeston Road and Daisy Way 2.92 ha of land is allocated for approximately 40 <u>44</u> dwellings. Amend criteria to read: • A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the <u>Stage Level 2</u> VC Strategic Flood Risk Assessment (SFRA), to inform proposals for the site and preparation of a Flood Warning and Evacuation Plan; • <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network;</u> • A full Landscape <u>Visual Impact</u> Assessment to inform the scale, form and density of the development, as well as the extent of the protection and enhancement of the existing vegetated boundaries, <u>having particular regard to the views to- and from the site from the Broads Authority area to the south;</u> • <u>The Norfolk's Historic Environment Service is</u> Record to be consulted <u>prior to application</u> to determine the need for, <u>and the extent of</u>, any archaeological assessments surveys prior to development.	No. This modification increases the indicative capacity of the site from 40 to 44 dwellings. The allocation was previously assessed through the HRA and screened in for recreational disturbances and hydrological effects. The minor increase in the scale of development does not alter the location, extent or nature of the allocations or introduce any new impact pathway, so no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Make consequential changes to the supporting text.	
MM23	85	VC GEL1	Amend policy criteria to read: • A Topographical Survey and full Landscape <u>Visual Impact</u> Assessment to inform the scale and density of the development which should: reflect the existing housing within the Conservation Area; address the change in levels of the site, <u>including minimising the visual impact of the development on the Broads Authority area and its setting</u>; and protect the residential amenity of adjoining houses; • The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, <u>and the extent of</u>, any archaeological assessments surveys prior to development.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM24	90	VC HAL1REV	Amend Policy VC HAL1REV as follows: Policy VC HAL1REV: Land off Briar Lane 2.48ha of land is allocated for up to 35 39 dwellings. Amend criteria to read: • The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, <u>and the extent of</u>, any archaeological assessments surveys prior to development;	No. This modification changes the indicative capacity of the site from 35 to 39. This minor increase does not alter the location, extent or nature of the allocation or introduce any new impact pathways. The potential effects associated with recreational disturbance and hydrology remain the same as those previously considered, and the increase in dwelling numbers is not considered likely to alter the conclusions of the HRA.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>Protection and enhancement of views of the Grade II listed Hales Hospital from Briar Lane through careful layout, design and landscaping, especially in the northeast of the site;</u> • <u>A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout of the site, including access arrangements. The FRA must have regard to the requirements set out in the Stage 2 Level 2 VC Strategic Flood Risk Assessment (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data; and</u> Make consequential changes to the supporting text.	
MM25	96	VC HEM1	Amend policy criterion to read: • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM26	93	18.10	Make updates to the following paragraph to reflect modifications to the settlement limit, <u>and add a new Hempnall Green Policy Map</u>: The Settlement Limit has been drawn to include the main built form of the settlement. In addition, the boundary includes land at Willow Drive, the former allocation in the 2015 Local Plan. Development has occurred in the form of isolated clusters of housing along Field Lane (south of the village), Lundy Green, Road Green, Silver Green and isolated ribbon development at Hempnall Green. <u>A new area of Settlement Limit has been introduced at Hempnall Green, predominately to the east of Alburgh Road, reflecting the linear pattern of residential development that has occurred over time.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM27	100	21.4	Make updates to the following paragraph <u>and the Ketteringham Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn to include the main built form of the settlement. <u>Recent development east of the war memorial, north of High Street, has been included as a new area of settlement limit.</u> Due to the setting of the village in open countryside and limited service and facilities available, the boundary has been defined to allow only very limited infill development.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM28	103	VC ELL1	Amend policy criterion to read: • <u>Layout and boundary treatments to respect the transition to the rural area, having particular regard to the visual impact of the southern boundary on the nearby Broads Area; and</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM29	105	VC ELL2 and para 22.13	Amend policy criterion to read: <u>Preparation of a Landscape Visual Impact Assessment (LVIA) to be submitted alongside any planning application to ensure that the design, layout and landscaping of the site pays appropriate attention to the proximity of the site to the Broads Authority area; and</u> Add following sentence to the end of paragraph 22.13:	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>Whilst the development will be viewed in the context of the existing residential development at Florence Way, consideration will also need to be given to any visual impact that may arise to any views from the Broads Authority area.</u>	
MM30	109	VC LM1	Amend Policy VC LM1 as follows: Policy VC LM1REV: South of School Lane and East of Burnthouse Lane 3.80ha of land is allocated for approximately 35 <u>up to 45</u> dwellings. Amend criteria to read: Access <u>The access road</u> across the southeast section of the site, between the two elements to be developed <u>two areas for development</u>, to <u>must</u> be sympathetic to the setting of the listed barn. <u>The access road must be situated as far as practicable from the barn and be appropriately landscaped to ensure a suitable setting for the listed building is maintained;</u> <u>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre;</u> The Norfolk's Historic Environment Service is <u>Record to be</u> consulted <u>prior to application</u> to determine the need for, <u>and the extent of,</u> any archaeological assessments surveys prior to development; Make consequential changes to the supporting text.	No. This modification increases the indicative capacity of the existing allocation from approximately 35 to 45 dwellings and introduces a criterion requiring early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre. The allocation was previously assessed through the Regulation 19 HRA and screened in for recreational disturbance and hydrological effects, with these pathways subsequently considered through the Appropriate Assessment. The modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The additional policy criterion supports the mitigation framework by helping to ensure adequate wastewater

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				infrastructure capacity is available prior to development. The existing mitigation measures therefore remain applicable and the increase in dwelling numbers is not considered likely to alter the conclusions of the HRA. Accordingly, no further HRA assessment is required.
MM31	106	23.5	Make update to the following paragraph <u>and the Little Melton Policy Map</u> to reflect modifications to the settlement limit: Following a site assessment, part of a site promoted through the Plan process has been included within the amended Settlement Limit on land north of Great Melton Road, <u>as well as a further modest area of development at School Lane</u>. The Settlement Limit excludes the allotments which run between Great Melton Road and Mill Road.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM32	116	VC SWA1 and para 25.16, 25.17 & 25.20	Amend Policy VC SWA1 as follows: Policy VC SWA1REV: Land off Bobbins Way 41.56 ha of land is allocated for approximately 20 30 dwellings. The developer of the site will be required to ensure the following: Vehicular access to the site to be via Bobbins Way;	No. This modification increases the indicative capacity of the existing allocation from approximately 20 to 30 dwellings. The allocation was previously assessed through the Regulation 19 HRA and screened in for recreational disturbance and hydrological effects, with these pathways subsequently considered through the Appropriate Assessment. The

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Retention and protection of the mature trees along the north boundary of the site, and the introduction of an appropriate boundary to the hedgerow to the east of the site, to contain it within the landscape and integrate it into the rural context; Detailed design and layout of the site to responds to the adjacent residential developments and maximises opportunities for connectivity between the sites; and The <u>Norfolk's Historic Environment Service is Record to be consulted prior to application</u> to determine the need for, and the extent of, any archaeological assessments surveys prior to development. Make consequential changes to the following paragraphs of supporting text: 25.16. The site is located to the east of the B1113 and to the east of existing residential development fronting Norwich Road. It also lies between VC SWA2REVA to the north (formerly allocated as SWA1 in the 2015 Local Plan for a lower number of dwellings) and residential development on Bobbins Way to the south-a further residential site to the south (a site which is under construction at the time of preparing this plan, planning reference 2014/1642). The site comprises brownfield land formerly occupied by a plant nursery. Redundant greenhouses and a former farm shop remain on the site. Swardeston has some services, including recreation facilities and village hall, and also benefits from the wider range of services and facilities available in Mulbarton. Existing bus stops are to the east and west of the B1113, approximately 260 metres from the site. Bus services frequently connect to Norwich and beyond to the north and Mulbarton to the south. A Public Right of Way (FP6) runs parallel to the east/ south-east boundaries of the site. 25.17. The site boundaries of VC SWA1REV have been drawn to provide a good relationship with the permitted and allocated residential sites to the north and south. A contiguous boundary to the east of these sites will contain the development in the wider landscape, minimising the visual impact of the built form whilst also improving the relationship between all three sites. Opportunities to provide pedestrian and vehicular	modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The existing mitigation measures, including those relating to water efficiency, wastewater infrastructure and nutrient neutrality where applicable, remain in place and continue to apply to the allocation. Accordingly, the increase in dwelling numbers is not considered likely to alter the conclusions of the HRA, and no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			connectivity between the sites. should also be explored at the detailed design stage, as should the implications for the overall drainage strategies. Detailed design matters will need to consider the relationship between these developments, providing a form and layout that compliments the adjacent schemes. Existing vegetation along the site boundaries should be retained and enhanced, particularly the mature trees along the north boundary of the site. 25.20. An area of 4 ha <u>1.56 ha</u> has been allocated for approximately 20 <u>30</u> dwellings. This is considered to be an appropriate scale of development given the recent and planned development in Swardeston, reflecting the surrounding context and making efficient use of the land whilst also providing adequate space for the standard on-site infrastructure requirements.	
MM33	119	VC SWA2REV and para 25.27	Amend Policy VC SWA2REV as follows: Policy VC SWA2REVA Land on Main Road 2.7 hectares <u>3.6ha</u> of land is allocated for approximately 30-40 <u>approximately 55</u> dwellings. The developer of the site is required to ensure the following: • The provision of a 2.0m wide footway along the site frontage to enable improved connectivity to the village and to nearby recreational routes, with opportunities for connectivity between this site and VC SWA1REV to be enabled and retained; • Design and layout to reflect the prominent location at the gateway to the village, including opportunities to reinforce the 30mph speed limit;	No. This modification updates the existing allocation by increasing the amount of land allocated for housing and increasing the indicative capacity to approximately 55 dwellings. The allocation was previously assessed through the Regulation 19 HRA and screened in for recreational disturbance and hydrological effects, with these pathways subsequently considered through the Appropriate Assessment. The modification does not introduce a new allocation, alter the location of development or create any

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			• The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; • <u>Preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/ development of the site which has regard to the Level 2 VC Strategic Flood Risk Assessment (including the May 2025 July 2026 Addendum) and the National Flood Risk Assessment 2 data;</u> • An appropriate boundary treatment <u>Retention, protection and enhancement of the hedgerow to the east of the site, which contains the site in the landscape and integrates it with the rural context; and</u> • <u>Investigation and assessment of the safeguarded mineral resource will be required, potentially followed by prior extraction, to ensure that needless sterilisation of viable mineral resource does not occur.</u> Make consequential changes to the following paragraph of supporting text: 25.27. VC SWA2REVA was previously an allocation for 30 dwellings in the 2015 Local Plan. The site is considered to suitable for an increased number of dwellings and an increased area of 2.7ha <u>3.6ha</u> has been allocated for approximately 40 <u>approximately 55</u> dwellings. The updated site allocation continues to make efficient use of the land, reflect the surrounding context and retain adequate space for the standard on-site infrastructure requirements.	new impact pathways. The additional policy requirements relating to flood risk and the retention and enhancement of existing hedgerows further support the sustainable delivery of the allocation and do not conflict with the mitigation measures relied upon in the HRA. The existing mitigation framework therefore remains applicable and the revised development quantum is not considered likely to alter the conclusions of the HRA. Accordingly, no further HRA assessment is required.
MM34	120	VC BRA1REV	Amend Policy VC BRA1REV as follows: Policy VC BRA1REV: Land at Norwich Road	No. This modification changes the indicative capacity of the site from 20 dwellings to 23. This minor increase does not alter the location, extent or nature of the

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			0.9 hectares of land is allocated for housing and associated infrastructure for approximately 20 up to 23 dwellings. Amend criterion to read: • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u>	allocation or introduce any new impact pathways, so is not considered likely to alter the conclusions of the HRA.
MM35	125	VC NEE1	Amend policy criteria to read: The developer of the site will be required to ensure: • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development;</u> • <u>The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site which has regard to the Stage 2 Level 2 VC Strategic Flood Risk Assessment; and</u> • <u>Early engagement with Anglian Water and the Environment Agency regarding the options for foul drainage treatment of the site, including requisitioning of new sewer connection or alternative on-site treatment the preparation and submission of a site-specific foul drainage strategy as part of a planning application for the site.</u> Make consequential change to the supporting text.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM36	122	26.9	Make updates to the following paragraph <u>and the Needham Policy Map</u> to reflect modifications to the settlement limit: The settlement is constrained to the west by the A143 Bypass and Flood Zones 2 and 3 to the north and east. The Settlement Limit is drawn to provide for some limited infill development within the existing village core. The area of development adjacent to the Harleston bypass roundabout is excluded as it is within the flood zone. Existing development between VC NEE1 and adjacent to the A143 Harleston bypass roundabout has been included within the Settlement Limit. The Settlement Limit also excludes the church and village hall and the land opposite as it contributes to the open character and rural appeal of this part of the village.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM37	127	VC WOR1	Amend policy criterion to read: •The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the <u>Stage 2 Level 2 VC Strategic Flood Risk Assessment, (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.</u> Specifically, this will need to address the concerns over meeting the requirements of part b) of the exception test for the land south of High Road. Make consequential changes to the supporting text.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM38	128	VC WOR2	Amend policy criteria to read: The developer of the site is required to ensure the following:	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; <u>Enhance landscaping along the west boundary, particularly behind the village green;</u>	
MM39	131	VC NEW1	Amend policy criterion to read: <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM40	132	VC NEW2REV	Amend Policy VC NEW2REV as follows: Policy VC NEW2REV: Land adjacent Alan Avenue 1.3 hectares of land is allocated for housing and associated infrastructure for approximately 30 up to 31 dwellings.	No. This modification changes the indicative capacity of the site from 30 dwellings to 31. This minor increase does not alter the location, extent or nature of the allocation or introduce any new impact pathways, so is not considered likely to alter the conclusions of the HRA.
MM41	136	VC PSM1 and paras 28.8 to 28.12	Amend Policy VC PSM1 as follows: Policy VC PSM1REV: Land north of Norwich Road and west of Poppy's Lane 2.83 3.95 ha of land is allocated for up to 50 75 dwellings. The developer of the site will be required to ensure:	No. This modification increases the amount of land allocated for housing within the existing allocation and increases the indicative capacity from up to 50 dwellings to up to 75 dwellings. The allocation was previously assessed through the Regulation 19 HRA and the relevant impact

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Access to the site either via an improved Poppy's Lane and Poppy's Lane/Norwich Road junction or via a new access road between Norwich Road and Goldsmiths Way; On- and off-site highways works to include the provision of a pedestrian footpath along the site frontage as well as road frontage development onto Norwich Road, <u>where possible</u>; A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout/development of the site, including access arrangements. The FRA must have regard to the requirements set out in the Stage 2 VC Strategic Flood Risk Assessment <u>(including the July 2026 update) and the National Flood Risk Assessment 2 data</u>; An area of open space to be retained in the southeast corner of the site to reduce the visual impact of the development <u>as well as reinforcement of the existing hedgerow to reduce the visual impact of the development on Poppy's Lane</u>; The retention and ongoing protection of trees subject to Tree Preservation Orders along the north and south boundaries of the site; <u>and</u> <u>Retention and reinforcement of the existing boundary</u> An appropriate boundary treatment along the west boundary of the site to lessen the visual impact of the development and integrate with the wider rural landscape, <u>as well as the planting of an appropriate boundary along the northwest boundary to minimise the impact of the development on the setting of Hill Farmhouse to the north.</u> Make consequential changes to the following paragraphs of supporting text: 28.8. The site is to the north of Norwich Road and west of the centre of Pulham St Mary. The site is part of a larger agricultural field and as such there is currently no boundary defining the western edge of the allocation. Norwich Road runs parallel to the southern boundary of the site, an area of woodland lies to the north and Poppy's Lane, a sunken	pathways, including recreational disturbance and hydrological effects, were considered through the Appropriate Assessment. The modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The additional policy requirements relating to flood risk, landscaping and tree protection support the sustainable delivery of the allocation and do not affect the mitigation measures relied upon in the HRA. The existing mitigation framework therefore remains applicable and the revised development quantum is not considered likely to alter the conclusions of the HRA. Accordingly, no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			rural lane, bounds the east of the site. To the south of Norwich Road is a linear row of semi-detached dwellings with direct access to the highway. Pulham St Mary has a number of local services and facilities, as well as a continuous pedestrian footpath connecting it to Pulham Market which lies to the northeast. Pulham CE Primary School is located approximately 1km from the site in Pulham Market and is accessible by pedestrian footway along the entire route. 28.9. The site is in a prominent village location due to its proximity to Norwich Road. Development on this site will have a visual impact however with appropriate site design and layout <u>and landscaping</u> the impact is considered to be reasonable. The existing allotments immediately to the east of Poppy's Lane provide a break in the streetscene and an area of open space in the southeast corner of the site will extend this green break, whilst simultaneously also addressing the flood risk outlined below. A balance will need to be struck between enhancing <u>To preserve</u> highway safety by the frontage hedgerow along Norwich Road will require <u>partial or complete removal of the frontage hedgerow on Norwich Road to allow frontage development, and setting back development from the southern boundary to avoid areas of surface water flood risk.</u> However, all protected trees on the site and along the site boundaries will continue to be protected. Appropriate landscaping will be required within the site to compensate for the loss of the hedgerow along Norwich Road. Development of the site will not have a significant visual impact on the wider landscape due to the presence of existing tree belts and areas of woodland that restrict views towards the site. Views from the footpath network to the south of Norwich Road will be seen in the context of the existing built form and opportunities exist to form an attractive gateway into the village on the approach from Pulham Market. 28.10. In terms of access to the site, this can either be via an access off a significantly improved Poppy's Lane between the Poppy's Lane/ Norwich Road junction (which also requires improvement) and Goldsmiths Way, or by <u>will be via</u> the creation of a new priority route through the site, from Norwich Road to Goldsmiths Way, which will reduce existing traffic flow along Poppy's Lane. The former would significantly change the character of	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Poppy's Lane and create a greater divide between the two green spaces at this junction (existing allotments and new space proposed in the southeast corner of the site). Early engagement with the highways authority is recommended to inform the detailed design of the site. The highways authority has also confirmed a number of other highways requirements to ensure the continued safe and free flow of the highway network. These include the provision of frontage development onto Norwich Road with associated vehicular accesses as well as a pedestrian footpath, along the site frontage. <u>However, this will need to be balanced with consideration of setting back development to avoid surface water flood risk.</u> 28.11. Flood map data, as well as discussions with the Lead Local Flood Authority, have confirmed that the southeast corner of the site lies at the head of a surface water flow path with a risk of flooding identified in this area at the 0.1% AEP event. The area at risk of flooding extends onto Poppy's Lane and any highways works associated with the development of the site should seek to improve the current situation. The SFRA Stage 2 assessment for the site concludes that the existing flow paths on the site should be retained and integrated into the site layout and design, with development steered away from the southern boundary, and that an area of green infrastructure in the southeast corner of the site would be an appropriate design solution. A site-specific Flood Risk Assessment will be required to inform the layout and design of the site, as well as the detailed drainage strategy. , however it is considered that development of the scale proposed is achievable. Furthermore, the <u>The detailed drainage strategy for the site may offer opportunities to improve the existing situation outside the boundaries of the site and any highways works associated with the site should seek to improve the current situation at the Poppy's Lane junction. As noted above, development may also need to be set back from the immediate Norwich Road frontage.</u> 28.12. An area of 2.83 <u>3.95</u> hectares has been allocated for up to 50 <u>75</u> dwellings. This would be an appropriate site area to deliver a scheme of a suitable density, including the	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			identified area of green infrastructure and standard infrastructure requirements, and facilitate the highways improvements to the local road network.	
MM42	138-141	VC ROC1 and paras 29.8-29.19	Delete Policy VC ROC1, supporting text paragraphs 29.8-29.19, and site allocation VC ROC1 on the Rockland St Mary Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM43	148 – 149	VC SEE1 and paras 33.6 - 33.11	Delete Policy SEE1 supporting text paragraphs 33.6 – 33.11, and the VCSEE1 site allocation on the Seething Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM44	152	VC SPO1REV and para 34.4, 34.8 and 34.11	Amend Policy VC SPO1REV as follows: Policy VC SPO1REVA: Land west of Bunwell Road 2.34ha 3.58ha of land is allocated for approximately 35 45 dwellings.	No. This modification increases the amount of land allocated for housing within the existing allocation and increases the indicative capacity from 35 to 45 dwellings. The allocation was

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Amend criteria to read: • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the <u>Stage 2 Level 2 VC Strategic Flood Risk Assessment (including the July 2026 update) and the National Flood Risk Assessment 2 data. This will include the application of the Exception Test to any built development proposed within areas identified as Flood Zone 2 and 3 within the site;</u> • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development.</u> Make consequential changes to the following paragraphs of supporting text: 34.4. The site lies to the west of Bunwell Road, opposite a residential development under construction at the time of preparing this plan. Linear development characterises much of the existing development within the village with notable exceptions including the new development east of Bunwell Road. Spooner Row comprises a number of distinct areas of development separated by modest parcels of agricultural land. This site forms part of a larger agricultural field to the south east of the main settlement. 34.8. To the north of the site, and within the same parcel of agricultural land, an area is identified as being within flood zones 2 and 3a. <u>This area is not considered to be suitable for residential development and therefore does not contribute to the developable area of the site.</u> An active surface water flowpath has also been identified north of VC SPO1REVA. The allocation does not extend into these identified areas and the Lead Local Flood Authority has confirmed that, with an appropriate drainage strategy, development of the site	previously assessed through the Regulation 19 HRA and the relevant impact pathways, including recreational disturbance and hydrological effects which were considered through the AA. The modification does not introduce a new allocation, alter the locations of development or create any new impact pathways. The existing mitigation framework therefore remains applicable and revised development capacity is not considered likely to alter the conclusions of the HRA. Therefore, no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			is acceptable. Opportunities to improve the existing flood risk as part of the site layout and design should be sought as part of development of the site. A site-specific Flood Risk Assessment (FRA) for the site will need to have regard to the findings of the <u>Stage 2 Level 2 VC Strategic Flood Risk Assessment (including the July 2026 update) and the National Flood Risk Assessment 2 data</u>. 34.11. An area of 2.31ha <u>3.58ha</u> is allocated for approximately 35 <u>45</u> dwellings in this location. This is considered to be an efficient use of land whilst also addressing those matters set out above, including landscape and flood risk matters.	
MM45	155	VC SPO2	Amend policy criterion to read: • A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout of the site, which has regard to the requirements of the <u>Stage 2 Level 2 VC Strategic Flood Risk Assessment (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data</u>; and	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM46	150	34.3	Make updates to the following paragraph <u>and the Spooner Row Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn to include the main built form of the settlement but excludes the playing field. As such, it appears in clusters, reflecting the dispersed nature of Spooner Row. The Settlement Limit has been updated to include development at The Ridings <u>as well as existing development at Chapel Loke</u>. No Settlement Limit is defined for Sutton.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM47	159	New para	Insert a new paragraph after 35.10 <u>and add a new Policy Map</u> to reflect the introduction of a settlement limit at Arminghall: <u>Arminghall, Caistor St Edmund & Bixley</u> <u>A new Settlement Limit has been introduced at Arminghall, within the parish of Caistor St Edmund and Bixley. The Settlement Limit has been drawn around development along Arminghall Lane, Church Close and Hallback Lane, where there is a direct footway and bus link to Poringland/Framingham Earl and busses to/from Norwich. The Settlement Limit has been drawn tightly around the existing development to preserve the rural character of the settlement whilst enabling limited infill development should the opportunity arise.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM48	166	VC TAC1REVA and para 37.13	Amend Policy VC TAC1REVA as follows: Policy VC TAC1REVA: Land to the west of Norwich Road 1.08ha is allocated for approximately 25 up to 29 dwellings. Make consequential changes to the following paragraph of supporting text: 37.13. A site area of 1.08ha has been allocated for approximately 25 up to 29 dwellings. A concept drawing has been provided illustrating that this number of homes could be accommodated on the site however this layout comprises a high number of one- and two-bedroom dwellings. <u>Planning permission 2023/2234 grants consent for 29 affordable dwellings on the site, with a significant proportion of one and two-bed dwellings.</u> Whilst this does not accord with the current housing mix as set out in the Greater Norwich Local Housing Need Assessment (LHNA), a regular criticism of smaller village sites is that there is	No. This modification changes the indicative capacity of the site from 25 dwellings to 29. This minor increase does not alter the location, extent or nature of the allocation or introduce any new impact pathways, so is not considered likely to alter the conclusions of the HRA.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			often a high proportion of larger dwellings at the expense of smaller, entry level, dwellings. As such, this site could help <u>helps to</u> address this concern. However, should an alternative housing mix be necessary this may reduce the number of dwellings that can be achieved on the site.	
MM49	167	VC TAC2 and paras 37.14 to 37.18	Amend Policy VC TAC2 as follows: Policy VC TAC2REV: Land adjacent The Fields <u>1.47 ha of land is allocated for approximately 31 dwellings.</u> 0.95 hectares of land is allocated for housing and associated infrastructure for approximately 21 dwellings. This site is expected to be built out in accordance with the existing planning permission (2017/0225). Any new planning permission, other than the approval of reserved matters applications in line with the existing outline, will need to ensure the following: Vehicular access from The Fields only; Site layout and design to <u>provide a comprehensive scheme across the allocation, minimising</u> minimise the impact on the residential amenities of existing and future residents; Highway improvement works to include promotion of a 20mph Traffic Regulation Order at The Fields as well as improvements to the existing pedestrian footpath provision between the site and the existing bus stop on Norwich Road (at The Jolly Farmers, Forncett End) unless otherwise agreed with the LPA; Appropriate boundary treatments <u>Retention and enhancement of the existing boundary hedges along the north-west, south-east and south-west boundaries of the site to reflect the rural context of the site and the edge of settlement location. Any new boundary treatments proposed along these boundaries must be appropriate for the edge of settlement location of the site;</u> Protection and retention of the existing established trees along the site boundaries;	No. This modification increases the amount of land allocated for housing within the existing allocation and increases the indicative capacity of the site from 21 to 31 dwellings. The allocation was previously assessed through the Regulation 19 HRA and the relevant impact pathways, including recreational disturbance and hydrological effects, were considered through the Appropriate Assessment. The modification does not introduce a new allocation, alter the location of development or create any new impact pathways. The additional policy requirements relating to flood risk, landscaping and tree protection support the sustainable delivery of the allocation and do not affect the mitigation measures relied upon in the HRA. The existing mitigation framework therefore

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development;</u> and Early engagement with Anglian Water (AW) to ensure that there is adequate capacity, or capacity can be made available, in the local Water Recycling Centre (WRC). Make consequential changes to the following paragraphs of supporting text: 37.14.—Previously called TAC1, this allocation from the 2015 Local Plan is carried forward within this document to ensure that development on the site continues to be achievable in an appropriate manner. The site is located off a cul de sac called the Fields which is accessed from the B1113 Norwich Road. At the time of preparing this plan the site benefits from outline planning permission (2017/0225) and the Council is in receipt of an associated Reserved Matters application (2021/2572) as well as applications to discharge a number of planning conditions. However, the site lies within an area impacted by nutrient neutrality and as such these applications currently remained undetermined at the time of drafting this Plan. Previously this site has been considered as two separate parcels with the section bound by development along Norwich Road and The Fields previously allocated in the 2015 Local Plan (ref. TAC1). The area of land to the northwest is an extension of the 2015 allocation. Hedgerows and a number of established trees mark a clear boundary around VC TA2REV; however, there is no clear definition within the site between the carried forward 2015 allocation and the new extension. As set out in Policy VC TAC2REV, a single comprehensive development proposal should be delivered across this allocation. This will ensure an efficient use of land, maximising the development potential of the site in terms of site layout and design. 37.15. Vehicular access to the site will be via The Fields only. Discussions with Norfolk County Council Highways have identified a number of highways improvement works considered to be necessary, including improvements to existing pedestrian footpaths locally	remains applicable and the revised development quantum is not considered likely to alter the conclusions of the HRA. Accordingly, no further HRA assessment is required.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>and the promotion of a 20mph Traffic Regulation Order at The Fields. These have been included in the site-specific policy criterion.</u> <u>37.16. The existing landscaping around the boundaries of the site will need to be retained and enhanced wherever possible to contain the development in the wider landscape. In particular, due to the edge of settlement location of the site, the southern and western boundaries of the site are of particular importance. In addition, three trees in the southeast corner of the site are subject to Tree Preservation Orders and this will need to be reflected in the layout of the site.</u> <u>37.17. Abutting the site boundaries, existing development typically comprises larger detached two storey dwellings in reasonably sized plots. The form, layout and design of the site will need to ensure that appropriate consideration is given the amenities of both existing and future residents.</u> <u>37.18. A site area of 1.47ha has been allocated for approximately 31 dwellings. This makes efficient use of the land whilst also allowing for the retention and enhancement of the existing boundaries to ensure the site is contained within the wider landscape, and the protection of the amenities of existing and future residents.</u>	
MM50	173	39.8	Make updates to the following paragraph <u>and add a new Policy Map</u> to reflect the introduction of a new settlement limit at Hapton: <u>Hapton does not currently have a Settlement Limit. A Settlement Limit has been drawn for the settlement of Hapton. This has been drawn to reflect the main concentration of development along The Street, to preserve the rural character of the settlement whilst enabling limited infill development should the opportunity arise.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM51	176	VC THU1	Amend Policy VC THU1 as follows: Policy VC THU1: Land north of Blacksmiths Gardens 0.78 ha of land is allocated for at least 12 dwellings. Amend criterion to read: • The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; and Make consequential changes to the supporting text.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM52	178	VC THU2	Amend policy criterion to read: • The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the Stage 2 Level 2 VC Strategic Flood Risk Assessment (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM53	179	41.4	Make updates to the following paragraph <u>and update the Thurton Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit includes the main built form of the settlement, excluding the playing field and central triangle of land opposite the pub. <u>A second area of Settlement Limit has</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>been introduced at the Cooke's Road/ White Heath Road junction. An area of separation is maintained between the main Settlement Limit and this addition in order to retain the gap in the built form which provides local character.</u>	
MM54	180	42.3	Make updates to the following paragraph <u>and update the Tivetshalls Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn around the existing built-up area of The Street, School Road and Thwaites Oak Close to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it. Outlying areas, further from facilities have been excluded from the defined Settlement Limit. A minor addition to the Settlement Limit has been included, incorporating an area of land west of The Street and immediately south of the existing Settlement Limit. This area of land was promoted and assessed as part of the Plan process and considered appropriate for inclusion in the Settlement Limit. <u>The Settlement Limit is drawn around the existing built-up areas of The Street, School Road and Thwaites Oak Close. Development both north and south of Rectory Road is included in new ribbons of Settlement Limit, with intervening parcels of land excluded to retain the character of the settlement. These changes result in three areas of Settlement Limit in The Tivetshalls, reflecting the clusters of development that have evolved in a linear form.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM55	187	VC HAD1	Amend policy criterion to read: • <u>The Norfolk's Historic Environment Service is Record to be consulted prior to application to determine the need for, and the extent of, any archaeological assessments surveys prior to development; and</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM56	188 - 190	VC BUR1 and paras 43.27 to 43.33	Delete Policy BUR1, supporting text paragraphs 43.27 to 43.33, and site allocation VC BUR1 from the Burgh St Peter Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.
MM57	191	44.3	Make updates to the following paragraph <u>and add a new Policy Map</u> to reflect the creation of a new settlement limit: There is currently no Settlement Limit in Wacton. A Settlement Limit has been drawn around the main built-up areas of Wacton, focused on Hall Lane and extending north along Bustards Green until development becomes more dispersed and rural in character. Areas excluded from the Settlement Limit include All Saints Church and the land to the south, as well as the undeveloped parcel of land at the junction of Hall Lane and Wash Lane. These areas are excluded to retain the character of the settlement.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM58	193-195	VC WIC1 and paras 45.5 to 45.10	Delete Policy WIC1, supporting text paragraphs 45.5 to 45.10, and site allocation VC WIC1 from the Wicklewood Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				therefore can be considered to be precautionary.
MM59	196	VC WIC2	Amend policy criterion to read: • Site layout and design to maximise wider views of St Andrews and All Saints Church, whilst also seeking to conserve <u>and enhance</u> the immediate setting of the heritage asset;	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM60	197	VC WIC3REV	Amend Policy VC WIC3REV as follows: Policy VC WIC3REV: Land at Hackford Road 0.7 hectares is allocated for housing for approximately 6 9 dwellings. Amend criterion to read: • Appropriate landscaping to the south of the site to minimise its visual impact <u>and to conserve and enhance</u> on St Andrew and All Saints Church and its setting, as well as appropriate boundary treatments along the north and east boundaries of the site to reflect its rural context and edge of settlement location.	No. This modification changes the indicative capacity of the site from 6 dwellings to 9. This minor increase does not alter the location, extent or nature of the allocation or introduce any new impact pathways, so is not considered likely to alter the conclusions of the HRA.
MM61	192	45.3	Make updates to the following paragraph <u>and the Wicklewood Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn to include the main built form of the settlement. <u>A small extension to the Settlement Limit has been drawn around the existing residential</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			<u>development to the east of Milestone Lane, adjoining VC WIC2.</u> There is a small break in the Settlement Limit where the central agricultural land is accessed (behind the mushroom farm on Church Lane).	
MM62	200	VC WIN1REVA	Amend Policy VC WIN1REVA as follows: Policy VC WIN1REVA – Land west of Hall Road 1.0ha of land is allocated for approximately 20 21 dwellings. Make consequential changes to the supporting text.	No. This modification changed the indicative capacity of the site from 20 to 21. This allocation was previously assessed through the HRA and screened in for recreational disturbance and hydrological effects. The minor increase in capacity does not materially alter the scale or nature of development previously assessed and does not introduce any new impact pathways. The conclusions of the assessment therefore remain unchanged and no further HRA assessment is required.
MM63	202	VC WIN2	Amend policy criteria to read: • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the access arrangements and layout of the site, and which has regard to the <u>Stage 2 VC Level 2 Strategic Flood Risk Assessment (SFRA) (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u> <u>Site design to have consideration to the local vernacular and distinctiveness, especially materials, with reference to the Conservation Area Appraisal;</u> and	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
MM64	205	VC WOO1	Amend policy criterion to read: • <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network. regarding the need to phase the site to address capacity issues with both the Water Recycling Centre and the local sewer network.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM65	203	47.4	Make updates to the following paragraph <u>and update the Woodton Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn to include the main built form of the settlement, including the ribbon development north along The Street and the 2015 WOO1 allocation. <u>A minor addition to the Settlement Limit north of Church Road has also been included around a short row of residential properties, close to VC WOO1.</u>	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .
MM66	208-210	VC ASH1 and paras 48.7 to 48.14	Delete Policy WIC1, supporting text paragraphs 48.7 to 48.14, and site allocation VC ASH1 from the Ashwellthorpe Policy Map.	No. This does not trigger a change to the conclusions of HRA reports as summarised in Section 2.1 , or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Plan and therefore can be considered to be precautionary.

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE										
MM67	208	48.5	Make updates to the following paragraph <u>and update the Wreningham Policy Map</u> to reflect modifications to the settlement limit: The Settlement Limit has been drawn to include the main built form of the settlement. The Settlement Limit covers most development along Wymondham Road, Ashwellthorpe Road and Church Road, up to the junction at Hethel Road as well as limited infill on Church Road. The existing Settlement Limit has been extended to the west, along Wymondham Road, to include three dwellings granted planning permission by 2018/2301. <u>A new section has also been created to the east along Church Road to include The Bird In Hand public house and the recent residential development adjacent to this building.</u> The clusters of development to the east of the church and Church Farm, All Saints Church and the intervening land, as well as land to the north-east of Hethel Road, are excluded from the Settlement Limit <u>to retain the rural character of the settlement.</u> The separate Settlement Limit at Mill Lane/Toprow includes most of the cluster of dwellings in that location and has been altered to allow limited infill.	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1 .										
MM68	222-225	Appendix A	Amend Appendix A as follows: Appendix A: List of New and Carried Forward Allocations Table 1 New Village Cluster Plan Allocations <table> <tr> <th>Parish</th><th>Ref</th><th>Location</th><th>Allocation Numbers</th><th>Net Additional Dwellings</th></tr> <tr> <td>Alpington</td><td>VCALP1</td><td>West of Church Meadow</td><td><u>25 30</u></td><td><u>25 30</u></td></tr> </table>	Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings	Alpington	VCALP1	West of Church Meadow	<u>25 30</u>	<u>25 30</u>	The modification updates the appendix to ensure consistency with the revised housing numbers identified elsewhere in the Plan. It does not alter the scale or location of development beyond that already considered through the HRA and does not introduce any new impact pathways to European sites. The amendment is administrative in nature and does not affect the conclusions of the existing HRA.
Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings										
Alpington	VCALP1	West of Church Meadow	<u>25 30</u>	<u>25 30</u>										

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Bergh Apton	VCBAP1	Former Concrete Batching Plant, Church Road	25	25	
			Aslacton	VCASL1	Land off Church Road	35 <u>36</u>	35 <u>36</u>	
			Great Moulton	VCGRE1	North of High Green, west of Heather Way	12	12	
			Barford	VCBAR1	Land at Cock Street and Watton Road	20	19	
			Barford	VCBAR2	Land at Chapel Street	40	40	
			Barnham Broom	VCBB1	Corner of Norwich Road and Bell Road	40	40	
			Bawburgh	VC BAW1RE V	Land east of Stocks Hill	35	35	
			Bressingham	VCBRE1	Land east of School Road	40	40	
			Brooke	VCBRO1	East and west of the B1332, Norwich Road	50 <u>25</u>	50 <u>25</u>	
			Bunwell	VCBUN1	Land to the north of Bunwell Street	15	15	
			Bunwell	VCBUN2	Land opposite Lilac Farm, Bunwell Street	20	20	

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Ditchingham	VC DIT1REV	Land at Thwaite's Rd and Tunneys Lane	45 <u>65-70</u>	45 <u>65-70</u>	
			Broome	VCBRM1	Land west of Old Yarmouth Road	12	12	
			Earsham	VCEAR1	Land east of School Road, Earsham	25	24	
			Earsham	VCEAR2	Land north of The Street	25 <u>50</u>	25 <u>50</u>	
			Geldeston	VCCEL1	North of Kell's Way	20	20	
			Gillingham	VC GIL1REV A	South of Geldeston Road and Daisy Way	40- <u>44</u>	40- <u>44</u>	
			Hales & Heckingham	VCHAL1	Land off Briar Lane	35- <u>39</u>	35- <u>39</u>	
			Hempnall	VCHEM1	Land at Millfields	15	15	
			Ellingham	VCELL1	South of Mill Road	25	25	
			Ellingham	VCELL2	Land at Florence Way	12	12	
			Little Melton	VCLM1	South of School Lane and East of Burnthouse Lane	35 <u>45</u>	35 <u>45</u>	
			Swardeston	VCSWA1	Land off Bobbins Way	20 <u>30</u>	20 <u>30</u>	

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Swardeston	VC SWA2REV	Land on Main Road	40 55	40 25	
			Mulbarton	VC MUL1	Land south of Rectory Lane	35	35	
			Needham	VC NEE1	Land north of High Road and east of Harman's Lane	15	15	
			Wortwell	VC WOR1	North and south of High Road	12	12	
			Newton Flotman	VC NEW1	Land off Alan Avenue	25	25	
			Pulham St Mary	VC PSM1	Land north of Norwich Road and west of Poppy's Lane	50 75	50 75	
			Rockland St Mary	VC ROC1	Land south of New Inn Hill	25	25	
			Seething	VC SEE1	West of Mill Lane	12	12	
			Spooner Row	VC SPO1REV	Land west of Bunwell Rd	35 45	35 45	
			Spooner Row	VC SPO2	South of Station Road	25	25	
			Stoke Holy Cross	VC STO1	Land north of Long Lane	25	25	

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Tacolneston	VC TAC1 REV	Land to the west of Norwich Road	25- 29	25- 29	
			Tacolneston	VC TAC2	Land adjacent The Fields	24 31	4 11	
			Thurlton	VCTHU1	Land north of Blacksmiths Gardens	12	12	
			Thurlton	VCTHU2	Land adjacent to Holly Cottage, west of Beccles Road	15	10	
			Tivetshall St Mary	VCTIV1	Pear Tree Farm, west of The Street	20	20	
			Haddiscoe	VCHAD1	Land south of Haddiscoe Manor Farm	35	35	
			Burgh St Peter	VCBUR1	Land north of Staithe Road	42	42	
			Wicklewood	VC WIC1REV	Land to the south of Wicklewood Primary School	40	40	
			Wicklewood	VCWIC2	Land off Hackford Road	12	12	
			Winfarthing	VCWIN1	Land west of Hall Road	20- 21	20- 21	
			Winfarthing	VCWIN2	Land off Mill Road	20	20	
			Woodton	VCWOO1	Land south of Church Road	50	50	

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE																																	
			Ashwellthorpe & Fundenhall	VCASH1	Land west of New Road	15	15																																		
					Allocation Total	<u>1,241 1,140</u> <u>- 1,145</u>	<u>1,204 1,084</u> <u>- 1,089</u>																																		
Table 2 Neighbourhood Plan Allocations																																									
<table><tr><th>Parish</th><th>Ref</th><th>Location</th><th>Allocation Numbers</th><th>Net Additional Dwellings</th></tr><tr><td rowspan="2">Scole</td><td>DDNP11</td><td>Land east of Norwich</td><td rowspan="2">50</td><td rowspan="2">50 <u>112</u></td></tr><tr><td>DDNP10</td><td>Road, Scole</td></tr><tr><td rowspan="2">Scole</td><td>DDNP10</td><td>Flowerdew Meadow,</td><td rowspan="2">25</td><td rowspan="2">10</td></tr><tr><td>DDNP9</td><td>Norwich Road, Scole</td></tr><tr><td rowspan="2">Roydon</td><td>DDNP8</td><td>Land south of Roydon</td><td rowspan="2">25</td><td rowspan="2">25</td></tr><tr><td>DDNP7</td><td>Primary School, Roydon</td></tr><tr><td rowspan="2">Burston</td><td>DDNP9</td><td>Land west of Gissing</td><td rowspan="2">25</td><td rowspan="2">25</td></tr><tr><td>DDNP8</td><td>Road, Burston</td></tr></table>									Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings	Scole	DDNP11	Land east of Norwich	50	50 <u>112</u>	DDNP10	Road, Scole	Scole	DDNP10	Flowerdew Meadow,	25	10	DDNP9	Norwich Road, Scole	Roydon	DDNP8	Land south of Roydon	25	25	DDNP7	Primary School, Roydon	Burston	DDNP9	Land west of Gissing	25	25	DDNP8	Road, Burston
Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings																																					
Scole	DDNP11	Land east of Norwich	50	50 <u>112</u>																																					
	DDNP10	Road, Scole																																							
Scole	DDNP10	Flowerdew Meadow,	25	10																																					
	DDNP9	Norwich Road, Scole																																							
Roydon	DDNP8	Land south of Roydon	25	25																																					
	DDNP7	Primary School, Roydon																																							
Burston	DDNP9	Land west of Gissing	25	25																																					
	DDNP8	Road, Burston																																							

Reference	Page	Policy / Paragraph	Main Modification					Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
			Dickleburgh	TBC	TBC	25	25	
					Neighbourhood Plan Total	150 <u>125</u>	135 <u>172</u>	
			Table 3 Carried Forward 2015 Allocations					
			Parish	Ref	Location	Allocation / Permission Numbers	Net Additional Dwellings	
			Great Moulton	VCGRE2	North of High Green, West of Heather Way	14	0	
			Carleton Rode	VCCAR1	Land west of Rode Lane	3	-2	
			Hales	VCHAL2	Land at Yarmouth Road, west of Hales Hospital	23	3	
			Bracon Ash	VCBRA1	Land at Norwich Road,	20 23	0 3	
			Wortwell	VCWOR2	Land at the junction of High Road and Low Road	5	0	
			Newton Flotman	VCNEW2	Land adjacent Alan Avenue	30 <u>31</u>	0 1	
			Spooner Row	VCSP03	Land at School Lane	7	2	
			Spooner Row	VCSP04	Land at Chapel Road	14	0	
			Tacolneston	VCTAC2	Land adjacent The Fields	21	1	

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE																																			
			<table> <tr> <td>Tasburgh</td><td>VCTAS1</td><td>North of Church Road</td><td>20</td><td>0</td></tr> <tr> <td>Wicklewood</td><td>VCWIC3</td><td>Land at Hackford Road</td><td>6-9</td><td>0-3</td></tr> <tr> <td></td><td></td><td>Carry Carried Forward Allocations Total</td><td>163-149</td><td>4-10</td></tr> </table> Table 4 2015 Allocations Not Carried Forward <table> <tr> <th>Parish</th><th>Ref</th><th>Location</th><th>Allocation Numbers</th><th>Net Additional Dwellings</th></tr> <tr> <td>Barford</td><td>BAR1</td><td></td><td>0</td><td>-10</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td>Not Carried Forward Allocations Total</td><td>0</td><td>-10</td></tr> </table> Overall Number of <u>Net Additional Homes</u> = 1,330 1,256 -1,261	Tasburgh	VCTAS1	North of Church Road	20	0	Wicklewood	VCWIC3	Land at Hackford Road	6-9	0-3			Carry Carried Forward Allocations Total	163-149	4-10	Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings	Barford	BAR1		0	-10								Not Carried Forward Allocations Total	0	-10	
Tasburgh	VCTAS1	North of Church Road	20	0																																			
Wicklewood	VCWIC3	Land at Hackford Road	6-9	0-3																																			
		Carry Carried Forward Allocations Total	163-149	4-10																																			
Parish	Ref	Location	Allocation Numbers	Net Additional Dwellings																																			
Barford	BAR1		0	-10																																			
		Not Carried Forward Allocations Total	0	-10																																			
MM69	226 - 228	Appendix B	Amend Appendix B as follows: (see Table 1 below)	No. The modification updates the appendix to ensure consistency with the revised Plan. It does not alter the scale or location of development beyond that already considered through the HRA and does not introduce any new																																			

Reference	Page	Policy / Paragraph	Main Modification	Does the MM trigger a change to the conclusions of the 2024 HRA or a new LSE
				impact pathways to European sites. The amendment is administrative in nature and does not affect the conclusions of the existing HRA.

Table 1: Information relevant MM69 and amendments to Appendix B

Cluster	Settlement	Change
<u>Alpington, Yelverton & Bergh Apton</u>	<u>Alpington</u>	<u>Addition of VC ALP1REV to the SL.</u>
Alpington, Yelverton & Bergh Apton	Alpington	Addition of SN0529SL <u>development approved by planning permission 2025/1929</u> to the existing Settlement Limit on land east of Nichols Rd <u>(previously partially considered within the VCHAP as SN0529SL)</u> .
<u>Aslacton, Great Moulton & Tibenham</u>	<u>Aslacton</u>	<u>Addition of VC ASL1REV to the SL, plus land to the south at Boundary Villa.</u>
Aslacton, Great Moulton & Tibenham	Aslacton	Update to the existing Settlement Limit to include development on Pottergate St.
<u>Aslacton, Great Moulton & Tibenham</u>	<u>Great Moulton</u>	<u>Addition of VC GRE1 and VC GRE2 to the SL, and a small parcel of land adjacent to VC GRE2 and High Green.</u>
Aslacton, Great Moulton & Tibenham	Great Moulton	Update to the existing SL to include development <u>south of Sneath Road</u> Sneath Road/ Woodrow Lane.
Barford, Marlingford, Colton and Wramplingham	Barford	Removal of unimplemented 2015 Local Plan allocation (BAR1), land at Church Lane.
<u>Barford, Marlingford, Colton and Wramplingham</u>	<u>Barford</u>	<u>Update to the SL to include development at Pastures Grove.</u>
<u>Barford, Marlingford, Colton and Wramplingham</u>	<u>Colton</u>	<u>Update to the existing Settlement Limit to the south of the settlement, to include properties along The Street/ Marlingford Road.</u>

Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva	Barnham Broom	Addition of SN0018SL to the existing Settlement Limit on land north of Norwich Road.
Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva	Barnham Broom	Addition of SN2110SL to the existing Settlement Limit on land south of Norwich Road.
<u>Bawburgh</u>	<u>Bawburgh</u>	<u>Addition of VC BAW1REV to the SL.</u>
Bawburgh	Bawburgh	Addition of SN0002SL to the existing Settlement Limit on land east of Stocks Hill, north of the preferred allocation site VC BAW1 <u>REV</u> .
Bawburgh	Bawburgh	Extension to the existing settlement limit to incorporate existing development along both sides of Stocks Hill, including the village hall (excluding the playing field) and new development at Saint Walstan Meadow.
<u>Brooke</u>	<u>Brooke</u>	<u>Addition of VC BRO1REV to the SL.</u>
Brooke	Brooke	Addition of SN0020SL to the existing Settlement Limit on land east of High Green and north of The Mallows Walk.
<u>Bunwell</u>	<u>Bunwell</u>	<u>Addition of VC BUN1 and VC BUN2 to the SL.</u>
Bunwell	Bunwell	Extension to the existing Settlement Limit to include new development north of Bunwell Street at Smockmill Close.
<u>Burston, Shimpling & Gissing</u>	<u>Burston</u>	<u>Addition of DDNP allocation DDNP8 to the SL.</u>
<u>Ditchingham</u>	<u>Ditchingham</u>	<u>Addition of VC DIT1REVA to the SL.</u>
Ditchingham	Ditchingham	Minor addition to the existing Settlement Limit to include SN2011SL, land north-west of Lambert's Way.
<u>Earsham</u>	<u>Earsham</u>	<u>Addition of VC EAR1 and VC EAR2REV to the SL.</u>
<u>Forngett St Mary & Forngett St Peter</u>	<u>Forngett St Peter</u>	<u>Modest new area of settlement limit to be added at Mill Road/ Long Stratton Road junction.</u>
<u>Forngett St Mary & Forngett St Peter</u>	<u>Forngett St Peter</u>	<u>New area of settlement limit to be drawn around development at Hunt's Mead.</u>
<u>Gillingham, Geldeston & Stockton</u>	<u>Gillingham</u>	<u>Addition of VC GIL1REVA to the SL, plus minor adjustments to adjoining SL at Daisy Way.</u>

<u>Gillingham, Geldeston & Stockton</u>	<u>Geldeston</u>	<u>Addition of VC GEL1 to the SL.</u>
<u>Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland</u>	<u>Hales</u>	<u>Addition of VC HAL1REV and VC HAL2 to the SL, including intervening land between the original SL and VC HAL1REV.</u>
<u>Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick</u>	<u>Hempnall</u>	<u>Addition of VC HEM1 to the SL.</u>
<u>Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick</u>	<u>Hempnall Green</u>	<u>New area of settlement limit to be drawn around development at Alburgh Road.</u>
<u>Ketteringham</u>	<u>Ketteringham</u>	<u>Moderate new area of settlement limit to be drawn around development at Skedge Close as far as no. 1 High Street.</u>
<u>Kirby Cane & Ellingham</u>	<u>Ellingham</u>	<u>Addition of VC ELL1, VC ELL2 and intervening land into the SL.</u>
<u>Kirby Cane & Ellingham</u>	<u>Ellingham</u>	<u>New area of SL to be drawn around development along Yarmouth Road, west of the main settlement.</u>
<u>Little Melton & Great Melton</u>	<u>Little Melton</u>	<u>Addition of VC LM1 to the SL, including land between VC LM1 and Braymeadow Lane.</u>
Little Melton & Great Melton	Little Melton	Minor extension to include new dwelling north of School Lane (2017/0251).
Little Melton & Great Melton	Little Melton	Moderate extension to include new development at All Saints Close (2015/1697).
Little Melton & Great Melton	Little Melton	Addition of SN1046REV (part) to the existing Settlement Limit on land north of Great Melton Road.
Little Melton & Great Melton	Little Melton	Moderate extension to include land south of School Lane and east of Burnthouse Lane (2017/2843), as well as a small area immediately to the north of this planning permission site to 'regularise' the boundary.
<u>Little Melton & Great Melton</u>	<u>Little Melton</u>	<u>Minor additional area of settlement limit to include development to the east of School Lane.</u>
<u>Mulbarton, Bracon Ash, Swardeston & East Carleton</u>	<u>Mulbarton</u>	<u>Addition of VC MUL1 to the SL.</u>
Mulbarton, Bracon Ash, Swardeston & East Carleton	Mulbarton	Moderate update to include the self-build/ custom build site at Long Four Acre Avenue (2017/2131).
Mulbarton, Bracon Ash, Swardeston & East Carleton	Bracon Ash	Moderate addition to include 5 dwellings (2017/1521) at Nursery Close.

<u>Mulbarton, Bracon Ash, Swardeston & East Carleton</u>	<u>Swardeston</u>	<u>Addition of VC SWA1REV and VC SWA2REVA to the SL.</u>
Mulbarton, Bracon Ash, Swardeston & East Carleton	Swardeston	Moderate extension to the existing Settlement Limit to incorporate development off Bobbins Way (2017/2247).
<u>Needham, Brockdish, Starston & Wortwell</u>	<u>Needham</u>	<u>Addition of VC NEE1 and intervening development up to Harleston bypass roundabout to the SL.</u>
Needham, Brockdish, Starston & Wortwell	Brockdish	Minor extension to include new dwelling at The Street (2018/1190).
<u>Needham, Brockdish, Starston & Wortwell</u>	<u>Wortwell</u>	<u>Addition of VC WOR1 to the SL</u>
Needham, Brockdish, Starston & Wortwell	Wortwell	Inclusion of 3 dwellings on land south of High Road (2018/2019).
Needham, Brockdish, Starston & Wortwell	Wortwell	Addition of SN5045SL to the existing SL on land north of Wortwell United Reform Church and west of High Road.
<u>Newton Flotman & Swainsthorpe</u>	<u>Newton Flotman</u>	<u>Addition of VC NEW1 and VC NEW2REV to the SL.</u>
<u>Pulham Market & Pulham St Mary</u>	<u>Pulham St Mary</u>	<u>Addition of VC PSM1REV to the SL.</u>
<u>Roydon</u>	<u>Roydon</u>	<u>Addition of DDNP allocation DDNP7 to the SL.</u>
<u>Scole</u>	<u>Scole</u>	<u>Addition of DDNP allocations DDNP9 and DDNP10, and part of linked planning permission 2024/0558, to the SL.</u>
Scole	Scole	Moderate extension to the Settlement Limit to include recent development west of Norwich Road at Kings Close (2016/0165).
Seething & Mundham	Seething	Creation of a new Settlement Limit around existing development west of Mill Lane.
Seething & Mundham	Seething	Extension of existing Settlement Limit west of Seething Road to include existing development as well as SN0406SL, SN0587SL and SN0588SL.
<u>Spooner Row & Sutton</u>	<u>Spooner Row</u>	<u>Addition of VC SPO1REVA, VC SPO2, VC SPO3 and VC SPO4 to the SL.</u>
Spooner Row & Sutton	Spooner Row	Inclusion of completed development at The Ridings (2014/1851).
<u>Spooner Row & Sutton</u>	<u>Spooner Row</u>	<u>Addition of development at Chapel Loke.</u>
<u>Stoke Holy Cross, Shotesham, Caistor St Edmund & Bixley</u>	<u>Stoke Holy Cross</u>	<u>Addition of VC STO1 to the SL and the realignment of the SL to accord with the completed development at Harrold Place to the west.</u>

<u>Stoke Holy Cross, Shotesham, Caistor St Edmund & Bixley</u>	<u>Arminghall</u>	<u>New area of settlement limit around development at Arminghall Lane.</u>
<u>Tacolneston & Fornceett End</u>	<u>Tacolneston</u>	<u>Addition of VC TAC1 and VC TAC2REV to the SL.</u>
<u>Tasburgh</u>	<u>Tasburgh</u>	<u>Addition of VC TAS1REV to the SL.</u>
<u>Tasburgh</u>	<u>Tasburgh</u>	Moderate extension to the existing Settlement Limit at Lower Tasburgh to include both new and existing development at Low Road (2018/0290).
<u>Tharston, Hapton & Florden</u>	<u>Hapton</u>	<u>New settlement limit to be drawn around development along The Street.</u>
<u>Thurlton & Norton Subcourse</u>	<u>Thurlton</u>	<u>Addition of VC THU1 to the SL.</u>
<u>Thurton & Ashby St Mary</u>	<u>Thurton</u>	<u>Moderate area of settlement limit around dwellings between Lion Lane and The Street.</u>
<u>Tivetshall St Mary & Tivetshall St Margaret</u>	<u>Tivetshall St Mary</u>	<u>Addition of VC TIV1 to the SL.</u>
<u>Tivetshall St Mary & Tivetshall St Margaret</u>	<u>Tivetshall St Mary</u>	<u>New settlement limit to be drawn around development at the western end of Rectory Road.</u>
<u>Tivetshall St Mary & Tivetshall St Margaret</u>	<u>Tivetshall St Mary</u>	Minor addition to the existing Settlement Limit to include SN3002SL on land west of The Street.
<u>Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter</u>	<u>Haddiscoe</u>	<u>Addition of VC HAD1 to the SL.</u>
<u>Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter</u>	<u>Burgh St Peter</u>	Addition of SN4015SL to the existing Settlement Limit, land west of Mill Road.
<u>Wacton</u>	<u>Wacton</u>	<u>New settlement limit to be drawn around development along Hall Lane and Bustards Green.</u>
<u>Wicklewood</u>	<u>Wicklewood</u>	<u>Addition of VC WIC2 to the SL, and adjoining development at Milestone Lane.</u>
<u>Winfarthing & Shelfanger</u>	<u>Winfarthing</u>	<u>Addition of VC WIN1REVA and VC WIN2 to the SL.</u>
<u>Woodton & Bedingham</u>	<u>Woodton</u>	<u>Addition of VC WOO1 to the SL.</u>
<u>Woodton & Bedingham</u>	<u>Woodton</u>	<u>Minor addition to incorporate 8 dwellings north of Church Road.</u>
<u>Wreningham, Ashwellthorpe & Fundenhall</u>	<u>Wreningham</u>	<u>Minor addition to incorporate 3 new dwellings north of Wymondham Road (2018/2301).</u>

Wreningham, Ashwellthorpe & Fundenhall	Wreningham	New area of settlement limit at Church Road.
Wreningham, Ashwellthorpe & Fundenhall	Ashwellthorpe	Addition of new development on land south of The Street at Muskett Road, Browne Close, Goodrum Close and Warman Way.

Habitats Regulations Assessment

Sustainability Appraisal

Strategic Environmental Assessment

Landscape Character Assessment

Landscape and Visual Impact Assessment

Green Infrastructure

Expert Witness

Ecological Impact Assessment

Habitat and Ecology Surveys

Biodiversity Net Gain



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

© Lepus Consulting Ltd

Eagle Tower

Montpellier Drive

Cheltenham

GL50 1TA

01242 525222

enquiries@lepusconsulting.com

www.lepusconsulting.com

CHELTENHAM



Lepus Consulting
Eagle Tower, Montpellier Drive
Cheltenham
Gloucestershire GL50 1TA

t: 01242 525222
w: www.lepusconsulting.com
e: enquiries@lepusconsulting.com