

VCHAP Additional Modifications

September 2026

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Additional Modifications

Additional modifications comprise explanatory or factual updates and the correction of typographical errors that do not materially affect the policies in the Plan.

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

The page numbers and paragraph numbering below refers to the submission local plan and does not take account of the deletion or addition of text

A. Introduction and Background

Ref	Page	Policy/ Paragr- aph	Additional Modification
			Replace the date on the VCHAP cover page as follows: July 2024 <u>September 2026</u>
	1	Contents	Replace logo with updated South Norfolk Council logo (inserted onto front page)
	1-5	Contents	Updates to the contents page to reflect updated allocation references, page numbers and deleted allocations
	6	A.4	Addition to the paragraph as follows: Government planning policy is set out in the National Planning Policy Framework (NPPF). In terms of rural housing, paragraph 83 of the NPPF (<u>December 2024</u>) states that:
	6	A.7	Correction to make factual update to the text as follows: Paragraph 70 <u>73</u> of the NPPF (<u>December 2024</u>) notes the importance of small and medium sized sites, up to 1 hectare in size, in contributing to meeting housing needs, particularly in terms of the ability to deliver those sites quickly.

Ref	Page	Policy/ Paragr- aph	Additional Modification
	10	A.21	Correction to the paragraph as follows: Some Town and Parish Councils have, and are continuing to, produce Neighbourhood Plans, which sit alongside the Local Plan and when adopted, are also used to determine planning applications. Most of these Neighbourhood Plans include more detailed Development Management policies, which aim to shape development proposals to better reflect local circumstances. However, two Neighbourhood Plans, Dickleburgh and Rushall, and Diss and District (which includes the Village Cluster parishes of Burston, Roydon and Scole) set out to make their own allocations and the Council's approach to these clusters is set out in the specific chapters below. <u>During the preparation of the VCHAP, two Neighbourhood Plans progressed with their own site allocations. Diss and District Neighbourhood Plan (which includes the Village Cluster parishes of Burston, Roydon and Scole) was adopted in October 2023. Within this Neighbourhood Plan, several sites were allocated, within the South Norfolk parishes. Dickleburgh Neighbourhood Plan was adopted in May 2026, but following the Examiner's recommendation does not include a site allocation in the final Plan; this occurred too late for a replacement allocation to be made in this Plan.</u> For more information about Neighbourhood Plans in South Norfolk, please visit https://www.southnorfolkandbroadland.gov.uk/neighbourhood-plans.
	14	A.29	Correction to the paragraph as follows: • Stage 1 and Stage 2 <u>Level 1 and Level 2</u> Strategic Flood Risk Assessments (SFRA);
	15	A.34	Correction to the paragraph as follows: A Stage 1 <u>Level 1</u> Strategic Flood Risk Assessment (SFRA) has been produced to reflect the latest Government Guidance and available data, to guide the location of development in this Plan. Subsequently, Stage 2 <u>Level 2</u> SFRAs focusing on specific sites within the South Norfolk Village Clusters area have been produced and are reflected in the allocation policies and supporting text where appropriate.

Cluster 2: Alington, Yelverton & Bergh Apton

Ref	Page	Policy/ Paragraph	Additional Modification
	23	VC ALP1	Minor correction to the policy criterion as follows: • Pedestrian link to footpath Alington FP2/Yelverton FP4, which runs along the northern boundary of the site; <u>and</u>
	21	2.7	Correction to the paragraph as follows: As part of the preparation of this Plan a site located on land south of Bergh Apton Road and west of Nichols Road, adjacent to the Primary School, was promoted. Following an assessment of the site this land has been incorporated into the updated Settlement Limit.
	22	2.12	Minor correction to the text as follows: The Stage 2 <u>Level 2</u> VC Strategic Flood Risk Assessment (SFRA) (<u>including the May 2025 Addendum</u>) identifies a number of factors which need to be taken into account in developing proposals for this site, and indicates the need for a site-specific FRA, with the resultant strategy informing the layout of the development.
	22	2.13	Consequential change to the following paragraph of supporting text: Although the site is 1.87ha, the allocation is for approximately 25 <u>up to 30</u> dwellings, reflecting the scale and density of the adjoining Church Meadow development and the need to address flood risk issues.

Cluster 3: Aslacton, Great Moulton & Tibenham

Ref	Page	Policy/ Paragraph	Additional Modification
	29	VC ASL1	Minor update to the policy as follows: • A satisfactory foul water drainage strategy for the development prior to the commencement of development; <u>and</u>
	28	3.12	Minor correction to the text as follows: Local concerns were raised regarding drainage issues within the locality. Anglian Water confirmed that improvements to the local pumping station were timetabled for late 2022. Moreover, issues derive primarily from surface water ingress into the foul water system, as such as development with a suitable Sustainable Drainage Strategy (SuDS) should not create any further issues.
	28	3.13	Consequential change to the following paragraph of supporting text: The allocation of a site of 2.3ha for approximately 35 <u>36</u> dwellings allows for development of an appropriate scale and density to reflect its village edge location, the provision of a frontage village green and land for a school car parking facility.
	29	VC GRE1	Minor correction to the policy criterion as follows: • Vehicular access from High Green only and foot/cycle access from both High Green and Heather Way; <u>and</u>
	31	VC GRE2	Minor correction to the policy criterion as follows: • Opportunities to provide for the connectivity of the High Green element of the site with the Heather Way section of the site to be incorporated into the site design including pedestrian

Ref	Page	Policy/ Paragr- aph	Additional Modification
			access between the sites, drainage strategy, layout and landscaping unless otherwise agreed with the LPA; <u>and</u>

Cluster 5: Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva

Ref	Page	Policy/ Paragr- aph	Additional Modification
	40	5.2	Minor correction to the text as follows: Further east of the built-up area at Norwich Road is the detached farm hamlet of Pockthorpe <u>Loke</u>, which is separated from the main part of the village by a significant open gap, with good views of the surrounding open countryside.

Cluster 6: Bawburgh

Ref	Page	Policy/ Paragraph	Additional Modification
	47	VC BAW1 REV	Minor correction to the policy criterion as follows: Provision of a direct pedestrian/cycle access on the northern boundary of the site into Bawburgh Primary School, to be agreed with the school; <u>and</u>
	46	6.9	Delete the following paragraph of supporting text: A significant surface water flowpath has been identified to the south of the site, draining into the River Yare to the east. The Lead Local Flood Authority has not raised a concern about development in this location however the drainage strategy for the site should take into consideration the presence of this flowpath.

Cluster 7: Bressingham

Ref	Page	Policy/ Paragraph	Additional Modification
	49	7.8	Minor correction to the text as follows: Whilst recognising that existing surface water flows are contained to the highway and adjacent ditches, the Stage 2 <u>Level 2</u> VC Strategic Flood Risk Assessment (SFRA) identifies that future development and climate change could impact on existing flows. The drainage strategy for the site will need to demonstrate that there will be no increase in surface water flood risk as a consequence of the development of the site.

Cluster 8: Brooke, Kirstead & Howe

Ref	Page	Policy/ Paragr- aph	Additional Modification
	54	VC BRO1	Minor correction to the policy criterion as follows: • Frontage development to Norwich Road, consistent with the form and character of the area; <u>and</u>
	N/A	Policy Map	Minor correction to the policy map as follows: Removal of the site label and site infill colour for SN0020SL

Cluster 9: Bunwell

Ref	Page	Policy/ Paragr- aph	Additional Modification
	56	9.5	Correction to make factual update to the text as follows: Bunwell is a predominantly linear settlement with small pockets of development in evidence, including most notably south of Bunwell Street opposite the site. The adjacent development to the west (2019/1542) is relatively low density comprising 9 detached dwellings in a tandem form of development. In this context the depth of the site within the landscape and the visual impact of further development on the streetscene is acceptable. <u>The adjacent development to the west (2017/2904) has recently been constructed and comprises detached dwellings in a linear form.</u> The existing site is level with minimal landscaping, affording clear views across the fields to the north. Whilst development of the site will inevitably have a visual impact, new development in this location will be of modest scale and viewed within the context of the existing settlement. Boundaries that avoid the creation of a harsh settlement edge will be required for the north and east boundaries to improve the assimilation of the site into the adjoining countryside, particularly in public views from the local footpath network. Boundaries that result in a feeling of enclosure along Bunwell FP2 should be avoided. Landscaping of the site will also play a significant role in mitigating the visual impact of development and integrating the site into the wider countryside.

	57	9.8	Correction to the text and subdivision of paragraph as follows: Due to the potential presence of Anglian Water infrastructure across the site, the limited connection potential of the current vacuum sewer system and the possible need to phase development connecting to the Fornsett Wastewater Recycling Centre, developers are advised to engage with Anglian Water at any an early stage in the design process. The site is in an area identified as being within Groundwater Source Protection Zone 3. Site developers will be required to liaise with the Environment Agency to ensure that water quality is not adversely affected however this does not preclude development of the site. Make consequential changes to subsequent paragraph numbering.
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	58	9.11	Subdivision of paragraph as follows: The existing landscape gap provides an element of relief within the streetscene, providing open views across the wider agricultural landscape to the north-east. The flat topography of the site, combined with the distant wooded areas to the north result in long views from Bunwell Street at present. However, the road frontage is limited in width and is constrained by existing residential development to the east and west. As such, the significance of this gap as well as its value within the streetscene is limited by these factors. Long distance views back towards the site from Public Rights of Way Bunwell FP1 and FP2 to the north and east will not be significantly impacted as the new development will be seen in the context of the existing built form of the settlement. Bunwell FP5 emerges onto Bunwell Street directly opposite the site and therefore there will be some visual impact experienced by the users of this footpath. To address this, as well as to protect the residential amenities of the occupiers to the east, the allocation policy requires an area of open space to be incorporated into the site layout within the eastern section of the site. This area of open space will also ensure that some limited views across the wider landscape are retained. If possible whilst ensuring highways safety, the existing frontage hedgerow along this section of the site frontage should be protected and retained. Make consequential changes to subsequent paragraph numbering.
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58	9.13	Consequential change to the following paragraph of supporting text: There are a number of designated heritage assets, including Listed Buildings, within close proximity of the site. Currently there are views of The Cottage across the site from Bunwell Street, <u>and</u> whilst these will be reduced the retention of agricultural land between The Cottage and the site will ensure that some of the rural setting of the building will be retained. Development on the site will be required to respond sensitively to the presence of this heritage asset including through sensitive layout and design, the use of appropriate materials and incorporating appropriate landscaping to the north of the site. <u>Whilst In addition</u>, Lilac Farm lies opposite the site it is offset and set back within its plot. <u>The supporting Heritage Impact Assessment considers the significance of development on the setting of Lilac Farm, and its findings and recommendations are a material consideration for the development of the site.</u> It is also viewed within the context of the adjacent commercial site and as noted in the supporting Heritage Impact Assessment is not considered to be significantly impacted by VC BUN2.
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Cluster 10: Burston, Shimpling & Gissing

Ref	Page	Policy/ Paragraph	Additional Modification
	60	10.4	Update to the following paragraph to read as follows: Consequently, allocations of 25 homes for the Burston, Shimpling and Gissing cluster, 25 homes in the Roydon Cluster and a net allocation of 60 homes in the Scole Cluster is accounted for in this Plan. <u>However, planning permission for site DDNP10 at Scole has resulted in an uplift of 72 dwellings on this allocation and adjoining land to the north, resulting in a contribution of 122 dwellings at Scole towards the South Norfolk Village Clusters. In total, therefore, the Diss and District Neighbourhood Plan is contributing 172 dwellings towards the GNLP requirement for the South Norfolk Village Clusters. This reflects the proposed allocation within the submitted Diss and District Neighbourhood Plan. These will contribute to the GNLP requirement for the South Norfolk Village Clusters.</u>
	60	10.5	Correction to the paragraph as follows: Details of the proposed Diss and District Neighbourhood Plan can be found on South Norfolk Council's website at: www.southnorfolkandbroadland.gov.uk/ddnp https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/adopted-neighbourhood-plans-south-norfolk/diss-district-neighbourhood-plan/diss-and-district-neighbourhood-plan.

Cluster 12: Dickleburgh

Ref	Page	Policy/ Paragraph	Additional Modification
	64	12.1	Update to the paragraph as follows: The Dickleburgh and Rushall Neighbourhood Plan is being prepared by the Dickleburgh and Rushall Neighbourhood Plan Steering Group. The Neighbourhood Plan will include site allocations for residential development, based upon housing requirements for different areas as set out in the Greater Norwich Local Plan (GNLP). The Dickleburgh and Rushall Neighbourhood Plan was prepared by the Dickleburgh and Rushall Neighbourhood Plan Steering Group and was adopted in May 2026. The Neighbourhood Plan forms part of the Development Plan for South Norfolk.
	64	12.2	Delete the following paragraph: A minimum housing requirement of 25 homes has been identified for the Dickleburgh cluster is accounted for in this plan.
	64	12.3	Update to the paragraph as follows: The emerging Dickleburgh and Rushall Neighbourhood Plan intends to identify a proposed site to deliver this minimum requirement. Pre-submission consultation, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 was undertaken in 2023, supported by a Strategic Environmental Assessment and a Habitats Regulations Assessment. Once adopted the Neighbourhood Plan will form part of the adopted Development Plan for South Norfolk. Originally the Dickleburgh and Rushall Neighbourhood Plan intended to allocate a site of 25 homes to accommodate the minimum housing requirement identified by the GNLP for this cluster. However, through the independent Examination process into the Neighbourhood Plan, this proposed allocation was removed from the Plan and as such no housing allocations are included in the adopted Neighbourhood Plan. This occurred at a late stage in the allocation of sites through the Village Clusters Plan and consequently there are no allocations proposed for the Dickleburgh cluster within either the VCHAP or the Neighbourhood Plan.

	64	12.4	Further details relating to the Dickleburgh and Rushall Neighbourhood Plan can be found at the Parish Council's website , here: www.dickleburghandrushallpc.org.uk/neighbourhood-plan <u>Dickleburgh and Rushall Neighbourhood Plan Broadland and South Norfolk</u>
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Cluster 14: Earsham

Ref	Page	Policy/ Paragraph	Additional Modification
	74	14.8	Minor correction to the text as follows: However, the boundaries of VC EAR1 do not extend into this area and no concerns have been raised either by the Lead Local Flood Authority (LLFA) or within the supporting Stage 2 <u>Level 2</u> Strategic Flood Risk Assessment (SFRA).
	75	VC EAR1	Correct the header font for the policy
	75	VC EAR2	Correct the font for the supporting text for VC EAR2.

Cluster 16: Gillingham, Geldeston & Stockton

Ref	Page	Policy/ Paragraph	Additional Modification
	84	VC GIL1REV	Correct the policy text to black coloured font
	82	16.12	Consequential change to the following paragraph of supporting text: The boundary of the site incorporates areas at both surface and fluvial (Zones 2 and 3a) flood risk in the south-western corner and a remaining small area of tidal flooding in the southeast corner, which it is recommended are left undeveloped. A small area of surface water flooding has been identified in the southwest corner of the site, and it is recommended that this area is left undeveloped. Development of the site will require a site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site.
	83	16.18	Consequential change to the following paragraph of supporting text: An area of 2.92ha is allocated for approximately 40 <u>44</u> dwellings, reflecting the need to safeguard 0.5ha of land for F1(a) use for the Primary School and the need to address flood risk issues.
	85	VC GEL1	Minor correction to the policy criterion as follows: • Protection and enhancement of the existing vegetation on the site boundaries, particularly the established vegetation on the Old Yarmouth Road boundary-; <u>and</u>

Cluster 17: Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland

Ref	Page	Policy/ Paragr- aph	Additional Modification
	89	17.17	Consequential change to the following paragraph of supporting text: Currently there is no vehicular access into the site from the B1136 however development of VC HAL2 will facilitate this connection and provide a safe access onto this road. Access to the site from Briars Lane will not be permitted due to its narrow width and rural character. Footpath connectivity from within the site to Heckingham FP2 should be incorporated into the site layout and design, as should the connectivity between VC HAL1<u>REV</u> and VC HAL2 to ensure a cohesive relationship between these sites.
	89	17.18	Consequential change to the following paragraph of supporting text: Discussions with the Lead Local Flood Authority (LLFA) have identified the presence of a significant surface water flowpath in the 0.1AEP event running south-north through the site. The Stage 2 Village Clusters Strategic Flood Risk Assessment (SFRA) confirms that the existing flowpath route will need to be incorporated into the site layout and design. Diversion of the flowpath is not an acceptable design solution and a <u>A Flood Risk Assessment (FRA)</u> will be required to determine the layout and drainage strategy for this site, taking account of the issues identified in the <u>Stage 2 Level 2 VC SFRA (including the May 2025 Addendum)</u> and the <u>National Flood Risk Assessment 2 data</u>. Due to the relationship between VC HAL1<u>REV</u> and the 2015 Local Plan allocation to the south a comprehensive drainage strategy would be preferred by the LLFA to maximise the potential benefits of a drainage strategy in this location. This should be explored by the developer of the site, unless otherwise agreed with the Local Planning Authority.
	89	17.20	Consequential change to the following paragraph of supporting text: An area of 2.48ha is allocated for up to 35 <u>39</u> dwellings on this site and is considered reasonable to ensure that the constraints identified above, particularly the visual impact and the relationship with the adjacent heritage asset as well as the identified surface water flowpath, may be incorporated appropriately into the final site layout and design.

91	VC HAL2	Minor correction to the policy criterion as follows: • Site layout and design to facilitate both vehicular and pedestrian access through the site to VC HAL1<u>REV</u> to the north; • A drainage strategy and site layout that responds to the presence of the on-site surface water flowpath along the west side of the site; <u>and</u>
91	17.22	Consequential change to the following paragraph of supporting text: An application for 23 dwellings on a larger site area has been approved (2022/0287). The site is adjacent to, and is currently within the same control as, allocation VC HAL1<u>REV</u> to the north. To ensure a comprehensive form of development is achieved opportunities to maximise the connectivity between the sites should be explored as far as possible via the development management process. Accordingly, the former HAL1 allocation text (now VC HAL2) has been updated to reflect both the boundaries of the planning application and the uplift in the site numbers that is achievable on the larger site.

Cluster 18: Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

Ref	Page	Policy/ Paragr- aph	Additional Modification
	96	VC HEM1	Minor correction to the policy criterion as follows: • Discussions with the Highway Authority to establish the need for a pedestrian crossing across the B1527 (Mill Road) to facilitate access to the service to the north of the road; <u>and</u>
	N/A	Policy Map	Minor correction to the policy map as follows: Repositioning of the site label 'VC HEM1' to improve clarity

Cluster 22: Kirby Cane & Ellingham

Ref	Page	Policy/ Paragr- aph	Additional Modification
	105	VC ELL2	Minor correction to the policy text to read: • Improvements to Ellingham FP3 to ensure pedestrian connectivity to the existing local footpath network is to an acceptable standard; <u>and</u> • Off-site highway works to include: upgrade to the existing access into Florence Way to facilitate access into the site and carriageway widening of Mill Lane to the north of Florence Way to improve highway safety.

Cluster 23: Little Melton & Great Melton

Ref	Page	Policy/ Paragr- aph	Additional Modification
	109	23.13	Consequential change to the following paragraph of supporting text: Although the site is 3.80ha, the allocation is limited to approximately 35 <u>up to 45</u> dwellings, which reflects the need to keep the south-east section of the site clear of development to protect the setting of the listed barn, the protection of existing biodiversity features on site and the provision of a small off-carriageway parking area associated with the school.

Cluster 25: Mulbarton, Bracon Ash, Swardeston & East Carleton

Ref	Page	Policy/ Paragraph	Additional Modification
	115	VC MUL1	Minor correction to the policy criterion as follows: • Vehicular and pedestrian access to the site is via Bluebell Road only in order to preserve existing highway safety along The Rosery; <u>and</u>
	117	25.21	Consequential change to the following paragraph of supporting text: The site lies to the south-east of the junction between Main Road and Gowthorpe Lane, in a gateway position at the entrance to the village. The B1113 lies to the west of the site, running alongside the site frontage north-south. Immediately to the south of the site is a small retail unit beyond which is a group of established trees, as well as land and buildings associated with a former plant nursery. VC SWA1<u>REV</u> is immediately to the south of VC SWA2REVA, with recent development also having taken place at Bobbins Way which is also located south of the site. On the opposite side of the B1113 are detached two-storey dwellings, typically set back from the road frontage within generous plots.
	117	25.23	Consequential change to the following paragraph of supporting text: The site lies immediately north of VC SWA1<u>REV</u> and opportunities to deliver connectivity between the sites, as well as a coherent approach to the landscaping of the eastern boundaries of the two sites, should be explored. Developers of the sites are encouraged to consider a coordinated approach to address these issues; however, should the sites progress separately, there will be an expectation that these matters have been clearly considered in the site layout and design at the planning application stage. This coordination 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.

Cluster 26: Needham, Brockdish, Starston & Wortwell

Ref	Page	Policy/ Paragr- aph	Additional Modification
	124	26.17	Minor correction to the text as follows: In accordance with the findings of the Stage 2 <u>Level 2</u> Strategic Flood Risk Assessment (SFRA) the developer of the site will be required to prepare a site-specific FRA as part of the planning application for the site. This should have regard to the Stage 2 <u>Level 2</u> SFRA prepared to support the allocation of VC NEE1, particularly regarding any displacement of water due to flood mitigation measures, surface water storage and discharge rates.
	124	26.18	Consequential change to the following paragraph of supporting text: The site currently has no network connectivity the sewer system, therefore early engagement with Anglian Water and the Environment Agency is recommended regarding <u>the on-site options available for the site. requisitioning of new connection or the developer to consider alternative on-site treatment. The submission of a site-specific foul drainage strategy will be required as part of a planning application for the site.</u>
	126	26.26	Consequential change to the following paragraph of supporting text: The <u>Level 2</u> Stage 2 VC Strategic Flood Risk Assessment (SFRA) identifies potential <u>an area of</u> surface water ponding to the <u>north of the site</u> east of the site, north of High Road, as well as surface water flooding on the road frontage of the land to the south of High Road. As such, as site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the <u>Level 2</u> Stage 2 VC SFRA <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.</u>

	128	26.29	Minor correction to the text as follows: The Stage-2 <u>Level 2</u> VC Strategic Flood Risk Assessment (SFRA) identifies a number of factors which need to be taken into account in developing proposals for this site, and indicates the need for a site-specific FRA, with the resultant strategy informing the layout of the development
	128	VC WOR2	Minor correction to the policy text to read: • Preparation of a Flood Risk Assessment (FRA) to inform the drainage strategy and site design and layout. The FRA should have regard to the Stage-2 <u>Level 2</u> Strategic Flood Risk Assessment prepared as part of the Village Clusters Housing Allocation Plan.

Cluster 27: Newton Flotman & Swainsthorpe

Ref	Page	Policy/ Paragraph	Additional Modification
	131	VC NEW1	Update wording in policy criterion as follows: • Liaison with Anglian Water regarding foul drainage capacity and the potential need to phase the site to later in the plan period; <u>and</u>
	132	VC NEW2	Update wording in policy criterion as follows: • Connectivity of the site with VC NEW1 to be incorporated into the site design including vehicular and pedestrian access between the sites, landscaping, site layout and the drainage scheme, unless otherwise agreed with the Local Planning Authority; <u>and</u>
	130	27.7	Minor correction to the text as follows: The site requires two points of access, the first through the carried forward 2015 Local Plan allocation (NEW1) and the second directly from Alan Avenue. Detailed proposals for the 2015 Local Plan allocation received a committee resolution to grant full planning permission for 31 dwellings in May 2022. The layout for the carried forward SWA1 <u>NEW1</u> (Application Ref. 2021/2784) includes an access across the northwest corner of this allocation, adjacent to 111 Alan Avenue, and also makes provision for access between the sites along the northwestern boundary of this allocation. The site promoters have indicated that a second access can be achieved in the northeast corner of the site. The Highways Authority's preference for the second access to become a continuation of Alan Avenue into the allocation site as the primary route, and the remainder of Alan Avenue (from No. 71) to become the side road off this primary route.

Cluster 30: Roydon

Ref	Page	Policy/ Paragraph	Additional Modification
	142	30.4	Update to the following paragraph to read as follows: Consequently, allocations of 25 homes for the Burston, Shimpling and Gissing cluster, 25 homes in the Roydon Cluster and a net allocation of 60 homes in the Scole Cluster is accounted for in this Plan. <u>However, planning permission for site DDNP10 at Scole has resulted in an uplift of 72 dwellings on this allocation and adjoining land to the north, resulting in a contribution of 122 dwellings at Scole towards the South Norfolk Village Clusters. In total, therefore, the Diss and District Neighbourhood Plan is contributing 172 dwellings towards the GNLP requirement for the South Norfolk Village Clusters.</u> This reflects the proposed allocation within the submitted Diss and District Neighbourhood Plan. These will contribute to the GNLP requirement for the South Norfolk Village Clusters.
	142	30.5	Correction to the paragraph as follows: Details of the proposed Diss and District Neighbourhood Plan can be found on South Norfolk Council's website at: www.southnorfolkandbroadland.gov.uk/ddnp https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/adopted-neighbourhood-plans-south-norfolk/diss-district-neighbourhood-plan/diss-and-district-neighbourhood-plan.

Cluster 32: Scole

Ref	Page	Policy/ Paragraph	Additional Modification
	145	32.4	Update to the following paragraph to read as follows: Consequently, allocations of 25 homes for the Burston, Shimpling and Gissing cluster, 25 homes in the Roydon Cluster and a net allocation of 60 homes in the Scole Cluster is accounted for in this Plan. <u>However, planning permission for site DDNP10 at Scole has resulted in an uplift of 72 dwellings on this allocation and adjoining land to the north, resulting in a contribution of 122 dwellings at Scole towards the South Norfolk Village Clusters. In total, therefore, the Diss and District Neighbourhood Plan is contributing 172 dwellings towards the GNLP requirement for the South Norfolk Village Clusters. The settlement limit at Scole has been updated to include the residential element of the planning permission for DDNP10. This reflects the proposed allocation within the submitted Diss and District Neighbourhood Plan. These will contribute to the GNLP requirement for the South Norfolk Village Clusters.</u>
	145	32.5	Correction to the paragraph as follows: Details of the proposed Diss and District Neighbourhood Plan can be found on South Norfolk Council's website at: www.southnorfolkandbroadland.gov.uk/ddnp https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/adopted-neighbourhood-plans-south-norfolk/diss-district-neighbourhood-plan/diss-and-district-neighbourhood-plan.

Cluster 34: Spooner Row & Sutton

Ref	Page	Policy/ Paragraph	Additional Modification
	151	34.9	Update the opening sentence of the paragraph as follows: The impact of VC SPO1REVA on the identified heritage asset to the south of the site, The Orchards, has been assessed via the updated Heritage Impact Assessment.
	152	34.10	Update the second sentence of the paragraph as follows: Consequently development of VC SPO1REVA may have a disproportionate impact on the WRC, which may require upgrades.
	153	34.15	Correct the final sentence of the paragraph to read as follows: An area of potential traditional orchard priority habitat has been identified as lying to the western <u>south-eastern</u> boundary of the site and opportunities to enhance this area could be considered as part of the development of this site, securing additional biodiversity gain.
	156	VC SPO3	Minor correction to the policy text to read: • Retention, protection and reinforcement of the existing established hedgerow and tree boundaries along the south and east boundaries of the site wherever possible; <u>and</u>
	157	VC SPO4	Minor correction to the policy text to read: • The northern edge of the site should be landscaped to lessen the visual impact when approaching the village along the Wymondham Road; <u>and</u>

Cluster 35: Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley

Ref	Page	Policy/ Paragraph	Additional Modification
	161	VC STO1	Minor correction to the policy text to read: • Establishment of landscaping along the northern boundary of the site to minimise the visual impact of development in views across the River Valley; <u>and</u>

Cluster 37: Tacolneston & Forncett End

Ref	Page	Policy/ Paragraph	Additional Modification
	166	VC TAC1	Minor correction to the policy text to read: • Appropriate boundary treatments to the south of the site minimise the landscape impact of the development; <u>and</u>
	165	37.9	Correct the paragraph text to black coloured font
	165	37.10	Delete the erroneous wording at the end of the paragraph as follows: adjacent to the existing farm access.
	166	37.11	Correct the paragraph text to black coloured font

Cluster 38: Tasburgh

Ref	Page	Policy/ Paragraph	Additional Modification
	N/A	Policy Map	Correction to the policy map as follows: Update to the base map to include Lower Tasburgh
	171	New para	Insert new paragraph at the end of the supporting text to read as follows: <u>38.11 The site is allocated for approximately 20 dwellings on 1.2ha of land. This reflects both the on- and off-site constraints identified above, including the requirement to retain land for the expansion of the adjacent primary school, the creation of a connecting vehicular access through the site to Henry Preston Road and the requirement to safeguard views towards Old Farmhouse through the site.</u>
	171	VC TAS1	Minor correction and reformatting to subdivide the criterion as follows: • The <u>Norfolk</u> Historic Environment <u>Service</u> Record to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate; • The existing woodland to the northern end of the site is protected and enhanced; and

Cluster 40: Thurlton & Norton Subcourse

Ref	Page	Policy/ Paragraph	Additional Modification
	176	40.13	Consequential change to the following paragraph of supporting text: The site is allocated for at least 12 dwellings on an area of 0.78ha, which is considered to be reasonable to reflect the scale and density of development on the adjacent sites as well as the highway constraints identified by the Highways Authority.
	177	40.17	Minor correction to the text as follows: The Stage 2 <u>Level 2</u> VC Strategic Flood Risk Assessment also identified a limited area of surface water ponding in the southern part of the site.

Cluster 42: Tivetshall St Mary & Tivetshall St Margaret

Ref	Page	Policy/ Paragr- aph	Additional Modification
	182	VC TIV1	Correct the opening line of the policy to read: 1.9 1 hectares is allocated for approximately 20 homes
	182	VC TIV1	Minor correction to the policy text to read: • Appropriate assessment of potential ground contamination and the undertaking of remedial works as necessary to address any identified issues; <u>and</u>

Cluster 43: Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter

Ref	Page	Policy/ Paragr- aph	Additional Modification
	186	43.19 – 43.22	Correct the spacing between the paragraphs
	186	43.21	Correction of the final sentence of the paragraph as follows: In <u>addition</u> , 186 addition , liaison with the Historical Environment Service will be required as part of the planning application process to determine the requirement for archaeological investigation.

Cluster 45: Wicklewood

Ref	Page	Policy/ Paragr- aph	Additional Modification
	197	VC WIC3	Minor correction to the policy text to read: • Vehicular access from Hackford Road; <u>and</u>

Cluster 46: Winfarthing & Shelfanger

Ref	Page	Policy/ Paragr- aph	Additional Modification
	198	46.4	Correction to make factual update to the following paragraph: The parish contains a range of facilities including a school and pub in Winfarthing, and a village hall with a recreation field in Shelfanger. There is a daily bus service to Diss.
	200	46.10	Minor correction to the text as follows: Whilst recognising that existing surface water flows are contained to the highway and adjacent ditches, the Stage 2 <u>Level 2</u> SFRA identifies that future development and climate change could impact on existing flows.
	200	46.12	Consequential change to the following paragraph of supporting text: An area of 1.0ha is allocated for approximately 20 <u>21</u> dwellings.
	201	46.15	Minor correction to the text as follows: The Stage 2 <u>Level 2</u> SFRA identifies a small area of the site in the north-eastern corner as being at risk of surface water flooding in all AEP flood events.

Cluster 47: Woodton & Bedingham

Ref	Page	Policy/ Paragraph	Additional Modification
	206	VC WOO1	Minor correction to the policy text to read: • Boundary treatments to contain the visual impact of the site, whilst reflecting the rural context; <u>and</u>