Norfolk County Council

Norfolk County Council's Representations on the South Norfolk Village Clusters Housing Allocations Plan – Main Modifications

22 October 2026

By email to: localplan.snc@southnorfolkandbroadland.gov.uk

1. **Introduction**

1.1. Thank you for consulting Norfolk County Council on the Main Modifications to the South Norfolk Village Clusters Housing Allocation Plan.

1.2. Norfolk County Council (NCC) has considered the content of the Main Modifications and offers the following comments in its role as:

- Infrastructure provider for services such as Education, Libraries and Fire and Rescue – ensuring that adequate provision is made for the infrastructure that is necessary to support planned growth.
- Highways Authority – ensuring the delivery of safe, sustainable and integrated transport across Norfolk, maintaining the highway in a condition that safe and usable for all users.
- Minerals and Waste Authority – ensuing that the Council Council's policies and projects are appropriate reflects and not compromised.
- Lead Local Flood Authority – providing advice to local authorities on the management local risks of flooding from surface water, ground water and ordinary (smaller) watercourses in relation to major developments.
- Landowner – ensuring that suitable land within the County Council's ownership is allocated to support the district's obligations for sustainable growth.

1.3. Unless otherwise stated, where amendments to policies are sought, or further evidence requirements identified, NCC considers that these changes, or evidence is necessary to ensure the plan is "sound".

2. **Lead Local Flood Authority**

2.1. The LLFA have reviewed the submitted information and has the following comments to make.

VC EAR2 Earsham - Proposed increase from 25 to 50 dwellings

2.2. The LLFA notes there is a significant area of high to low surface water flood risk on this proposed site in the east and north of the site that covers about a

fifth of the proposed development area. The surface water flood risk area shows that approximately two thirds of the flood risk area is at medium to high (up to a 1% AEP event) risk of surface water flooding. This area would not be suitable for the development of properties or surface water infrastructure. The amount of properties viable on this site would need to be reassessed based on the area of surface water flood risk being excluded from development. This approach is in keeping with the Inspector's comments provided in relation to SPO1REV Land West of Bunwell Road, Spooner Row.

VC PSM1 Pulham St Mary - increase from 50 dwellings to 75 dwellings

2.3. Surface water flood risk is noted principally along the site boundary with the Norwich Road and Poppy Lane. The applicant would need to ensure that safe access and egress to the proposed development is possible.

VC SWA1, Swardeston - increase from 20 dwellings to 30 dwellings

2.4. It may be tight to get suitable surface water attenuation on site to balance the additional 10 dwellings. Further requirements for the developer to provide an enhanced surface water management offering to prevent an increase in flood risk elsewhere would be appropriate to include in the policy text associated with the site allocation.

VC SWA2REV, Swardeston - increase from 40 dwellings to 55 dwellings

2.5. There is a significant amount of surface water flood risk in the north-western corner of the site and along the roads to the north and west of the site. The applicant would need to ensure that safe access and egress to the proposed development is possible. It may be tight to get suitable surface water attenuation on site to balance the additional 15 dwellings. Further requirements for the developer to provide an enhanced surface water management offering to prevent an increase in flood risk elsewhere would be appropriate to include in the policy text associated with the site allocation.

VC LM1, Little Melton - increase from 35 dwellings to 45 dwellings

2.6. There are areas of surface water flood risk and existing ponds on the site that will need to be carefully accommodated within any proposed design. It may be tight to get suitable surface water attenuation on site to balance the additional 10 dwellings. Further requirements for the developer to provide an enhanced surface water management offering to prevent an increase in flood risk elsewhere would be appropriate to include in the policy text associated with the site allocation.

VC ALP1, Alpington, increase from 25 dwellings to 30 dwellings

2.7. No surface water flood risk shown on the site. Care should be taken to accommodate the additional 5 properties within the proposed design to balance the surface water runoff with the associated attenuation needs. It would be appropriate to include further requirements for the developer to

provide an enhanced surface water management offering to prevent an increase in flood risk elsewhere would be appropriate to include in the policy text associated with the site allocation.

2.8. Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.