

## **South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 Pre-submission Addendum)**

### **Publication Stage Representation Form**

This form enables you to submit a representation(s) regarding the proposed Village Clusters Housing Allocations Plan Regulation 19 Pre-submission Addendum. The Council is encouraging respondents to view the Addendum and submit representations online, at [southnorfolkandbroadland.oc2.uk](https://southnorfolkandbroadland.oc2.uk). However, this Representation Form is available to complete electronically or in hard copy, for those that wish to respond in this way.

Before completing this form, please ensure you have read South Norfolk Council's Representation Form Guidance Note, available alongside this Representation Form.

**Please ensure you return your completed Representation Form to South Norfolk Council by 5.00pm on Monday 30th September 2024.**

Completed forms should be posted to:

Place Shaping Team, South Norfolk Council, Thorpe Lodge, 1 Yarmouth Rd,  
Norwich, NR7 0DU

Email: [localplan.snc@southnorfolkandbroadland.gov.uk](mailto:localplan.snc@southnorfolkandbroadland.gov.uk)

Please refer to the Council's Privacy Statement at [www.southnorfolkandbroadland.gov.uk/vchap](https://www.southnorfolkandbroadland.gov.uk/vchap) before completing this form.

This form has two parts:

**Part A** – Personal Details: this only needs to be completed once.

**Part B** – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A – Personal Details

### 1. Respondent Details

(N.B. If an agent is appointed, please complete only the Title, Name and Organisation [if applicable] fields, below, but complete the full contact details of the agent in section 2)

<b>Title / Name:</b>	Caroline Jeffery
<b>Job Title (if applicable):</b>	Principal Planner (Minerals and Waste Policy)
<b>Organisation / Company (if applicable):</b>	Norfolk County Council
<b>Address:</b>	County Hall Martineau Lane Norwich
<b>Postcode:</b>	NR1 2SG
<b>Tel No:</b>	01603 222193
<b>E-mail:</b>	Caroline.jeffery@norfolk.gov.uk

### 2. Agent Details (if applicable)

<b>Title / Name:</b>	-
<b>Job Title:</b>	-
<b>Organisation / Company:</b>	-
<b>Address:</b>	-
<b>Postcode:</b>	-
<b>Tel No:</b>	-
<b>E-mail:</b>	-

## Part B – Your Representation(s)

(Please use a separate sheet for each representation)

3. To which part of the document does your representation relate?

Paragraph No.		Policy No.	VC SWA2	Policies Map	

4. Do you consider the proposed Village Clusters Housing Allocations Plan is:

	YES	NO
<b>i. Legally compliant</b>	X	
<b>ii. Sound</b>		X
<b>iii. Complies with duty to co-operate</b>	X	

(Please tick as appropriate)

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC SWA2 is currently unsound as it is inconsistent with national policy (NPPF paragraph 218) and the adopted Development Plan in Norfolk (policy CS16 of the Norfolk Minerals and Waste Core Strategy), in relation to mineral resource safeguarding. Proposed allocation VC SWA2 is over 2ha in size and underlain by safeguarded mineral resource, sand and gravel. Therefore, the allocation of the site for development without policy requirements to avoid needless sterilisation of the mineral is not consistent with national policy.

The Mineral Planning Authority recognises that reference to the underlain mineral resource has been included in the supporting text, however, we request inclusion of a requirement to avoid needless sterilisation of the mineral resource in the policy itself. We consider that it is appropriate and relevant for the requirements of a strategic policy (in this case Policy CS16 of the Norfolk Minerals and Waste Core Strategy) to be included in a site allocation policy where it sets out how the policy will apply to a specific site at the development management stage.

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary)

In order to include measures to avoid needless sterilisation of the safeguarded mineral resources, in accordance with paragraph 218 of the NPPF, the policy wording for this site should be amended to include the following as a policy requirement:

‘This site is underlain by a safeguarded mineral resource; therefore investigation and assessment of the mineral will be required, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.’

**Please note:** in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

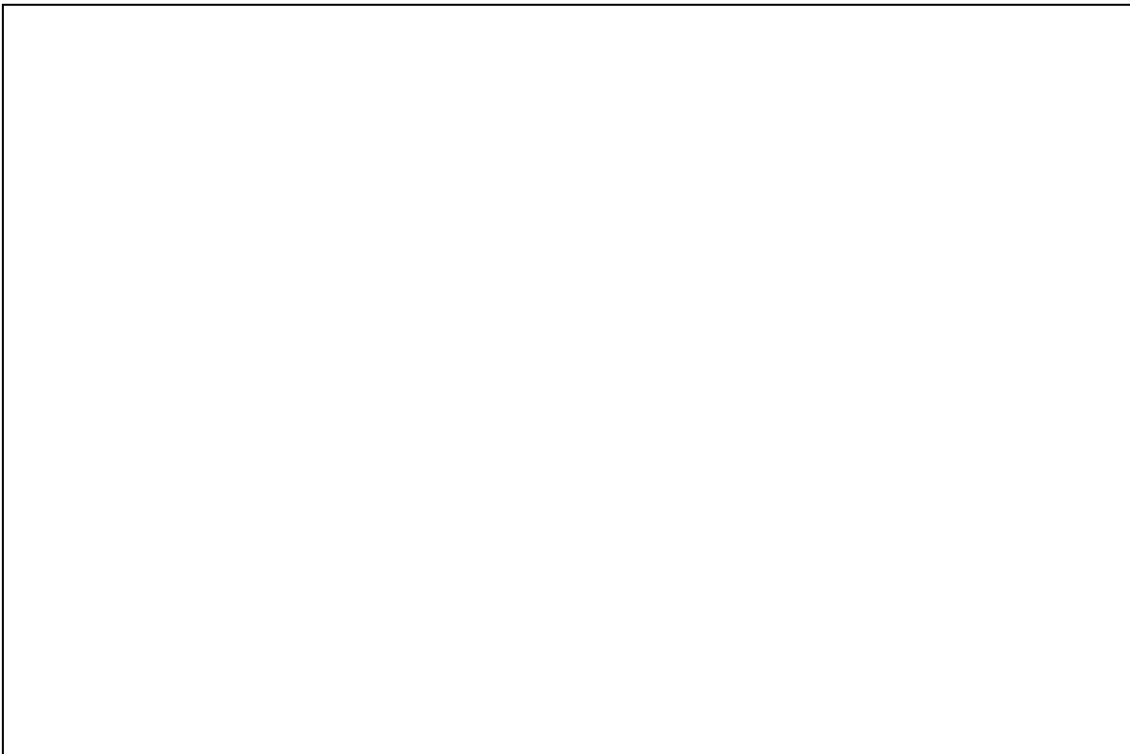
**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)	X
Yes, I wish to participate in hearing session(s)	

**Please note:** while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

A large, empty rectangular box with a thin black border, intended for the respondent to write their reasons for wanting to participate in the hearing session(s).

**Please note:** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

## Part B – Your Representation(s)

(Please use a separate sheet for each representation)

3. To which part of the document does your representation relate?

<b>Paragraph No.</b>		<b>Policy No.</b>	<b>VC DIT1 REV</b>	<b>Policies Map</b>	
----------------------	--	-------------------	--------------------	---------------------	--

4. Do you consider the proposed Village Clusters Housing Allocations Plan is:

	<b>YES</b>	<b>NO</b>
<b>i. Legally compliant</b>	<b>X</b>	
<b>ii. Sound</b>		<b>X</b>
<b>iii. Complies with duty to co-operate</b>	<b>X</b>	

(Please tick as appropriate)

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC DIT1 REV is currently unsound; as it is inconsistent with national policy (NPPF paragraph 218), and the adopted Development Plan in Norfolk (policy CS16 of the Norfolk Minerals and Waste Core Strategy), in relation to mineral resource safeguarding. Proposed allocation VC DIT1 REV is over 2ha in size and underlain by a safeguarded mineral resource, sand and gravel. Therefore, the allocation of the site for development without policy requirements to avoid needless sterilisation of the mineral is not consistent with national policy.

The Mineral Planning Authority recognises that reference to underlain mineral resource has been included in the supporting text, however, we request inclusion of a requirement to avoid needless sterilisation of the mineral resource in the policy itself. We consider that it is appropriate and relevant for the requirements of a strategic policy (in this case Policy CS16 of the Norfolk Minerals and Waste Core Strategy) to be included in a site allocation policy where it sets out how the policy will apply to a specific site at the development management stage.

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary)

In order to include measures to avoid needless sterilisation of the safeguarded mineral resources, in accordance with paragraph 218 of the NPPF, the policy wording for this site should be amended to include the following as a policy requirement: 'This site is underlain by a safeguarded mineral resource; therefore investigation and assessment of the mineral will be required, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.'

**Please note:** in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

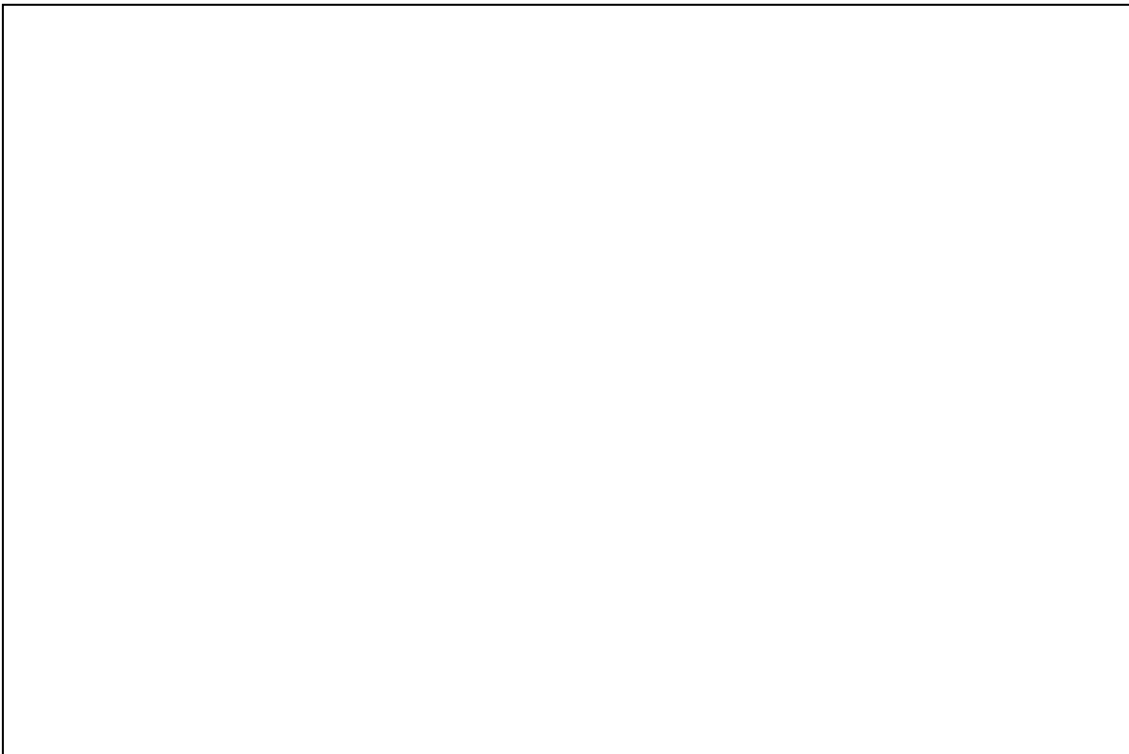
**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)	X
Yes, I wish to participate in hearing session(s)	

**Please note:** while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

A large, empty rectangular box with a thin black border, intended for the respondent to write their reasons for wanting to participate in the hearing session(s).

**Please note:** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.



## Part B – Your Representation(s)

(Please use a separate sheet for each representation)

3. To which part of the document does your representation relate?

Paragraph No.		Policy No.	VC EAR2	Policies Map	
---------------	--	------------	---------	--------------	--

4. Do you consider the proposed Village Clusters Housing Allocations Plan is:

- i. **Legally compliant**
- ii. **Sound**
- iii. **Complies with duty to co-operate**

YES	NO
X	
	X
X	

(Please tick as appropriate)

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC EAR2 is currently unsound; as it is inconsistent with national policy (NPPF paragraph 218), and the adopted Development Plan in Norfolk (policy CS16 of the Norfolk Minerals and Waste Core Strategy), in relation to mineral resource safeguarding.

The proposed site allocation VC EAR2, is located within the consultation area for safeguarded mineral extraction site, Earsham Quarry, which is only 25m from the boundary of site VC EAR2 at the closest point, with the A143 in between. The quarry has permission for mineral extraction and processing until 2040. There is currently no reference to this in either the site assessment or the site policy.

Proposed allocation site VC EAR2 also underlain by a safeguarded mineral resource, sand and gravel. However, as the site is less than 2 hectares in size, we do not consider that a policy requirement regarding investigation and prior extraction of mineral on the allocation site is necessary.

However, the allocation of the site for development without policy requirements to protect the existing mineral extraction operation is not consistent with national policy. The agent of change principle (paragraph 193 of the NPPF) would also apply.

We consider that it is appropriate and relevant for the requirements of a strategic policy (in this case Policy CS16 of the Norfolk Minerals and Waste Core Strategy) to be included in a site allocation policy where it sets out how the policy will apply to a specific site at the development management stage.

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary)

In order to include measures to avoid needless sterilisation of the safeguarded mineral resources, in accordance with paragraph 218 of the NPPF and consistency with the agent of change principle (paragraph 193 of the NPPF), the policy wording for this site should be amended to include the following as a policy requirement: 'The site is within the consultation area for a safeguarded mineral extraction site and the development must not prevent or prejudice the use of the existing mineral extraction site unless suitable alternative provision is made, or the applicant demonstrates that the site no longer meets the needs of the aggregate industry.'

**Please note:** in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)	X
Yes, I wish to participate in hearing session(s)	

**Please note:** while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

**Please note:** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.