

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

Statement of Representations Procedure

Subject Matter and Area Covered

The Village Clusters Housing Allocations Plan (VCHAP) has been produced by South Norfolk Council. Its purpose is to deliver growth that will support the vitality of the rural communities of South Norfolk. The proposed VCHAP allocates housing sites in the South Norfolk village cluster settlements, in order to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).

The Plan also defines the Settlement Limits for the village cluster settlements. These limits mark the extent of the existing built-up area of villages. The Settlement Limits have been updated to reflect recent developments or permission for development that have been granted. In addition, in certain instances the VCHAP proposes changes to the Settlement Limits to provide further opportunities for smaller developments in addition to the proposed development allocations.

The Plan covers each of the Village Cluster parishes in South Norfolk, excluding the parts of those parishes falling within the Broads Authority Executive Area.

Village Cluster parishes are all parishes within the district, except for:

Chedgrave; Colney; Costessey; Cringleford; Diss; Easton; Framingham Earl; Framingham Pigot; Hethersett; Hingham; Loddon; Long Stratton; Poringland; Redenhall w. Harleston; Trowse w Newton; and Wymondham.

The document also excludes housing sites in: parts of Roydon and Heywood that relate to the settlement of Diss; parts of Tharston & Hapton that relate to the settlement of Long Stratton; and parts of Caistor St Edmund & Bixley and Stoke Holy Cross that relate to the settlement of Poringland/Framingham Earl.

The pre-submission draft VCHAP was published between January and March 2023. Following this it became apparent that one of the proposed sites was no longer considered deliverable, and that another needed to be reduced in scale due to heritage concerns, which led to a shortfall in the overall target number of new homes (minimum of 1,200). The Council therefore undertook a focused consultation between December 2023 and February 2024 on alternative site options in order to address the shortfall in numbers as well as other focused changes. The consultation responses have been considered by the Council.

The Addendum proposes the allocation of three additional sites within the VCHAP and that a further five proposed VCHAP allocation sites should be extended to accommodate more homes. The document also includes a number of other focused changes to the proposed VCHAP. These amendments will then be considered by the Planning Inspector when the plan is subject to independent examination. The published addendum document only deals with the changes that are being proposed to the Regulation 19 VCHAP document that was published in 2023.

Publication Period

The Village Clusters Housing Allocations Plan will be published between **9.00am Monday 12th August and 5.00pm on Monday 7th October**. Representations are invited on the legal compliance and soundness of the Plan. Any representations submitted must be received by South Norfolk Council within this timeframe.

How to view the documents

During the publication period, the proposed Village Clusters Housing Allocations Plan will be available to view at the following locations:

- Online at - www.southnorfolkandbroadland.gov.uk/vchap
- **South Norfolk Council offices** – The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF (open Mon-Fri: 9am-5pm)
- **The Octagon** – Mere Street, Diss, Norfolk, IP22 4AH (open Mon-Fri: 9am-5pm)
- **Libraries in South Norfolk** – visit the Norfolk County Council website for details of your local branch (www.norfolk.gov.uk/libraries-local-history-and-archives)
- **Millennium Library** - The Forum, Millennium Plain, Norwich NR2 1AW (open Mon-Fri: 10am-7pm; Sat: 9am-5pm; Sun: 10.30am-4.30pm)

Supporting documents are also available to view online at the above locations. Further information and background material will also be available through a ‘virtual exhibition’ which can be accessed during the publication period at: <https://vchap.exhibition.app>.

Making Representations

Anyone wishing to submit a formal representation on the content of the Plan may do so, **in writing, and before 5.00pm on Monday 7th October**. Late representations cannot be accepted.

Representations can be submitted online, via www.southnorfolkandbroadland.gov.uk/vchap or using one of our hard copy representation forms which are available at the locations listed above. This will help ensure that submitted representations are in the prescribed format and can be taken into account in the examination of the plan. Completed hard copy forms should be posted to the South Norfolk Council office address listed above.

The Council would strongly advise anyone wanting to make representations to read the Representation Guidance Note, available at the locations specified above, before completing and submitting their representation.

The Council recommends that representations are made online, through the online consultation portal which is available via the web address above.

The Regulation 19 Pre-submission Addendum document **only** details the changes being proposed to the Regulation 19 VCHAP document that was published in 2023. **Representations can only therefore be accepted where they relate to any of the proposed changes. Representations relating to other elements of the Plan that are not subject to change, will not be able to be considered. Duly made representations relating to other elements of the plan that were submitted in response to the**

previous publication of the VCHAP will be submitted to the Planning Inspectorate as part of the independent examination of the plan.

Representations must relate to the whether or not the Plan is legally and/or procedural compliant and whether it meets the tests of soundness set out in the National Planning Policy Framework. This is explained further in the Representation Form Guidance Note. Representations that have not been made in accordance with the Representation Form Guidance Note may not be able to be considered during the future independent examination of the VCHAP.

All appropriately made representations received will be submitted to the Secretary of State, together with a summary of the main issues raised during the representations period and considered as part of a public Examination by an independent Planning Inspector.

Requests to be notified

The Representation Form (online and hard copy) allows you to request to be notified of any of the following:

- That the Village Clusters Housing Allocations Plan has been submitted for independent examination;
- That the recommendations of the person appointed to carry out the independent examination of the Village Clusters Housing Allocations Plan have been published;
- That the Village Clusters Housing Allocations Plan has been adopted.

For further information, please contact South Norfolk Council's Place Shaping Team on (01508) 533805 or at localplan.snc@southnorfolkandbroadland.gov.uk.