

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2282	Mr Peter Porter [13491]		A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	I am fully supportive of the whole plan as it aims to provide additional accommodation in many rural parts of the District. This will enable young people, especially, to remain in their locality and to sustain local services and facilities. Overall the plan will also contribute to the required increase in housing during the next few years.		Not specified		Support	Not specified	Not specified	Not specified	1404	
2322	CPRE Norfolk (Mr Michael Rayner, Planning Campaigns Consultant) [14427]		A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	The SNVCHAP should not be running on a different timetable to the GNL P. The housing numbers are unnecessarily high and unsound, in part due to housing within the SNVCHAP being located in more unsustainable locations which will affect the ability of the GNL P authorities to meet Climate Change targets.	To address these issues and to make the two plans sound they should run to the same timetable. As outlined above the inclusion of unnecessary housing numbers within the SNVCHAP in unsustainable locations also makes the SNVCHAP unsound and therefore it should not be adopted.	Appearance at Examination	This is to reserve the right to participate. This will be dependent on the Inspector's questions etc.	Object	Yes	No	Yes	1440	SNVCHAP Reg19 submission 14Feb23.docx. doc - https://southnorfolkandbroadland.oc2.uk/a/fn
2575	Chris Williams [20084]		A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	The Cluster plan is unsound , little villages like Bawburgh deserve to stand on their own and not be swallowed up, 35 houses would make no difference on a big site. This is huge , we can't cope. The road is already a rat run, unleashing 70 odd more cars plus service vehicles on and off a small hill will be dangerous . the village green is already over crowded particularly in the summer months. The school is overcrowded. The sewage system overflows, The river can't cope with more rain water surges. Few pathways or public transport. Leave the view.	Bawburgh is one of the prettiest villages (which is why it is conservation area) near Norwich don't turn it into a town centre , respect the term "Conservation Area" No more mass housing in Bawburgh, or under pressure go for far less dense maybe 4/5 houses which would have less impact on the view, services and amenities	Appearance at Examination	To emphasise the points I have made.	Object	Yes	No	Yes	1388	

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2802	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	Bunwell has an ideal windfall site GNLP 2126 of 0.52 hectares which is conveniently placed in the village centre. The Settlement Limit passes across one third of the site. Given the above consultation statement, this would have been a good opportunity to reposition the Settlement Limit to the site borders for future development opportunities of the entire site. Other than three developed sites, no 'provision' whatsoever appears to have been made to the village limits and we would question the soundness of the Settlement Limit assessments by not doing so.		Not specified		Support	Not specified	Not specified	Not specified	1403	
3027	Breckland District Council (Ms Rachel Gibbs, Senior Planning Officer) [20101]		A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	Breckland Council Supports the South Norfolk Village Cluster Development Strategy proposals. Breckland Council welcomes the opportunity to engage with South Norfolk on these proposals when they come forward in line with the Statement of Common Ground agreed between Breckland District Council and the Greater Norwich Partnership which South Norfolk Council is a partner.		Not specified		Support	Not specified	Not specified	Not specified	1404	

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3063	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	A. Introduction and Background, A.1.	A. Introduction and Background, A.1.	Although JBPL and Welbeck Land welcome the progression of the VCHAP, it is felt this should be considered at the same time as the rest of the GNLP. It remains difficult to comprehend that two interrelated documents are being considered on separate timetables. Especially, as the VCHAP must deliver a minimum of 1,200 dwellings to support the GNLP meeting its need of over 49,000 dwellings over the plan period. These representations conclude that the VCHAP will unlikely deliver the 1,200 dwellings required, and in turn will significantly undermine the GNLP that is already being drastically constrained by the Nutrient Neutrality issue.		Not specified		Object	Not specified	No	Not specified	1439	Village Clusters Representation s - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my
2803	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		A. Introduction and Background, A.3.	A. Introduction and Background, A.3.	We currently have two 2015 Site Specific Allocations in Bunwell with eleven 4/5 bedroom detached houses and only four 3 bedroom detached houses. Due to the high value of these properties, they are being purchased by retired couples and WFH professionals with no demands being placed upon developers for more competitively priced 2/3 bedroom houses. If National Framework targets are to be achieved, local planners must demand this of developers, in addition to Affordable. Also allow increased numbers of windful housing numbers where needed.	We are not convinced the required range of housing required in Bunwell will be met. Todate dwellings have been built to maximise developer profit opportunities rather than satisfy the specific needs of the village. It should be stated that the range of housing must meet the requirements of the village and local authority planners.	Written Representation		Object	Yes	No	Yes	1463	

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3052	South Norfolk Green Party (Ms Carol Sharp, Executive) [20086]		National Policy, A.4.	National Policy, A.4.	SNGP oppose the concept of village clusters because it is not settlement hierarchy, which concentrates development in 'sustainable' locations i.e. where there are alternatives to private cars for most necessary trips. If you can't get between parts of the same cluster without a car, you are not improving the sustainability of those places. The NFPP says 154: New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.	Evidence is needed to show how emissions will be reduced. Good low carbon public transport services should be provided between villages which have been formed as 'clusters' and share facilities such as shops, surgeries, schools and other basic conveniences.	Appearance at Examination	We would like to hear how the problems mentioned will be mitigated	Object	No	No	No	1419	
2491	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		National Policy, A.5.	National Policy, A.5.	The allocation of 35 units at Bawburgh (BAW1) is not sustainable. It will not enable the village to grow and thrive. The school is over-subscribed. The local doctors surgery, the Humbleyard Practice in Hethersett, is over-subscribed by 5,000 people. Bawburgh is not part of a cluster of nearby villages as confirmed by Council officers in their briefing to Parish Councils on 26.01.2023. Answer to Question 25: "The village is not clustered with others...". The allocation is unsound and fails para 79 of the NPPF.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1390	

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2804	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		National Policy, A.5.	National Policy, A.5.	SNC must ensure the right number and mix of dwellings in addition to the Cluster Sites around primary schools. With electric vehicles coming on stream more and more, car pollution will be of reducing concern. Primary schools and their locations should not be to the exclusion of more windfall sites outside of these locations and settlement limits, where they are seen of benefit to the village. We appreciate that Affordable Housing is not included in the cap but the 3/5 windfall allocations are insufficient to offer the required choice in the buyer market and to inject the necessary village vitality.	The number of windfall dwellings for Bunwell (5), excluding Affordable Housing and some self build, is inadequate for the projected period. It should be specifically stated that some flexibility of Windfall Housing numbers will be considered where seen by the local parish council and local authority to be justified and required.	Appearance at Examination	To emphasise the need for some flexibility in the maximum number of windfall houses which currently does not appear to exist.	Object	No	No	No	1464	
2850	Mrs Sarah Manning [15550]		National Policy, A.5.	National Policy, A.5.	Policy 79 (previously 55) is to restrictive not enabling communities to build 3 bedroom houses that can meet the characteristics of the rural community and offer outstanding architecture that's achievable and affordable. Planning within the community adjacent to other property should not be restricted as considered 'isolated' APP/L2630/W/18/3197272	Remove Policy 79 which SNDC continually use to restrict planning/windfall sits from coming forward.	Written Representation		Object	Yes	No	No	1458	
2852	Mrs Sarah Manning [15550]		National Policy, A.6.	National Policy, A.6.	Although I support this statement, I object to neither the maps or plan of the Cluster Villages identifying the location of amenities/facilities within the 'said' villages, or define conservation areas within settlements. In the case of Tacolneston and Forncett End the main facilities that attract 'Cluster Status' are in the conservation area adjacent heritage assets where the primary school is located. For transparency this information needs to be clearly recorded.	Maps and plans need to be clear and precise with conservation areas and facilities correctly identified.	Written Representation		Object	Yes	No	Yes	1405	

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2492	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		National Policy, A.7.	National Policy, A.7.	The proposed allocation BAW1 is 1.4ha therefore contrary to Paragraph 69 of the NPPF.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1391	
2805	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		National Policy, A.7.	National Policy, A.7.	The Plan only makes allowance for 3–5 windfall dwellings during the Plan period up until 2038 excluding Affordable and some self-build. We consider this insufficient for balanced expansion. Bunwell, as an example, has a serious lack of new 2/3 bedroom houses under market builds which is adversely affecting the primary school intake to the point where a nursery class has now been created. To address the housing needs balance, allocated sites must have a significant number of 2/3 bedroom commercial build houses plus onsite Affordable Housing. Offsite Affordable is an option but it must be in the village concerned		Not specified		Support	Not specified	Not specified	Not specified	1465	

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2323	CPRE Norfolk (Mr Michael Rayner, Planning Campaigns Consultant) [14427]		The Greater Norwich Local Plan (GNLP), A.8.	The Greater Norwich Local Plan (GNLP), A.8.	The SNVCHAP should not be running on a different timetable to the GNLP. The housing numbers are unnecessarily high and unsound, in part due to housing within the SNVCHAP being located in more unsustainable locations which will affect the ability of the GNLP authorities to meet Climate Change targets.	To address these issues and to make the two plans sound they should run to the same timetable. As outlined above the inclusion of unnecessary housing numbers within the SNVCHAP in unsustainable locations also makes the SNVCHAP unsound and should therefore not be adopted.	Appearance at Examination	See response to A.1	Object	Yes	No	Yes	1441	
2806	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		The Greater Norwich Local Plan (GNLP), A.9.	The Greater Norwich Local Plan (GNLP), A.9.	There is deep concern that sensible windfall housing development in Village Clusters and Non Village Clusters will be constrained to the point where villages may not be allowed to expand as they might wish and need. This could have the detrimental effect of removing beneficial housing opportunities for young families, retirees, local first time buyers and small builders with the consequences of collapsing local infrastructure and local business services. For some villages the suggested figures of 3 – 5 windfall dwellings over the Plan period simply isn't enough. If the right mix is not achieved the primary schools will suffer.		Not specified		Support	Not specified	Not specified	Not specified	1466	
2853	Mrs Sarah Manning [15550]		The Greater Norwich Local Plan (GNLP), A.10.	The Greater Norwich Local Plan (GNLP), A.10.	Government guidance states that 'allocation and outline permission should not be relied upon unless there is clear evidence that these sites will be delivered'. I don't consider a response from the land owned is clear evidence enough to include 2015 undelivered sites/allocations within the calculations, therefore I consider the figures potentially unsound.	Clear legally binding evidence obtained to enable the correct housing units to be submitted.	Written Representation		Object	Yes	No	No	1424	

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3214	Pigeon Investment Management Ltd (Mr Rob Snowling, Associate Director) [13863]		The Greater Norwich Local Plan (GNLP), A.10.	The Greater Norwich Local Plan (GNLP), A.10.	The Village Clusters Plan is not sound and is not consistent with paragraph 35 of the NPPF. The Village Clusters Plan is not consistent with national policy set out in paragraphs 104 and 105 of the NPPF. There is no certainty that the allocation sites affected by nutrient neutrality are deliverable over the plan period.	A review of settlement limits within all settlements within South Norfolk by way of a focused review of the Site Specific Allocations and Policies Document and Area Actions Plans should be undertaken.	Appearance at Examination	To further written representations.	Object	Not specified	No	Not specified	1422	Pigeon response to SNC Reg 19 Village Clusters Plan - https://southnorfolkandbroads.gov.uk/a/y5
3215	United Business and Leisure Properties Ltd (Graham Tuddenham) [19719]		The Greater Norwich Local Plan (GNLP), A.10.	The Greater Norwich Local Plan (GNLP), A.10.	The conclusion we reach is that South Norfolk Council consider it will be, at best, 6+ years from now before completions under this Plan are delivered assuming the NN matter is resolved. We therefore conclude the Plan based on the up-to-date published evidence is unsound and unviable as the cost of NN mitigation has not been demonstrated. The uncertainty surrounding NN mitigation and cost renders the proposals contained in this Plan unsound and incapable of being progressed.		Not specified		Object	Not specified	No	Not specified	1423	
2493	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		Village Clusters, A.13. There are 48 Village	Village Clusters, A.13. There are 48 Village	The Bawburgh Primary School serves just the single parish of Bawburgh. It is over-subscribed. There is no capacity to extend the school and the proposed housing allocation could not viably fund any extension to the school.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1392	

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2857	Mrs Sarah Manning [15550]		Village Clusters, A.13. There are 48 Village	Village Clusters, A.13. There are 48 Village	I object to the process followed when carrying out site assessments (desk top only). The Character Appraisal of Tacolneston, is internationally misleading/contrived with the aim to relocate Tacolneston away from the village school, Pub and Social club within the village/conservation area adjacent to heritage assets. Promoting sites 1200m away causes people to drive to services, parking is limited causing highway safety implications, vibration and pollution. (SNDC have no air quality assessments/data available) The school is full and further building expansion would cause harm to the setting.	Obtain robust evidence on whether sites allocated in 2015 still not developed should be counted. Follow due process and re assess using 'on sites' visits aperitif. Consider potential school places to meet housing needs only without pressure on school expansion needs.	Written Representation		Object	Yes	No	No	1407	

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3142	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Village Clusters, A.13. There are 48 Village	Village Clusters, A.13. There are 48 Village	In relation to the question of capacity in schools currently and potential for child movement. Norfolk is currently seeing a decline in its birth rate which is impacting the entry year into school and subsequent years, this will continue to take effect over the next 2-3 years and it is anticipated the higher numbers transitioning through Primary are moving to the latter part of their schooling which will ensure capacity is available in schools as time moves on. Some sites still remain with a level of pressure and act as an overflow to some strategic areas where there are plans to develop a school site, which will release this pressure in the future. The impact of movement between counties is often of net effect, often a similar level of children move in and out of the county which does not put any significant pressure on surrounding schools. We continue to work with our admission colleagues to ensure pupils have the appropriate places and will get a place of their choice. Information based on the education landscape can be found in our Schools Local Growth and Investment Plan 2023. This gives detail of the areas of growth and decline across the county which helps to inform our capital and educational priorities. Schools Local Growth and Investment Plan 2023 (norfolk.gov.uk)		Written Representation		Support	Yes	Yes	Yes	1450	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorbroadland.oc2.uk/a/nr

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2807	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		Village Clusters, A.14. The sites within the	Village Clusters, A.14. The sites within the	We understand the windfall allowance overall is 800 dwellings with a ‘maximum’ of 3/5 dwellings per village. This excludes affordable housing and some self-builds. We question however the 3/5 ‘maximum’ hard and fast figures and consider individual village allowances should allow some flexibility and discretion where an increase is fully justified, even if outside settlement limits.		Not specified		Support	Not specified	Not specified	Not specified	1467	
2810	Mr Ross Cook [20144]		Village Clusters, A.14. The sites within the	Village Clusters, A.14. The sites within the	The current level of vehicular traffic, additional traffic in peak summer periods, the existing sewage infrastructure, existing flood planes and the lack of services in Bawburgh means that it cannot realistically accommodate another 35 family homes. (Bawburgh has one pub, one primary school and a village hall) These homes will also certainly detract from the natural character of the village and affect existing landscapes, views and wildlife.	A small number of family homes that complement the surrounding area and landscape and maintain the existing character of the village, with minimal disruption to wildlife and existing vistas. Work to improve the existing sewage infrastructure To include a village shop, which is sympathetic to the existing buildings and landscape of the village, to support the local community in purchasing groceries and other daily items, without having to drive to the nearest supermarkets. This will potentially reduce vehicular traffic and provide a positive hub for the community, which could help to offset the addition of more housing in the village.	Written Representation		Object	No	No	No	1389	

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3145	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Village Clusters, A.14. The sites within the	Village Clusters, A.14. The sites within the	We note that the smaller sites have not been included as allocations but instead the settlement limit has been extended to include that land. However, there are some extensions which would have an impact on the historic environment and yet, in the absence of a site-specific policy, we are concerned about how the recommendations of the HIAs and any necessary mitigation/enhancement will be secured through an appropriate policy framework. The NPPF (para 16d) makes it clear that Plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react development proposals. Further advice on the content of policies is given in the PPG at Paragraph: 002 Reference ID: 61-002-20190315 Revision date: 15 03 2019. It states that, 'Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interested parties about the nature and scale of development'.		Not specified		Object	Not specified	No	Not specified	1438	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2808	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		Village Clusters, A.15. The threshold of 12	Village Clusters, A.15. The threshold of 12	We fully support this approach, however, caution needs to be exercised where sites have multiple dwellings planned for potential self-build. Experience has shown that instead of the usual phased roll out with a single developer, the multiple construction of all site dwellings at one time can bring congestion, excessive noise and chaotic conditions to main village thoroughfares and local residents.		Not specified		Support	Not specified	Not specified	Not specified	1406	

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2858	Mrs Sarah Manning [15550]		Village Clusters, A.15. The threshold of 12	Village Clusters, A.15. The threshold of 12	Settlement Limit extension should be supported for 'self build' development as there's a potential to offer better designed homes near other properties that are not restricted to meeting policy 79. NPPF state Councils should give appropriate provision of self build and custom is clear (Housing and planning act 2016), but I find all of the supporting documents GNLP,SNV CHAP and the JCS development planning document which these will replace silent on self build.		Not specified		Support	Not specified	Not specified	Not specified	1406	
2324	CPRE Norfolk (Mr Michael Rayner, Planning Campaigns Consultant) [14427]		The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation, A.17. The Regulation 19	Removed	The SNVCHAP should not be running on a different timetable to the GNLP. The housing numbers are unnecessarily high and unsound, in part due to housing within the SNVCHAP being located in more unsustainable locations which will affect the ability of the GNLP authorities to meet Climate Change targets.	To address these issues and to make the two plans sound they should run to the same timetable. As outlined above the inclusion of unnecessary housing numbers within the SNVCHAP in unsustainable locations also makes the SNVCHAP unsound. Therefore the SNVCHAP should not be adopted.	Appearance at Examination	See response to A.1	Object	Yes	No	Yes	1442	
2822	JCPC Ltd (Mr Jake Collinge, Director) [19290]		The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation, A.17. The Regulation 19	Removed	Having read the Plan in full, it is considered the document is sound, justified and fully compliant		Not specified		Support	Not specified	Not specified	Not specified	1408	
2884	Kirby Cane Parish Council (Kirby Cane Parish Clerk) [13594]		The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation, A.17. The Regulation 19	Removed	Because of the separation of the VCHAP from the GNLP and the subsequent varying of the consultation timetables, both are unsound. This also raises questions about the number of houses allocated by the VCHAP and whether they are in fact needed at all.	The timetable of consultations should be regularised.	Appearance at Examination	To bring the views of the community to the hearing.	Object	Yes	No	No	1437	

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3149	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation, A.19. Maps detailing the	A.17	The Plan states that maps showing site boundaries are included alongside the policies. However, this is not the case. They are not included in the PDF version of the plan but on separate individual settlement policy maps. It would be helpful if site maps were included in the Plan itself next to the policy.	Include maps in the Plan itself next to the policies	Not specified		Object	Not specified	No	Not specified	1446	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2811	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		The Plan Objectives, A.24. The following sets out	A.22	We are concerned that without the necessary attention, action and ongoing vigilance to the points we have detailed above and those stated by South Norfolk Council, we simply shall not realise the required and desired Cluster Village and Non Cluster Village housing in support of our communities and schools. Re SNVC Objective 2, equally important is the urgent need to address the current significant infrastructure failings which can only get worse if not addressed e.g. the Bunwell mains sewage system. So far the huge development of Wymondham has seen no improvements in vital infrastructure.		Not specified		Support	Not specified	Not specified	Not specified	1468	
3070	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		The Plan Objectives, A.24. The following sets out	A.22	The County Council supports the sustainable objectives set in the Plan in respect of: • Objective 1 - Meeting housing needs; • Objective 2 - Protecting village communities and supporting rural services and facilities; and • Objective 3 - protecting the character of villages and their setting.		Written Representation		Support	Yes	Yes	Yes	1506	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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2600	Hempnall Parish Council (Hempnall Parish Clerk) [13769]		SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	Hempnall Parish Council challenges the decoupling of the housing allocations for the South Norfolk Village Clusters and its associated policy from the rest of the GNLP as being unsound. The GNLP Regulation 19 consultation commenced before the South Norfolk Village Clusters Housing Allocations document (SNVCHAP) was published for its Regulation 18 consultation. This was despite the South Norfolk Local Development Scheme (accessed 18 February 2021 when it was labelled as “final”) stating that the SNVCHAP would be consulted on in February/March 2021, whereas it took place later in the year, ending on 2 August 2021. While it is reasonable for a Local Plan to comprise several separate documents, the GNLP and the SNVCHAP to be sound should follow the same, or at least a very similar timetable, otherwise it is impossible to judge whether the two (or more) documents are based on proportionate evidence.	Given that the housing numbers proposed for inclusion in the GNLP could be found to be unsound and unnecessarily large this reinforces the view of Hempnall Parish Council which is that there is no need for additional sites to be allocated for housing in the village as part of the South Norfolk Village Clusters Plan and indeed there is no need for any allocations to be made anywhere in South Norfolk via the SNVCHAP.	Not specified		Object	Not specified	No	Not specified	1436	
2609	Mrs Patricia Thurgood [20097]		SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	It is not a viable site for such great density of dwellings. The terrain is undulating and uneven, resulting in some properties being overlooked. The plot is presently untarmacked and with the slope of the land, rain floods through our fence and into our property ; so once developed, this can only worsen. Dwellings at levels below Beccles Road will mean a sewage pumping station, and the ensuing environmental disruption.	Restrict building to the number originally approved, which is 5. Create a plan which respects the environment and the biodiversity of the site.	Appearance at Examination	Because I wish the plan to be modified.	Object	No	No	No	1398	

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2658	Ms Sue Knights [19479]		SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	Objective 1 is not met because the proposed development (Wicklewood - policy VC WICI) is not in a suitable location, considering housing needs for the immediate area are being provided already by large developments in nearby Wymondham.	Viable housing needs in a small village as Wicklewood does not require an addition of more than 10% additional houses in the immediate future. therefore a smaller scale of development should be considered.	Written Representation		Object	Yes	No	Yes	1395	
2873	Cornerstone Planning Ltd (Mr Alan Presslee, Director) [13498]		SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	Site SN0475REVA or SN0475REVB should be an allocated site in the Plan. The suitability assessment paints an unnecessarily pessimistic picture regarding the sustainability credentials of the site. Any adverse impacts would be outweighed by the social and economic benefits of the provision of an affordable housing-led scheme in Colton/village cluster (including much-needed accommodation for staff at the nearby Barnham Broom Golf & Country Club, N&N NHS Trust and UEA) and provision of public open space in Colton. The Plan is therefore unsound, in that it is inconsistent with national policy (NPPF paragraphs 78-79).	Site SN0475REVA or SN0475REVB should be an allocated site (affordable housing-led scheme) in the Plan.	Written Representation		Object	Yes	No	Yes	1409	Figure 01 & 02 - Site Location Plan - Land East of Highhouse Farm Lane.pdf - https://southnorfolkandbroadland.oc2.uk/a/k5

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2941	Mrs Sarah Manning [15550]		SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	Tacolneston Sites GNLPSL0016/GNLPSL0016Rev/ GNLPSL0016RevB should be allocated for one self build' through an settlement extension. The sites overlap, promoted 'Self Build'. The assessments fails to include site history 2021/1044 and 2021/1045 granted during this process. This application offers public/historical asset benefit that could come forward through process. Linking the asset to (AW) drainage (septic tank removal) obtains nitrates compliance in a sustainability location. I object to highways comment- Access exists (granted 1949). The existing footpath adjacent is 7 m x 35 m (highways) grass verge same side as school. Tacolneston's local plan extension 2015 included historic benefits within the allocation 2014/0812, similar.	Tacolneston should have a settlement extension to include one 'self build' allocated, especially in a sustainable location adjacent to the school when it could support a heritage benefit which may only come forward in this way. Assess 'self build' and smaller sites fairly without stipulating urban policy .eg Highways policy that footpaths need to be 2 m wide. This does not reflect village characteristics, is detrimental to climate policy. Make sure that assessments are factually correct e.g sites GNLPSL0016REVB does not have a section 4 restriction and no Conservation appraisal is adopted.	Written Representation		Object	No	No	No	1457	

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3220	Silfield Ltd [18952]	Lanpro Services Ltd (Mr Philip Atkinson, Director) [12609]	SNVC Objective 1 - Meet housing needs	SNVC Objective 1 - Meet housing needs	My client Silfield Ltd wishes to object to the Regulation 19 version of the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP) as published for consultation. This is on the basis that the emerging VCHAP fails to meet the tests of soundness as outlined in paragraph 35 of the National Planning Policy Framework. The housing allocations contained within the VCAP that seek to deliver circa. 1,200 new dwellings in South Norfolk Council area are not positively prepared, nor justified, nor effective or otherwise consistent with Government guidance contained in the National Planning Policy Framework. The point my client is making is that the comparison of competing sites in arriving at the VCHAP housing allocations has not been correctly undertaken and as a result the emerging allocations do not meet the tests of soundness.		Appearance at Examination	To take part in the discussions relating to overall public open space provision, the impacts of new housing growth and the suitability of some of the emerging housing sites to accommodate planned growth.	Object	Not specified	No	Not specified	1469	
2608	Mrs Patricia Thurgood [20097]		SNVC Objective 2 - Protect village communities and support rural services and facilities	SNVC Objective 2 - Protect village communities and support rural services and facilities	The over density of the plan will increase traffic onto an already dangerous bend in Beccles Road ; most of the cars exiting the new development will probably turn right towards the B1136. Crossing Beccles Road from my property (Poppyfields) can be tricky as vehicles are only seen at the last minute.	Decrease the proposed number of dwellings on this site.	Appearance at Examination	Because I believe the plan needs to be modified.	Object	No	No	No	1397	

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2659	Ms Sue Knights [19479]		SNVC Objective 2 - Protect village communities and support rural services and facilities	SNVC Objective 2 - Protect village communities and support rural services and facilities	Improving the road system in the village to cater for further homes would put the road at risk of heavier vehicles cutting through the village, which is already a problem. The road has poor visibility with sharp bends to negotiate. The junction at The Green can be dangerous and to add further junctions on these bends at the proposed development sites would add to the danger along Hackford Road. This proposed development would increase commuting (to work, school, college, shops, surgery etc) through and out of the village. The construction would also add heavy and noisy HGV traffic.	A reduction in the scale of development to reduce the potential stress on roads. There is little employment and no shops, post office or surgery in this village meaning this proposed development and the smaller proposed development will increase road use to adjacent communities to commute and access their facilities.	Written Representation		Object	Yes	No	Yes	1396	
3040	South Norfolk Green Party (Ms Carol Sharp, Executive) [20086]		SNVC Objective 2 - Protect village communities and support rural services and facilities	SNVC Objective 2 - Protect village communities and support rural services and facilities	This part includes vague ambitions to improve infrastructure, but nowhere is it mentioned how to achieve this in a sustainable fashion.	Evidence is needed to show how good low carbon public transport services will be provided between villages which have been formed as 'clusters' and share facilities such as shops, surgeries, schools and other basic conveniences.	Appearance at Examination	We would like to hear how the problems mentioned will be mitigated	Object	Yes	No	Yes	1420	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
3104	Mrs Jill Donley [20250]		SNVC Objective 2 - Protect village communities and support rural services and facilities	SNVC Objective 2 - Protect village communities and support rural services and facilities	The following is my take on S. Norfolk Village Clusters Allocations Plan. Doubtless more groups of housing are needed in our area. Due to age (!) I probably won't be around when all this kicks off. However, I would like to emphasise the need for sensitivity when urban areas replace green spaces. We all need good air and sensitive, relevant foot prints on the ground. Infrastructure needs to be put in place to be able to constructively introduce new communities to an area. Any development must be fit-for-purpose. Please take into consideration the need for the following to be in place prior to introducing a population. This way there will be fewer "teething" problems to deal with. Doctor's Practice; Dentist (mobile clinic?)Police presence; Inter- denominational/inter-faith, indoor space/facilities; public phone box; separate adult(l8+) and children's outdoor(-18) recreation facilities; bus service (min.hourly) to and from the area; ADEQUATE DRAINAGE !		Not specified		Support	Not specified	Not specified	Not specified	1412	
2610	Mrs Patricia Thurgood [20097]		SNVC Objective 3 - Protect the character of villages and their settings	SNVC Objective 3 - Protect the character of villages and their settings	The proposal is an over development of the site. Initially, planning permission was sought for 5 dwellings here, 2 of which have already been completed ; this has now rocketed to 15, which might seem appropriate in a city setting, but in density, is excessive in a village environment. Sandy Lane is presently a peaceful, typically Norfolk lane. The development would be detrimental to these features.	Reduce the number and density of the dwellings in the plan. Respect the biodiversity of the village, conserve the traditional typical Norfolk 'Sandy Lane'.	Appearance at Examination	Because the plan should be modified.	Object	No	No	No	1399	

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2660	Ms Sue Knights [19479]		SNVC Objective 3 - Protect the character of villages and their settings	SNVC Objective 3 - Protect the character of villages and their settings	Spoils approach landscape and character views of village and is not in keeping with the existing settlement. Extends village inappropriately in one direction.	A smaller scale development would be more appropriate in a less prominent position in the landscape.	Written Representation		Object	Yes	No	Yes	1400	
3150	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		SNVC Objective 3 - Protect the character of villages and their settings	SNVC Objective 3 - Protect the character of villages and their settings	We welcome the reference to the historic environment and landscapes in Objective 3.		Not specified		Support	Not specified	No	Not specified	1413	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
2494	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		The Assessment of Sites, A.27. Whilst the HELAA	A.25	The Council's assessment criteria fails to consider appropriate densities for propose sites. It suggests 25 units per hectare which is an urban densities not appropriate to rural allocations. 25 units are proposed on 1.4ha under BAW1. The most recent permission (2018/1550) was for 10 bungalows on 1.13 ha (i.e. 9 units per ha). BAW1 should be the same density of 9 units (bungalows) per hectare.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1393	

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3138	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		The Assessment of Sites, A.28. The Site Assessments	A.26	Ecology - the County Council is pleased to note that The Assessment of Sites was supported by a Technical Consultation with both internal and external consultees on environmental protection issues, including ecology. As previously noted during the Regulation 18 consultation, Norfolk County Council is part of the County Wildlife Site (CWS) partnership. Where sites are within the vicinity of CWS and increased recreational pressure may be seen; Norfolk County Council may look to seek Planning Obligations and/ or use of Community Infrastructure Levy (CIL) funds in order to mitigate against these pressures, including any soft landscaping design/ species selection to reflect the composition of the CWS. Where adjacent to a CWS, a suitable buffer should be incorporated within the design. There may also be other pressures which will be assessed at the time of application which may lead to Green Infrastructure requests through Planning Obligations. Norfolk County Council jointly manages, with Norfolk Wildlife Trust, a growing network of Roadside Nature Reserves (RNRs). Where proposals abut an RNR, careful consideration would need to be given to the location of site access points and the application must demonstrate that the RNRs will not be adversely impacted by the proposal. If the site is adjacent to an existing or candidate RNR, opportunities to enhance the RNR should be incorporated into the scheme design or contributions discussed by means of Planning Obligations/ CIL.		Not specified		Support	Yes	Yes	Yes	1451	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkandbroadland.oc2.uk/a/nr

3106	Suffolk County Council (Ms Natalie Winspear, Planning Strategy Manager) [20227]		Evidence Base, A.31. Specific supporting	A.29	Generally, SCC supports the draft Village Clusters Local Plan. However, we consider there are some matters that require further evidence for the Plan to be considered sound in accordance with paragraph 35 of the National Planning Policy Framework (NPPF). The response makes comments regarding cross boundary issues which may result from the chosen distribution of the Village Clusters Local Plan; particularly around the market towns close to the boundary. These towns will serve communities on both sides of the border, such as Bungay, Beccles and Diss. Education The responsibility for providing school places in Norfolk is Norfolk County Council. However, there is movement of school pupils across boundaries (in both directions) due to parental choice. Transport The Waveney, Suffolk Coastal and emerging Babergh and Mid Suffolk Joint Local Plan have been prepared with the support of the Suffolk Transport Model. The model shows that the areas of Suffolk that may be affected by the allocations in the Village Clusters Local Plan (mainly towns in the former Waveney area along the Norfolk/Suffolk border) are not on especially constrained parts of the Suffolk highway network. It is not expected, given the small size of the sites, that the proposed allocations would have significant impact on the Suffolk highway network. However, in our previous response, dated 2nd August 2021, SCC stated that a high-level assessment of the impact caused by the Village Clusters Local Plan should be undertaken.	SCC would be happy to engage further on both matters raised.	Not specified		Object	Not specified	No	Not specified	1507	SCC Response - South Norfolk Village Clusters Housing Allocations Plan - 06.03.2023.pdf - https://southnorfolkandbroadsuffolk.gov.uk/a/n4

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3151	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Evidence Base, A.31. Specific supporting	A.29	We very much welcome the preparation of the Heritage Impact Assessments to inform the site selection process and site allocation policies.		Not specified		Support	Not specified	No	Not specified	1414	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
3153	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Evidence Base, A.31. Specific supporting	A.29	We very much welcome the preparation of the LVAs to inform the site allocation policies.		Not specified		Support	Not specified	No	Not specified	1414	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
3155	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Evidence Base, A.31. Specific supporting	A.29	We advocate the preparation of a topic paper in which you can catalogue the evidence you have gathered and to show how that has translated into the policy choices you have made.		Not specified		Support	Not specified	No	Not specified	1456	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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2495	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		Sustainability Appraisal, A.32. The preparation of the	A.30	The sustainability assessment does not look at school, employment or health capacities in the villages.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1394	
3043	South Norfolk Green Party (Ms Carol Sharp, Executive) [20086]		Sustainability Appraisal, A.32. The preparation of the	A.30	We can find no mention of houses being built with installation of low carbon technology or increased use of low embodied carbon materials in construction. Table 3.1 and 6.9 Houses : 'Support timely delivery of an appropriate mix of housing types and tenures to ensure supply of high-quality housing across the village clusters which meets the needs of South Norfolk residents and diversify the housing market to help maintain delivery.'	Mention should be made that houses will strive to attain zero carbon and use low embodied carbon materials in construction.	Written Representation		Object	No	No	Yes	1421	

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3051	South Norfolk Green Party (Ms Carol Sharp, Executive) [20086]		Sustainability Appraisal, A.32. The preparation of the	A.30	This car dependent form of development will increase emissions and is inconsistent with the following paragraph from the NPPF: 154: New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.	Evidence is needed to show how emissions will be reduced. Good low carbon public transport services should be provided between villages which have been formed as 'clusters' and share facilities such as shops, surgeries, schools and other basic conveniences. Evidence that houses will be built with installation of low carbon technology and increased use of low embodied carbon materials in construction.	Appearance at Examination	We would like to hear how the problems mentioned will be mitigated	Object	No	No	Yes	1418	

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3199	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Sustainability Appraisal, A.32. The preparation of the	A.30	We are concerned at the over-reliance of GIS distance-based analysis for the Sustainability Appraisal (paras 5.3.7 – 5.3.10). The report itself comments of the limitations of this and states that it is not technically appraisal. And little or no potential to reach conclusions on significant effects. The report uses the example of biodiversity features. The same issue applies for heritage assets. We do however welcome the preparation of Heritage Impact Assessments (noted at para 5.3.18) The analysis at section 9.8 seems to pick up on the findings of the HIAs and also the inclusion of many of those recommendations in the supporting text or policies of the Plan which is welcomed. In future SA reports, please ensure the correct notation is used for listed buildings e.g. grade1 should be grade I, grade 2 should be grade II. The findings of the Analysis on pages 69-95, further highlights our concern that some of the analysis has been overly focused on distance. We note that Scheduled monuments do not appear in Table A.		Not specified		Object	Not specified	No	Not specified	1508	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3139	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Habitats Regulation Assessment, A.33. The Habitat	A.31	HRA Report (Dec 2022): It is noted that water impacts were identified for a number of hydrologically connected Habitats sites and that policy wording in respect of nutrient neutrality issues at the Broads SAC and Broadlands Ramsar site has not yet been agreed and incorporated in the GNLP. The report therefore concludes that it is not currently possible to rule out adverse impacts on the integrity of the Broads SAC and Broadland Ramsar site due to nutrient enrichment impacts without this policy in place, but that once the GNLP policy has been updated to address this issue, the VCHAP HRA will be updated to reflect this.		Not specified		Support	Yes	Yes	Yes	1455	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkandbroadland.oc2.uk/a/nr
2310	Norfolk Gardens Trust (Ms Susan Grice, Planning Officer) [19059]		Heritage Impact Assessments, A.34. The Heritage Impact	A.32	The Norfolk Gardens Trust (NGT) works in partnership with the Gardens Trust (GT) to protect and conserve registered sites, and is authorised to respond on GT's behalf in respect of such consultations. We welcome the Council's use of heritage impact assessments to assess the potential impact of housing development on designated and non-designated heritage assets. It is particularly important that historic designed landscapes that are NOT registered but nevertheless have local heritage importance -- such as public green spaces, cemeteries and commercial green spaces -- are also protected and conserved, as these lack the statutory protection of registered sites.		Not specified		Support	Not specified	Not specified	Not specified	1415	

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3144	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Heritage Impact Assessments, A.34. The Heritage Impact	A.32	We are delighted to see that Heritage Impact Assessments have been prepared for many sites. However, there are a few allocations where we recommend the preparation on an HIA now prior to EiP (e.g. VC BRO1 West, VC WOR1). The policy wording should then be amended accordingly. In the absence of an HIA we consider these sites are not sufficiently justified. There are also some settlement limit extensions where an HIA should also be prepared now ahead of EiP (e.g. SN0020SL, SN0588SL). Finally, there are some recommendations in HIAs that have not been incorporated into policy. The policies need to be amended to incorporate these HIA recommendations. This applies to a number of sites as set out in the attached table. Further details of all the relevant sites are given in Appendix A.		Not specified		Object	Not specified	No	Not specified	1454	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfokandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP - https://southnorfokandbroadland.oc2.uk/a/s3h
3146	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Heritage Impact Assessments, A.34. The Heritage Impact	A.32	Many of the policies include an archaeology criterion which states that ‘The HER should be consulted to determine the need for any archaeological surveys prior to development’. Whilst we welcome the inclusion of a criterion for archaeology, in our view some assessment is needed to inform any planning application (rather than waiting until after permission is granted but before development). This is consistent with the policy set out in para 194 of the NPPF. We therefore advise that the archaeology criterion should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’ This applies to a number of sites in the Plan.		Not specified		Object	Not specified	No	Not specified	1454	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfokandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP - https://southnorfokandbroadland.oc2.uk/a/s3h

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3147	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Heritage Impact Assessments, A.34. The Heritage Impact	A.32	We have raised a number of quite site-specific issues in relation to the Bressingham, Little Melton, Rockland St Mary and Tasburgh sites. See the attached table for further details of our concerns.		Not specified		Object	Not specified	No	Not specified	1454	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3152	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Heritage Impact Assessments, A.34. The Heritage Impact	A.32	We very much welcome the preparation of the Heritage Impact Assessments to inform the site selection process and site allocation policies.		Not specified		Support	Not specified	No	Not specified	1415	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3137	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Landscape and Visual Appraisals, A.35. Similarly, in response	A.33	From a landscape perspective the County Council does not have any additional comments to make from the Reg 18 comments previously given, and there are no modifications felt necessary to make the plan legally compliant or sound in relation to landscape matters.		Not specified		Support	Yes	Yes	Yes	1416	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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3154	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Landscape and Visual Appraisals, A.35. Similarly, in response	A.33	We very much welcome the preparation of the LVAs to inform the site allocation policies.		Not specified		Support	Not specified	No	Not specified	1416	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
3135	Norfolk County Council - LLFA (Mr Mark Ogden, Flood and Water Manager) [20252]		Strategic Flood Risk Assessment, A.36. Stage 2 Strategic	A.34	• We note that the South Norfolk Village Clusters - Level 2 Strategic Flood Risk Assessment has been referenced within the Regulation 19 Pre-submission Draft. • Comments have recently been provided as part of a technical consultation directly from the allocated consultancy working on behalf of the local planning authority. LLFA Consultation Response Letter FW2022_1170 (Dated: 16 January 2023) highlights a number of concerns with the strategic assessment.	• The local planning authority should consider and work to address the concerns raised in LLFA Consultation Response Letter FW2022_1170 (Dated: 16 January 2023).	Written Representation		Object	Not specified	No	Not specified	1509	NCC Corporate Response 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/n6 16-1-23_LLFA Response Final - Append to Rep Form-Letter 26 1-23.pdf - https://southnorfolkandbroadland.oc2.uk/a/n7

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3254	Environment Agency (Eastern Region) (Mr Ed Abigail, Planning Advisor) [20259]		Strategic Flood Risk Assessment, A.36. Stage 2 Strategic	A.34	Consider that the Plan is Sound, but consider that ongoing engagement is needed to refine the SFRA and lead to the production of a Statement of Common Ground with the Council prior to Submission/Examination. Further comments may arise through more detailed review of the SFRA. A number of specific comments are made on the SFRA regarding: River Waveney Modelling; the Flood Zone 3b used; the layering on the interactive GeoPDFs; and the modelling used at Gillingham and Brockdish.	None specified.	Written Representation		Support	Yes	Yes	Yes	1510	
3252	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Water Cycle Study, A.37. The South Norfolk	A.35	We have proactively engaged with the Council and consultants regarding the preparation of the Water Cycle Study (WCS) to support the plan. Anglian Water is generally supportive of the VCHAP to guide small-scale development in rural settlements within the district. Although we have raised a number of proposed modifications to the policies in the VCHAP, these are considered to help provide clarity and consistency and ensure the Plan is effective as it proceeds to submission for examination. We would emphasise that a consistent policy approach to surface water management on all development sites is important to reduce the risk of run-off and minimising the risk of surface water intrusion into our foul drainage network.	As the Plan intends to bring forward relatively small sites across rural communities in South Norfolk, we do not perceive a policy requirement for phasing delivery or headroom/capacity at our WRCs to be necessary. However, we actively endorse early engagement with us so we can assess the connection requirements of each development and its impact and implement any mitigation necessary.	Not specified		Support	Not specified	Not specified	Not specified	1453	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw

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3255	Environment Agency (Eastern Region) (Mr Ed Abigail, Planning Advisor) [20259]		Water Cycle Study, A.37. The South Norfolk	A.35	Consider that the Plan is Sound, but consider that ongoing engagement is needed to refine the WCS and lead to the production of a Statement of Common Ground with the Council prior to Submission/Examination. Reference is made to existing evidence base guidance for Local Planning Authorities.		Written Representation		Support	Yes	Yes	Yes	1453	
3253	United Business and Leisure Properties Ltd (Graham Tuddenham) [19719]		Viability Appraisal, A.38. An updated Viability	A.36	The conclusion we reach is that South Norfolk Council consider it will be, at best, 6+ years from now before completions under this Plan are delivered assuming the NN matter is resolved. We therefore conclude the Plan based on the up-to-date published evidence is unsound and unviable as the cost of NN mitigation has not been demonstrated. The uncertainty surrounding NN mitigation and cost renders the proposals contained in this Plan unsound and incapable of being progressed.		Not specified		Object	Not specified	No	Not specified	1425	
2467	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		Alpington and Yelverton, 2.2	Alpington and Yelverton, 2.2	It would be inappropriate to develop beyond the "nucleated" settlement as every village is based on ribbon development and new development should follow this pattern. The Church Meadow Site is beyond two former nucleated development sites and only accessible by a single access point. The existing houses are commonly populated by young families and children can often be found playing in the street outside their houses; additional development would increase traffic and thereby generate road safety issues.	Remove ALP1 from the VCHAP.	Written Representation		Object	Yes	No	Yes	1090	

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2795	Mr Christopher Black [19039]		Alpington and Yelverton, 2.2	Alpington and Yelverton, 2.2	1. School - increased traffic around school. It is already chaotic at pick-up times by parents jamming the narrow roads. 2. Normal traffic through the village is already heavy at times and is appalling if A146 is closed due to an accident. 3, The roads in Alpington and Yelverton are TOTALLY UNSUITABLE for the extra traffic which will be generated by the proposed 25 more dwellings. 4. 25 more dwellings will generate upwards of 30+ more vehicles. 5. There is a proposal to alter the roadways in the villages to alleviate the extra traffic. I totally object to this.	My main concern is the burden on our twin villages of Alpington and Yelverton's road infrastructure by the imposition of yet another 25 dwellings. With modern cars increasing in width every year our rural roads are becoming even more inadequate. I do not want see any more large scale housing developments in either of our twin villages of Alpington and Yelverton. Ribbon development, where appropriate, is a much better option.	Appearance at Examination	There needs to be an input from the village residents as they are directly affected by the proposed housing development.	Object	Yes	Yes	Yes	1091	
2607	Mr jonathan taylor [18964]		Alpington and Yelverton, 2.3	Alpington and Yelverton, 2.3	I do not understand this observation. Good areas of tree planting on Church Road?? Hedges ??Most of the properties are open plan in the front. Highways have prevented planting owing to claiming highway rights. or when they have been requested removal see Framingham Earl Road now being destroyed by people using front lawns to pass each other. Totally wrong submission	Be factual	Written Representation		Object	Yes	No	Yes	1089	
2292	Mr Jeremy McNulty [19655]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	ALL vehicular routes into Alpington/Yelverton are mainly single track roads with occasional passing points, most of which are unsurfaced and caused by vehicles running on the verges and causing damage. Consequently, the highways are not fit for purpose for the current traffic counts, let alone with increased volumes. Further development and more traffic volumes will have a detrimental effect on the character of the village and affect the safety of pedestrians since the footpath network only covers a very limited section of the roads.	The plan needs to reject further development in Alpington.	Written Representation		Object	Yes	No	Yes	1086	

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2412	Mrs Lesley McNulty [19510]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	The roads from the villages either to the A146 to Norwich or Loddon or to the B1332 to Poringland or Brooke are in the main single track and utmost care must be taking whilst using them to avoid a collision (this is especially true of the roads to reach the B1332. It has numerous blind bends and limited passing places (by which by definition are vehicle made passing places created from the banking). It is unreasonable to suggest there are good links to the services in Poringland. New householders will register with Poringland doctor's surgeries increasing traffic on these lanes.	Recognise that the VCHAP is a flawed plan for Alpington and Yelverton. They are not suitable for any further new developments given the rural lanes that need to be navigated both on the approach and through the village once you leave the A146 or the B1332 .	Written Representation		Object	Yes	No	Yes	1086	
2416	Ms Susan Stacey [19235]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	Due to the lack of adequate bus services from the Village to both Norwich and Poringland most journeys for work , secondary education and healthcare will be by private vehicles. All roads leading into Alpington, Yelverton and Bergh Apton are at various places single lane with informal passing places. There are very few footpaths so that pedestrians have to walk on the roads. Road condition and safety already suffers due to the number of vehicle journeys to and from the A146 and an increase of 25 households in Alpington will exacerbate this.	Reduce the number of proposed housing in the Village Cluster. Make improvements to the roads and footpaths.	Written Representation		Object	Yes	No	Yes	1086	

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2468	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	All roads in and out of Alpington are single track either in entirety or predominantly. These access roads are already heavily used. Based upon SAM2 speed camera data collected by the Parish Council, it is a matter of record that there are 29,000 vehicle movements per month on Church Road. There are no footpaths through Yelverton and the PC has for many years sought Highways assistance to improve road safety for pedestrians, but still we have no protected route. There is a limited bus service to Norwich and Loddon and none to Bungay or Poringland.	Remove ALP1 from the VCHAP	Written Representation		Object	Yes	No	Yes	1086	
2475	Mr. Ivan Green [14977]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	I fully endorse the previous objections.	The area is not suitable for any further development. The roads and all local facilities cannot reasonably accommodate any increase in the number of people or traffic.	Written Representation		Object	Yes	No	Yes	1086	
2587	Mr David Whitehead [16190]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	There is a lack of adequate bus services from the Village to both Norwich and Poringland and most journeys will be by private vehicles. All roads leading into Alpington, Yelverton and Bergh Apton are at various places single lane with informal passing places. There are very few footpaths so that pedestrians have to walk on the roads. Road condition and safety already suffers due to the number of vehicle journeys to and from the A146 and an increase of 25 households in Alpington will make this worse. There are already too many many vehicle journeys in the village.	25 extra houses in Alpington would be too many and there is a brownfield site in Bergh Apton that is suitable for any extra housing.	Written Representation		Object	Yes	No	Yes	1086	

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2895	Dr M Fewster [13062]		Alpington and Yelverton, 2.4	Alpington and Yelverton, 2.4	The B1332 does not lie 'immediately to the west of the parish'. It is 2 kilometres from the boundary, and two-and-a-half kilometres from the centre of the village along largely single track roads with no footpaths until Poringland. There are no 'good links' to services in Poringland, and no bus service on those routes. The bus route through the village goes to Norwich. The 'nucleated' estate development is not 'nucleated' in the landscape sense, which implies gathering round a centre. The estates do not interconnect, and do not provide any centre to the village.	The plan cannot be sound if the descriptions on which it is based are inaccurate. The correct distance to Poringland should be specified numerically, as the distance to the A146 is, and the phrase 'good link' should be replaced with 'access by car'. The reference to 'good link' to Loddon on the A146 should again specify 'by car'. There is no bus stop nearer than Highways Garden Centre, which requires a dangerous walk along the A146. The reference to 'nucleated' should be replaced by 'concentrated'.	Written Representation		Object	Yes	No	Yes	1087	
2789	Ms Bryony Falkus [20141]		Bergh Apton, 2.5	Bergh Apton, 2.5	The roads are referred to as rural. They are one car width with no footpaths.	Further development should not be permitted	Written Representation		Object	No	No	No	1092	
2290	Mr Jeremy McNulty [19655]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	The working assumption is that the village school can accommodate children from these additional houses. Has anyone checked with the School? The School is working at capacity presently and has no plans to extend the classbase, which would be necessary without restricting access to children outside the Cluster catchment area. Has the School been engaged in a strategic plan to cope with this proposed change?	To cope with growth, the School will need to extend. Who would fund this? The CIL proceeds from development would not pay for it, so it would be a major issue in the making.	Written Representation		Object	Yes	No	Yes	1085	
2394	Mr jonathan taylor [18964]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	The village school is over capacity. Playgroup is struggling to survive. Not one member of the football club, 3 teams lives in the village so all use cars. Car usage will increase so not eco-friendly. I wish planners would get the facts right not assumptions.	Limited facilities as above. No room at school for any village children and it cant expand	Written Representation		Object	Yes	No	Yes	1085	

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2413	Mrs Lesley McNulty [19510]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	The village school is over subscribed. It's enrollment policy gives priority to those living in Alington, Yelverton and Bergh Apton. It is reasonable to expect that 50 additional properties across these villages will increase demand for the school. This is likely to mean that any brothers or sisters wishing to join their siblings at the school who live in neighbouring villages will not be able to enrol.	Recognise that the local school is unable to accommodate any additional headcount without impacting the future needs of families with children already the school not in the catchment area.	Written Representation		Object	Yes	No	Yes	1085	
2417	Ms Susan Stacey [19235]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	With regards to Village facilities, the primary school is currently full to capacity. If the Plan is followed for this Village cluster then there will be an additional 50 households. There is not capacity in the primary school for a significant increase in the number of children requiring a place at the school. There is no bus service to Poringland for services such as doctors and pharmacies, shopping etc, thus requiring private car journeys to access such facilities. The number of additional houses in the Plan is thus not sustainable for this location.	Reduce the planned number of new homes.	Written Representation		Object	Yes	No	Yes	1085	
2469	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	The primary school is already at capacity so what is the plan to accommodate any additional primary-school-age children moving to the Cluster? The Post Office has no footpath and therefore is only accessible by pedestrians walking along a busy, single file in places, road. The bus service does not serve Poringland where the nearest doctors, pharmacy and convenience stores are located.	Remove ALP1 from the VCHAP	Written Representation		Object	Yes	No	Yes	1085	

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2778	Mr David Whitehead [16190]		Services and Community Facilities, 2.6	Services and Community Facilities, 2.6	The village school is at capacity and there is no room for extra pupils. The scale of the proposed development with 50 extra houses in Alington and Bergh Apton is too large. The roads are also inadequate to deal with the additional vehicle movements created by additional houses.	Remove ALP1 from the VCHAP.	Written Representation		Object	Yes	No	Yes	1085	
2281	Mr Michael & Jill Curtis [19032]		Alington and Yelverton, 2.7	Alington and Yelverton, 2.7	Access for vehicles approaching Yelverton & Alington is usually gained via "The Slad" Slade Lane. This is already very busy and is largely single lane. It was never intended for large volumes of vehicle traffic. This access in my opinion is at its maximum now in terms of safety of existing residents as well as out of area access to our school. Without considerably improving road access from the A146 no further housing development should be granted.	Road access from the A146 via Slade lane must be upgraded to accommodate 2 way traffic and into Church road.	Written Representation		Object	Yes	No	Yes	1084	
2372	Mr Ian Brown [20019]		Alington and Yelverton, 2.7	Alington and Yelverton, 2.7	Access to Alington is very poor. We have repeatedly been told that there will be no new development until the access is improved. The public transport provision is so poor that most journeys involve cars. The primary school is full. The nearest shop is in Poringland, two miles away.	Remove any suggestion that the settlement limit for Alington should be extended.	Written Representation		Object	Yes	No	Yes	1084	
2393	Mr jonathan taylor [18964]		Alington and Yelverton, 2.7	Alington and Yelverton, 2.7	I was chair of the PC when affordables were built on Nichols Road despite many objections. SNDC were categoric that if the PC supported the application the site would not be expanded. This is a total let down and was rejected at the last attempts to expand. Should be removed Planners should be true to their word.	Should not be considered.	Written Representation		Object	Yes	No	Yes	1082	

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2407	Ms Audrey Chappell [19446]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	I do not think this description is correct (land west of Nichol's Road). There are already houses west of Nichol's Road. I do not think the village boundary should be expanded to include land east of Nichol's Road.....what is to stop anyone expanding the village settlement boundary if this precedence is set and therefore why is there a village settlement boundary. It is one of the increasingly few peaceful rural roads which locals use to walk without too many cars. There is no speed limit but there are attractive hedgerows and trees.	Stop expanding the village settlement boundary and start preserving our precious quiet countryside.	Written Representation		Object	No	No	No	1082	
2414	Mrs Lesley McNulty [19510]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	The settlement Limit should not be extended to include the Nichols Road location. This will enable further dwellings to be built and erode another piece of the countryside. The VCHAP plan will erode the environmental benefits that villages enjoy as the payback to having poor transport links, limited access to shops and single track lanes on the approach from main roads.	Retain the existing settlement limit	Written Representation		Object	Yes	No	Yes	1082	
2418	Ms Susan Stacey [19235]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	There's a factual error as the site SN0529SL is to the east not west of Nichols Road. The road access to this site is extremely poor as it is very narrow with no footpath. The GIS analysis of site options in the Sustainability Analysis shows this agricultural land as grade 2 where development should be avoided.	Do not extend the settlement limit for Alpington.	Written Representation		Object	Yes	No	Yes	1082	

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2428	Mr Jeremy McNulty [19655]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	Settlement limit extension- there is an error in the document as site SN0529SL is to be EAST of Nichols Road not to the WEST as stated in the document. This site is unsuitable because: 1 - Nichols Road access to the site is very narrow without footpaths. 2 - GIS analysis from the Sustainability Appraisal shows this agricultural land as Grade 2 . Grade 1 and 2 agricultural land is classed as ‘Best , most versatile’ land where development should be avoided.	Remove SNO529SL from the plan as it is unsuitable and would take valuable agricultural land.	Written Representation		Object	Yes	No	Yes	1082	
2431	Mr Jeremy McNulty [19655]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	The Alpington School is already at capacity and cannot take more children without displacing those from out of catchment, which will cause issues with neighbouring villages. The local health centres are also struggling to cope with the rapid increase in patients at Poringland, so more housing will exacerbate this issue further. Similarly, there are no NHS dentists available anywhere locally. Assuming that the new homeowners have moved into the area from elsewhere, this will become an issue for them and for the NHS with emergency treatments.	Remove Alpington and Bergh Apton from the VCHAP. This cluster cannot cope with additional houses.	Written Representation		Object	Yes	No	Yes	1084	
2432	Mr Jeremy McNulty [19655]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	As villagers, we choose to live in a rural community and as such we accept that we will have poor level of services and narrow roads. We do this because we want a rural lifestyle synonymous with village life. If we wanted lots of news houses around us we would move to Wymondham or the like. Forcing new houses into rural communities spoils the very essence of rural community and very soon we'll all be living in mass conurbations if the VCHAP has its way. Stop it now as this cannot be undone!	Take Alpington and Bergh Apton out of the VCHAP	Written Representation		Object	Yes	No	Yes	1084	

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2470	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	Nichols Road - in 2005 it was agreed and documented with SNDC and AYPC that this was an Exception Site and would never be extended. This agreement was made as part of the previous Local Plan process. SNDC also acknowledged that further changes in the development boundary would be inappropriate due to the inadequate highway routes. Clearly, we have long memories and we'd like to think that any agreements reached SNDC yourselves would stand the test of time. Your planning team may have changed over time but the agreement should not. It is Grade 2 agricultural land, therefore sacrosanct.	Remove the Nichols Road extension site from the Settlement Limit adjustment. It is unnecessary and wholly inappropriate to include this site seemingly by stealth!	Appearance at Examination	Agreements reached with SNDC are at risk of being overlooked. This cannot be allowed to happen.	Object	No	No	Yes	1082	Local Plan Draft Response.doc - https://southnorfolkandbroadland.oc2.uk/a/ht Alpington and Yelverton PC LDF site specific Response Dec 2013.doc - https://southnorfolkandbroadland.oc2.uk/a/h3
2476	Mr. Ivan Green [14977]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	I fully endorse the previous objections.	The existing settlement limit was carefully considered and there is no justifiable reason to extend it.	Written Representation		Object	Yes	No	Yes	1084	
2603	Mr Chris Poundall [20091]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	Grave concerns over increased danger from a higher volume of traffic (eg 50 cars and delivery vans and HGV lorries) using Church Road and Slade Lane (Slad) which is the main access road for the Yelverton and Alpington villages from the A146 (the Norwich – Lowestoft main road). Increased volume of traffic along Church Road and Slade Lane would also increase danger for pedestrians as there are no pavements. And also for cyclists too. Also concerned that additional demands on other infrastructure eg. broadband and mobile bandwidth, electricity, water, sewage and school capacity will result in impaired quality of service.	Plans should be postponed until such time as road access and other infrastructure issues have been resolved.	Written Representation		Object	Yes	No	Yes	1084	

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2779	Mr David Whitehead [16190]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	I fully endorse the previous objections to the extension of the settlement limit along Nichols Road. The affordable housing opposite the school on Nichols Road was stated by SNC as being an exception site that would not be justification for extending development along Nichols Road. SNC should honour this previous undertaking. This is a single track road with no pavement and further development would make the road very dangerous.	Remove Nichols Road extension site from the settlement limit adjustment.	Appearance at Examination	This extension of the settlement limit would directly impact our property which is on Nichols Road opposite the proposed settlement limit extension.	Object	Yes	No	Yes	1082	
2790	Ms Bryony Falkus [20141]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	The development boundary should not be extended on land east of Nichols Road as this is prime agricultural land. The road itself is single carriage way with no footpath. There are no services and those we do have are overstretched	Keep the development boundaries where they are and exclude Site SN0529 L	Written Representation		Object	No	No	No	1082	
2854	Mr Andrew Saville [19527]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	We fully endorse the previous objections to extending the settlement limit at Nichols Road. The highways are inadequate and the infrastructure is at capacity. Any further increase in traffic would make it extremely dangerous. The affordable housing is an exception site and was agreed on the grounds it would never be extended for further development. This agreement should be honoured and adhered to. In addition, the land is prime grade 2 agricultural land.	Leave the boundary as is and remove Nichols Road extension site from the settlement limit adjustment.	Written Representation		Object	No	No	Yes	1082	
2896	Dr M Fewster [13062]		Alpington and Yelverton, 2.7	Alpington and Yelverton, 2.7	The inclusion of the land on Nichols Road is in keeping with the dispersed nature of the historic village settlement rather than the concentrated post-war development to the north-west of the crossroads. It will maintain an organic expansion of the village along the 'spines' of the village - Church Road/Nichols Road and Bergh Apton Road/Wheel Road, and is close to village amenities.		Not specified		Support	Not specified	Not specified	Not specified	1083	

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2429	Mr Jeremy McNulty [19655]		VC ALP1, 2.9	VC ALP1, 2.9	The selection of VC ALP1 is flawed and should be removed from the plan.	The selection of VC ALP1 is flawed and should be removed from the plan.	Written Representation		Object	Yes	No	Yes	1071	
2434	Mr Jeremy McNulty [19655]		VC ALP1, 2.9	VC ALP1, 2.9	The access into VCALP1 is through an older estate road which commonly has vehicles parked along it. Sine VCALP1 has no secondary means of exit/entry the additional traffic burden would be significant and unacceptable. Why has the VCHAP not identified a site that can be accessed directly from a main road?	Remove VCALP1 from the plan	Written Representation		Object	Yes	No	Yes	1071	
2477	Mr. Ivan Green [14977]		VC ALP1, 2.9	VC ALP1, 2.9	As previously stated there is no justification for any further development in this area but if there has to be some, which is not accepted, then development of BAP1 would be preferred as it is brownfield site. ALP1 is a Greenfield site.	leave this as a Greenfield area.	Written Representation		Object	Yes	No	Yes	1071	
2604	Mr Chris Poundall [20091]		VC ALP1, 2.9	VC ALP1, 2.9	Church Meadow is a small estate road providing access to some 50 dwellings. In good weather children often play on the road riding their bicycles and skateboards or playing bat and ball. When there is a football match or training session on nearby Garrick Field, the road is usually busy with parked cars. An increase of some 50% in the number of households and therefore traffic volume using Church Meadow arising from: • 50 additional cars (assuming 2 per household) • additional delivery vans and HGV lorries servicing those households would significantly impair the tranquillity and safety of our community.	The South Norfolk VCHAP SN 0400/VC ALP 1 plan should be abandoned as Church Meadow is a residential road and is not suitable for the volume of traffic that would be generated.	Written Representation		Object	Yes	No	Yes	1071	

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2780	Mr David Whitehead [16190]		VC ALP1, 2.9	VC ALP1, 2.9	Alpington is a small rural village, access to ALP1 would be though an existing estate which is already very large for our village, extending it would make vehicle movements excessive and dangerous and out of keeping for the small village. I also fully endorse the previous objections to this development.	Remove ALP1 from the VCHAP. If there has to be any development in the area the brownfield site at BAP1 would be most appropriate as long as the highway and pavement concerns can be taken account of.	Written Representation		Object	Yes	No	Yes	1071	
2898	Dr M Fewster [13062]		VC ALP1, 2.9	VC ALP1, 2.9	I am concerned that the soundness of the plan is based on the accuracy of the comments in 2.9. The site has one point of access to Church Road, but because of a lack of direct access to Wheel Road or Framingham Road requires a long circuitous route. Using the footpath to the north of the site in order to access Wheel Road or Framingham Earl Road is of little benefit, as the footpath emerges to the west of the settlement.	The site is situated west of Church Meadow which provides its access point, and north of Fortune Green, to which there is no access. There is an informal footpath to Church Road, which to the west becomes a rural path giving access through the fields to the western edge of the settlement.	Written Representation		Object	Yes	No	Yes	1071	
2415	Mrs Lesley McNulty [19510]		VC ALP1, 2.10	VC ALP1, 2.10	Current traffic movements taken from SAM2 camera data show that there were 29,000 vehicle movements in and out of the village on Church Road in January. This is a fair representation of vehicle movements monthly. Significant road improvements would be needed. These are not possible given the village layout (church/pond/housing). Cllr Graham Plant, supporting the Norwich Western Link, recognises that many local Norfolk roads are single track and not designed to take high levels of traffic and the ensuing knock-on impacts (road safety, air quality in communities, and less reliable journey times. Yet the VCHAP proposal will do just that.	Alpington and Yelverton and Bergh Apton are not suitable sites for development given the impact on local roads and should be discounted.	Written Representation		Object	Yes	No	Yes	1068	

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2430	Mr Jeremy McNulty [19655]		VC ALP1, 2.10	VC ALP1, 2.10	All the roads entering Alington and Bergh Apton are single track at some point or in whole. The volumes are traffic into Alington via the Slad are damaging the verges and making dangerous places for pedestrians to walk from Yelverton in Alington. In January '23 there were an average of 464 vehicles coming into the village each day, equating to nearly 29,000 movements in and out of the village along Church Road in a month. This is a fair representation of other months captured in the speed camera data and means there are approximately 350,000 vehicle movements annually.	The village cannot cope with more traffic. The suggested "improvements" are inadequate and not going to help in any way.	Written Representation		Object	Yes	No	Yes	1068	
2435	Mr Jeremy McNulty [19655]		VC ALP1, 2.10	VC ALP1, 2.10	Any suggested improvements at Planning stage will be reduced on the grounds of "viability and affordability" by the developer. In reality, it will amount to worthless and useless token gestures that do not address the existing issues of traffic volume through a village that has no streetlights (which we don't want) and predominantly has no footpaths. The 30mph speed limit is too high and pedestrians take their lives in their hands whilst walking along Church Road.	Remove VCALP1 from the plan	Written Representation		Object	Yes	No	Yes	1068	
2471	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		VC ALP1, 2.10	VC ALP1, 2.10	How will minor adjustments to the highway "encourage sustainable transport options"? These are just words without substance and are insufficient to remedy the current traffic issues, let alone those caused by further development. Church Road has a number of pinchpoints with safety issues for pedestrians and car to car passing. The Church wall and adjacent blind bend in the road are one such example. Why do you believe an improved crossing point or formal bus stops are needed? These are the least of the issues that could be listed as needing attention.	Remove ALP1 from the VCHAP	Appearance at Examination	The emphasis given to highways improvements is completely wrong and misguided. The Parish Council is best placed to comment on what the community actually needs.	Object	Yes	No	Yes	1068	

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2606	Mr jonathan taylor [18964]		VC ALP1, 2.10	VC ALP1, 2.10	I should add that in the past the Planning Inspectorate rejected development in Yelverton owing to the poor road access. I fail to see other than road widening how on earth anybody thinks roads in Alington and Yelverton are suitable for any increase in traffic. At least Brooke is on a main 2 way road B1332 unlike are single track with passing places of front gardens and hedgerows. Perhaps someone should try driving around the village and see how often they have to pull into driveways etc. Roads totally unable to cope with extra traffic	Reject site	Written Representation		Object	Yes	No	Yes	1068	
2781	Mr David Whitehead [16190]		VC ALP1, 2.10	VC ALP1, 2.10	There were 29,000 vehicle movements in and out of the village on Church Road in January. That is a normal month and any development would increase the vehicle movements significantly. The roads are already dangerous and major road improvements would be needed. These are not possible given the village layout (church/pond/housing). The roads into the village are single track, with informal passing points carved out of the banks and not designed to take high levels of traffic and the ensuing knock-on impacts road safety, air quality in communities, and less reliable journey times.	Remove ALP1 from the VCHAP.	Written Representation		Object	Yes	No	Yes	1068	

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2420	Ms Susan Stacey [19235]		VC ALP1, 2.11	VC ALP1, 2.11	The site assessment form contains omissions and potential errors. Accessibility - no mention of lack of footpaths to bus stop on X2 route or Aldis farm shop. Distances to Village Hall (250m) and Yelverton Football Club pavilion (550m) incorrect. YFC pavilion is closer to site than the Village Hall. No mention that St Mary's Church is Grade 1 listed and flagged as red in GIS analysis- why wasn't this covered in the Heritage Impact Assessment? These inaccuracies lead to a lack of confidence in the site assessment process.	These facts need to be corrected and the site assessment reviewed accordingly.	Written Representation		Object	Yes	No	Yes	1062	
2422	Mrs Lesley McNulty [19510]		VC ALP1, 2.11	VC ALP1, 2.11	Any future development should be for bungalows only. Not a majority of houses and a handful of bungalows but all bungalows. Much is made of larger houses being underoccupied. This is likely driven by the lack of bungalows being built and nowhere suitable to move to and stay local if that is the preference.	The plan should stipulate that bungalows will be required to be built to reduce the impact of building on this green field	Written Representation		Object	Yes	No	Yes	1065	
2472	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		VC ALP1, 2.11	VC ALP1, 2.11	The site may be "visually well contained", but the access is constrained to a single entry point, through two previous developments with cars regularly parked on the road partially obstructing the flow of traffic. Another 25 houses will significantly add to the traffic flow though an area where children play in the street outside their houses. On days when the local football club play, Church Meadow is completely overwhelmed by overspill cars from football supporters and there have historically been issues of access for residents and potentially for emergency vehicles. New houses will exacerbate this.	Remove ALP1 from the VCHAP	Written Representation		Object	Yes	No	Yes	1064	

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2782	Mr David Whitehead [16190]		VC ALP1, 2.11	VC ALP1, 2.11	I fully endorse the previous objections to development on this site. Access through the existing development will make the roads busy and dangerous.	Remove ALP1 from the VCHAP.	Written Representation		Object	Yes	No	Yes	1064	
2880	Mr Chris Poundall [20091]		VC ALP1, 2.11	VC ALP1, 2.11	We chose to live in Alington because we wanted to live in a rural village and enjoy the benefits of the countryside and its views. If the SN 0400/VC ALP1 site is built upon, it will probably completely ruin our view of the field and trees on the Western side edge of Church Meadow and may have a detrimental effect on the value of our property.	Abandon the plan and intention to build upon this piece of green field land.	Written Representation		Object	Yes	No	Yes	1067	
2392	Mr jonathan taylor [18964]		VC ALP1, 2.13	VC ALP1, 2.13	This site will overwhelm the village with traffic. 25 houses = 250 movements a day. Access roads are single track. No developer can improve the roads effectively. Why such emphasis of access to village hall. Its not a problem now!!25 is far to many and will cause significant impact on all other residents. Put simply village cannot cope with increased traffic. No shops in village etc.	It should reflect the very poor road network being all single track roads with passing places and be truthful	Written Representation		Object	Yes	Yes	Yes	1055	
2423	Ms Susan Stacey [19235]		VC ALP1, 2.13	VC ALP1, 2.13	The number of households proposed will increase the pressure on local services and road infrastructure. Also what is meant by 'approximately' 25 dwellings? Is 25 the maximum number? A concern is that once initial planning consent is given for a site then developers will try to increase the density to make a site more profitable. Nowhere in the VCHAP have I seen what measures will be taken to prevent such increases.	Reduce the number of houses planned to reduce the impact on local services and infrastructure. Also include measures to prevent developers trying to increase the number of houses on sites once planning consent given for sites.	Written Representation		Object	Yes	No	Yes	1055	
2433	Mr Jeremy McNulty [19655]		VC ALP1, 2.13	VC ALP1, 2.13	What does "approximately" mean? What is to stop the developer forcing many more plots into this site to bolster viability and his profits?	Remove VCALP1 from the plan.	Written Representation		Object	Yes	No	Yes	1055	

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2764	Mr Hugh Porter [20138]		VC ALP1, 2.13	VC ALP1, 2.13	Berghapton is not a rural services village,does not have a shop within easy walking distance of the majority of the village,and has already had 27 new properties built since the last development plan. Any children would have to be transported to Alington school as there are no adaquete pathways or cycle ways. Given the planned development in Alington,the village school could well have insufficient space. The narrow road access has no speed limit and is inadquete for possibly 50 new car movements.The Highways officer has visited the village and said that there are no grounds to provide a limit.	Fewer, if any, housing units.	Appearance at Examination	To hear first hand.	Object	Yes	No	Yes	1056	
2280	Mr jonathan taylor [18964]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	25 houses is far to much for a small village accessible by single track roads never mind widening junctions	reduce number of houses so there is less vehicular impacr	Written Representation		Object	Yes	No	Yes	1030	

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2289	Mrs Helen Hyett [18944]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	outside village boundary. The essential widening of church road is not possible due to adjoining private gardens. The village is too small for this amount of houses, narrow roads, no amenities and no capacity in the school. The building would destroy homes of protected wildlife. The field regularly floods, doesn't have sufficient drainage. The new development would ruin the outlook for adjacent homes, increased traffic would endanger lives as families walk to school through the village on roads with no paths. There is a public right of way across the field.	Area not suitable for building. Paths would be needed through whole village. Impossible to widen road to allow for more traffic as required to accommodate more traffic. School would need more places. Wildlife needs protection. Flooding needs assessing as land regularly floods in wet weather. Work would need to allow for public right of way right across the field.	Appearance at Examination	We have evidence of a footpath across the field which we would like to have considered. We can send paperwork if we can't be there in person.	Object	No	No	No	1030	FB0F792A-DCC6-4B12-B2B5-7571F685B7B3.jpeg - https://southnorfokandbroadland.oc2.uk/a/fx D2CA46CF-3401-4DFA-8320-34B44AE0DE2A.jpeg - https://southnorfokandbroadland.oc2.uk/a/fj 8A2AF73B-E3F4-4B85-B045-6DB41E62C142.jpeg - https://southnorfokandbroadland.oc2.uk/a/fk 34C5E4C1-C256-4F0F-9B4A-34DB3C65D7C7.jpeg - https://southnorfokandbroadland.oc2.uk/a/fz
2305	Mr IAN CLARKE [19993]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The proposal will place further significant burden on our inadequate road infrastructure and services. Leading to significant increase in traffic movement in and out of the villages, where in many places there is only enough room for single lane traffic. Verges and driveways are already being eroded, by the large number of traffic movements at peak times. It would be detrimental to the quality of life for residence on Church Road with the significant increase in traffic movements from this proposed development. The additional traffic would also increase the risk to pedestrians, as there are no footpaths in Yelverton.	Do not develop on the site, as the surrounding areas and infrastructure are already being negatively affected by previous developments in the villages.	Written Representation		Object	Yes	Yes	Yes	1030	

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2306	Mrs Sharon Gabriel [18966]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The proposal to build further housing behind Church Meadow is ludicrous! The infrastructure is inadequate to cope. Our small lanes/ roads in Alington with few paths cannot cope now with the traffic flow. The Slad / Slade Lane is narrow with no paths for walkers and cars have to pull in on many occasions to allow for oncoming traffic. Doctors/ Dentists can't cope with servicing our current residents / patients now!	We have extremely poor public transport, our lanes which are full of pot holes as well as our roads just cannot cope with current traffic flow. The Council do not maintain the roads to satisfactory standards now so more vehicles are going to cause more problems / damage. Use the funds to improve our infrastructure rather than giving us more problems!!! We have no shops. Our GPs and Dentists are already over stretched. More housing means more cars (on average 2 cars per household so that is 50 additional vehicles) causing more pollution to the environment / our village. All this constant building of new homes spoils the environment, takes away our countryside and destroys natural habitats for wildlife.	Written Representation		Object	No	No	No	1030	
2369	Tinitta Hewkin [19026]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Concerns about additional dwellings proposed in our village- roads, drainage and amenities not adequate to support. Small school unable to allow for children in 25 more families to enroll. Traffic along church meadow may pose risk to the safety of children.	Do not develop on the site- surrounding areas and infrastructure are already negatively affected by previously developed villages.	Appearance at Examination	To give villagers a change to consider the impact the proposed changes will have.	Object	Yes	No	Yes	1030	
2373	Mr Ian Brown [20019]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Access to Alington is very poor. We have repeatedly been told that there will be no new development until the access is improved. The public transport provision is so poor that most journeys involve cars. The primary school is full. The nearest shop is in Poringland, two miles away.	Remove VC ALP1	Written Representation		Object	Yes	No	Yes	1030	

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2383	Mr Robert Rudd [19100]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Church Road is tight and difficult to pass traffic on, it cannot be widened without impacting the residents living along it by using some of their private gardens. If the widening work happened it would result in roadworks and traffic controls into the village, which again would impact all residents. Has the school attendance quota been reviewed? The school is already busy and I suspect oversubscribed. Nature on the plot will be impacted, deer's, owls, bats. For some reason this is acceptable? Adjoining houses to the plot will be significantly impacted, from building work, noise, traffic and privacy.	Do not build on this plot due to the impact it will have on multiple levels. However, if a plot does need to be selected, then use other plots which will have lesser impact. Plot VC BAP1 will also have an impact on Alington, therefore going ahead with both plots seems overkill and unfair. Based on where the plots are, I personally feel VC BAP1 would have a lesser impact to the village and residents, as there are other routes to reach it and its in a less populated area.	Written Representation		Object	Yes	No	Yes	1030	
2421	Mrs Lesley McNulty [19510]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	This is not a suitable site for development as it will create a large housing estate. Villages by definition have linear developments. The loss of another piece of green space is reprehensible. Mr Gove MP has stated that whilst national housing targets remain local authorities can build fewer homes if they can show that meeting centrally imposed targets would damage the character of their area. This absolutely is the case here. "Brownfield land will be prioritised for development". You have identified Bergh Apton as this. That must be the limit of what our Cluster has to provide.	Up to 50 dwellings in the Alington/Yelverton/Bergh Apton Cluster is unsound. The drive to build c1,200 homes has always been the VCHAP aim. It feels that it was assumed all Clusters could provide a suitable site for development. Now it has been proven otherwise it has put an unreasonable burden on the remaining Clusters. The c1,200 target should be reviewed.	Written Representation		Object	Yes	No	Yes	1030	

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2427	Ms Susan Stacey [19235]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The number of additional dwellings proposed for the cluster (50) is too high . The road access to the Village is poor, the primary school is at capacity, local GP and dental services are already stretched with no local NHS dental practices taking on new patients. In addition this is a greenfield site and housing development will have a detrimental impact on local wildlife and the environment. The number of extra vehicle journeys resulting from this many additional households is a serious concern.	Reduce the number of additional dwellings proposed. If a site of 25 houses is required in the cluster then site VC BAP1 as a brownfield site should be preferred especially as the Landscape Visual Appraisal states development would improve the visual of the site. The plan should also state what account is taken of existing housing stock becoming available on the local housing market due to the age profile of current residents.	Written Representation		Object	Yes	No	Yes	1030	
2474	Yelverton Parish Council (Yelverton Parish Clerk) [13390]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	ALP1 is a green field site. Once developed it can never be returned to the grassy meadow with an abundance of wildlife it currently is. The Government policy (Michael Gove MP) is to prioritise brown field sites so why is this site being considered, especially in a village that simply cannot cope with additional development. Additionally, there is now no Government directive to build where it can be shown that new development is damaging the character of their area. SNDC should should look carefully at their outdated policy or face judicial review.	Remove ALP1 from the VCHAP BAP1 is a brown field site, so if the Cluster has to take some houses (against our better judgment) then surely that is the only credible site. No cluster should be forced to take more than 25 houses, simply because some of the original clusters did not have potential sites as anticipated.	Written Representation		Object	Yes	No	Yes	1030	

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2612	Andrew and Ruth Green [19083]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Alpington is served by very poor single track roads from the A146, Berghapton and Poringland. Slade Lane is partially dangerous, this is a single track road and is the busiest access to the village. It has high banks and no official passing places, just unpaved areas that have been formed in the banks by traffic avoiding each other. Further development in the village would only exacerbate an already dangerous situation. Church Meadow which will become the access to the proposed new housing estate is very often difficult to navigate due to parked vehicles, making emergency access often impossible.	Development of what is a peaceful rural field, surrounded by mature hedges and trees would disrupt and destroy an area which supports an abundance of established wildlife and is a natural boundary to the village. Church Meadow is a completely unsuitable location.	Appearance at Examination	If the proposal goes ahead I would like to opportunity to discuss the site layout	Object	Yes	No	No	1030	
2689	Mrs Jenny Watts [20116]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Alpington is unsuitable for this level of development. All access roads are single track in places, with dangerous bends and mostly without footpaths. Additional traffic would make the roads still more hazardous, especially for pedestrians. Public transport is very infrequent and since there are no shops, GP surgeries etc in the village, people depend on cars to reach the nearest services in Poringland (to which there is no public transport at all). The school is oversubscribed and local GP surgeries are already overstretched. Furthermore, this is a greenfield site, and its development will have a detrimental impact on the environment.	Proceeding with site VCBAP1 will also impact Alpington. However, if a site must be found within the village cluster, this would be preferable - brownfield, situated in a less populated area, and its location means traffic would have a less detrimental impact.	Written Representation		Object	Yes	No	Yes	1030	

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2719	Mrs Sheila Wilson [20127]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The development will have to go through an existing estate and will be a danger to the residents there. There will be an impact on traffic movements onto Church Road and Church Meadow is opposite the Village Hall which has it own traffic movement problems. Further development will mean more traffic, noise and pollution as well as destroying agricultural land. The lanes round here are narrow in places and it is not uncommon to come face to face with heavy agricultural machinery as well as HGV's. Joining the A146 can be challenging due to volume of traffic.	No further development should be allowed in Alington, as the lanes cannot cope with further traffic, plus environmental problems. The boundary should not be extended further and no more agricultural land should be taken out of production. Has any thought be given to the sewerage system with all the proposed housing?	Written Representation		Object	Yes	No	Yes	1030	
2783	Mr David Whitehead [16190]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The number of additional dwellings proposed for the cluster is too many. Road access to the Village is poor(single track roads), the primary school is at capacity, local GP and dental services are already stretched with no local NHS dental practices taking on new patients. This ALP1 housing development will have a detrimental impact on local wildlife and the environment and the number of extra vehicle journeys resulting from this many additional households is a serious concern.	Remove ALP1 from the VCHAP, if any development is required in our cluster the BAP1 site is preferred as long as traffic and pavement concerns can be addressed and it is a brownfield site.	Appearance at Examination	I am on the Alington and Yelverton Parish Council and am concerned at the level of proposed development in the small rural village I have lived in for 22 years.	Object	Yes	No	Yes	1030	

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2794	Mrs Mary Black [19037]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	No consideration has been given to the narrow roads leading into and through the village. Traffic to and from the school is heavy and chaotic., exacerbated by traffic to the playgroup. Roads from Poringland, BerghApton and Norwich to the school are all too narrow in parts to accomodate two vehicles passing. The verges are being eroded. There are very dangerous blind bends on the Poringland Road which have already had accidents. Local people avoid using the roads at school times. More housing will obviously result in more traffic. Until Poringland has an adequate school things will not improve.	This scheme should not go ahead at all for the reasons stated above. The danger is that all the roads will eventually be widened in order to address residents' concerns and our small village will become even more open to development. Surely land adjacent to the NDR is already providing thousands of houses.	Written Representation		Object	No	No	No	1030	
3156	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	Although this site is located quite close to the grade I listed St Mary's Church, the site is tucked behind existing development and so the impact on the heritage asset and its setting would be minimal.		Not specified		Support	Not specified	Yes	Not specified	1053	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnordfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnordfolkandbroadland.oc2.uk/a/s3h
3207	Otley Properties [16980]	John Long Planning (Mr John Long, Owner) [13586]	Policy VC ALP1: West of Church Meadow	Policy VC ALP1: West of Church Meadow	The Landowner/Developer (Otley Properties) SUPPORTS the proposed allocation of land they have an interest in at Alington (ALP 1). The Landowner/Developer confirms that the land is available for and suitable for development and are committed to bringing the site forward for residential development as soon as possible. A Site Promoter Confirmation of Availability, Deliverability and Viability is appended to this submission.		Appearance at Examination	To support the proposed allocation and answer any questions the Inspector may have. A decision will be made, once the Inspector's Issues and Matters has been published.	Support	Yes	Yes	Yes	1054	Regulation 19 Promoter Engagement Form Otley VCALP1 Alington.pdf - https://southnordfolkandbroadland.oc2.uk/a/ys

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2791	Ms Bryony Falkus [20141]		VC BAP1, 2.16	VC BAP1, 2.16	The access to Bergh Apton from Norwich is the A146 into Mill Road. There is no footpath on the entire length of Mill Road which is single carriage way in places. Cars are constantly speeding although half of the road is 30mph. The junction of Mill Road to the A 146 is a blind junction and there are repeated accidents from those trying to turn right. To the proposed development site the roads are single carriage. 25 new houses will mean at least 50 more cars as public transport is not available The roads and services are just not suitable	Unless the roads are improved and in particular the A146 junction at Mill Road permission should be refused	Written Representation		Object	No	No	No	1081	
2328	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	FW Properties consider VC BAP1 to be a suitable and deliverable location for new homes within the village. The regeneration of this brownfield site as a residential development would provide social and environmental benefits to the local community. The site is immediately available and FW Properties consider the development of 25 new homes to be viable and deliverable. The site is not subject to any delivery constraints which would prevent its development for housing and we believe that the site specific requirements attached to this draft allocation can all be fulfilled. Therefore, VC BAP1 should be taken forward for allocation.		Not specified		Support	Not specified	Not specified	Not specified	1080	Reg 19 Promoter Engagement Form - VC BAP1 - https://southnorfolkbroadland.oc2.uk/a/g4
2374	Mr Ian Brown [20019]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Access to Alington and Bergh Apton is very poor. We have repeatedly been told that there will be no new development until the access is improved. The public transport provision is so poor that most journeys involve cars. The primary school is full. The nearest shop is in Poringland, two miles away.	Remove VC BAP1	Written Representation		Object	Yes	No	Yes	1076	

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2406	Ms Audrey Chappell [19446]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Too many houses are planned. 25 dwellings would mean at least 50 extra cars on these narrow rural roads. Too far for children to walk to school and the increase in traffic will make cycling and walking even more uncomfortable.	Half the number of houses planned. Make the gardens bigger and plant lots of trees, and include a nature reserve and community orchard.	Written Representation		Object	Yes	No	Yes	1076	
2424	Mrs Lesley McNulty [19510]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	This is a brown field site which makes it more palatable than the Alington /Yelverton site in the same Cluster. It is however totally inaccessible to the school other than by driving. Vehicle traffic will increase from the current c29,000 per month on Church Road on roads that are in the main single track.	The whole principle of VCHAP is a flawed one. It will change forever the feel of numerous villages in the County and erode the natural environment.	Written Representation		Object	Yes	No	Yes	1076	
2478	Mr. Ivan Green [14977]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	I fully endorse the previous objections.	Remove this from the plan. However, as previously stated if development has to be accepted, which is not conceded, then as a brownfield site this should be given priority over ALP1.	Written Representation		Object	Yes	No	Yes	1076	
2605	Mr jonathan taylor [18964]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	I am struggling to understand how anybody can think this is an appropriate site for development other than it is brownfield. The road network is appalling, there are no pavements, no easy access to any shops other than by car, even Alington school is not walkable so it basically has nothing for it other than brownfield. Its development will put more traffic onto minor one lane roads. None of the proposed sites have suitable road access.	Reject it	Written Representation		Object	Yes	No	Yes	1076	

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2730	Mr Richard Crome [12907]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	This proposal for potentially 100 people is far too big and is away from the linear form of the village, forming an insular neighbourhood with little direct contact with existing inhabitants. Access from The Street is on a blind bend. All routes to the west are single track with no constructed passing places . Dual track roads to the east are not passable for their full length. Proposed road improvements are not practical. The local primary school is at capacity and GP, dentist and other facilities at Poringland and Loddon are over stretched from vast developments in those areas.	I think the proposal should be withdrawn	Written Representation		Object	Yes	No	Yes	1076	
2814	Mrs Sue Price [19119]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Bergh Apton is a small village classification 5. Already had an additional 23 dwellings in last 8 years. Narrow roads to site from all directions which are being damaged by already increased traffic. 25 dwellings will create further large increase in vehicles making walking/cycling hazardous in 60mph speed limit zone especially at school/work time. No safe cycle routes to main centres of employment. Potential increase in light pollution. Local school is full.	Reduction : 12-15 dwellings. Speed limit reduced to 30mph in the village. Road signage to indicate narrow/single track roads on all roads entering the village. No street lighting.	Written Representation		Object	Yes	No	Yes	1076	

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2815	Bergh Apton Parish Council (Bergh Apton Parish Clerk) [12708]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	The number of houses is excessive especially given that BA has had 27 developments in the last 8 years. It was noted the current commercial site has minimal traffic and as a rural village, there is little infrastructure and therefore very much a car orientated development. Improvements to the highways will be difficult because most of the roads from the sites are single track or very narrow and there are no footpaths. Concerns about the lack of school capacity in the area will further result in children being taken to school by car, especially considering the 25 houses at Alington.	If the development proceeds, Council recommend a reduction in the number of houses from 25 to 12 (to include 2 affordable). It should be a requirement that there is a 30mph limit on Church Road and the Street. It should be a condition that this site is connected to the mains sewerage.	Written Representation		Object	Yes	No	Yes	1076	
2840	Mrs Nicola Warde-Aldam [20157]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Too much traffic for single road that is already used alot 25 houses is too many That is at least another 50/60 cars on this narrow quiet lane No facilities nearby without using a car except dog walking We are not disagreeing with the houses just the amount of houses the lanes further through the villages will all be affected too Down to Brooke and Alington This is a dispersed village without any facilities	Less houses Therefore We think 12-15 houses to be built Less houses Less cars Less accidents Less erosion of the fields Less Rubbish Less Pollution of the skies	Written Representation		Object	Yes	No	Yes	1076	

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2845	Mr Guy Warde-Aldam [19520]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	SUMMARY 1. Nearest non single track road 2 miles away. 2. Vehicle movements to site currently minimal. Proposed use will increase very significantly vehicle movements. 3. Need for "buffer" on our western boundary. 4. Pressure on local infrastructure. 5. 25 houses too many. We think the number should be 12. 6. 20 mph speed limit to west of site.	Number of houses on the site to be reduced to 12. 20 mph speed limit starting to west of site.	Appearance at Examination	The reduction in housing numbers we are proposing is significant and the facts about the existing use of the site need to be clarified with the Inspector.	Object	Yes	No	Yes	1076	
2918	Mr David Skedge [15308]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	The Clusters is based on Primary School Catchment areas.B.A.has no school and no safe access to Alington School.This is why it is classed as an “other”village,category 5 under GNLP hierarchy.The preferred site is very remote and will impact severely on narrow local roads requiring passing places.Village services are minimal.The proposal is unsound socially and environmentally.There will be a major increase in traffic as the development is car orienrated.The existing commercial use generates very little traffic or noise.	This site should be withdrawn from the VCHAP and should be retained for commercial use.B.A.has already accommodated 27 new dwellings under the J.C.S.This ought to be enough as a contribution for an Other Village.	Appearance at Examination	If a tribunal is heard I wish to object to the plan	Object	No	No	No	1076	

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2980	Mr Trevor Price [20195]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	The size of this development is inappropriate for Bergh Apton. The characteristics of this village are set by small scale linear, or isolated ‘pockets’ of houses or farm buildings. This arrangement of development makes this place special and well loved. The size of this development and the likely estate format of the development will be alien to the character of the village. It will set a precedent for future larger schemes. The single track road network without pavements will become hazardous due to increased traffic created. It would be difficult and unsafe to walk children to school from this location.	Smaller number of units set out in an arrangement to suit the character of the village. Provision of appropriate and safe roads connecting the site. 30mph limitation to roads with housing connecting the site. This should apply throughout the village. Design arrangements and lighting to reduce the impact on the night sky.	Written Representation		Object	Yes	No	Yes	1076	
3045	Ms Annie Whiteman [16115]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Bergh Apton is a rural ‘other’ village classified as Level 5, because there are very few services available, and because the nearest primary school is in Alington. This often necessitates use of a car. Putting possibly 25 houses on this site will increase this, especially as the roads are narrow and primarily 60mph limit, and there is no safe, easy route to get to school. There have been 27 developments over the last 8years., in pockets built under JCS. Putting 25 more houses in one place in a likely estate format will be alien to the character of the village.	I would prefer this to be removed from the plan, but if the site is given the go ahead, I would say it is essential to cut down the number of houses to about 10 houses. Also to bring in 30mph speed limits in that area.	Appearance at Examination	To clarify what I thought	Object	Yes	No	Yes	1076	

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3053	Mrs Janet Skedge [19979]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	The proposal is far too large to fit the existing character of Bergh Apton,a rural village described by S.N.C.planners as a collection of small hamlets,which include the listed Taylor and Green dwellings on Church Road.Currently,this is a valuable commercial site,the only one in the village.Before permission to change use to housing,careful consideration is needed to avoid losing it.Potentially it could be like the site on Mill Road,Alpington,occupied by Russell Civil Engineering.The site was not chosen for housing under the J.C.S.,being regarded as remote.The large housing estate proposed,being car orientated,would put undue pressure on the existing settlement.	Withdrawn from the VCHAP.	Appearance at Examination	I am very concerned about the impact this proposal will have on the village.	Object	No	No	No	1076	
3066	Miss Angela Rowe [19494]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	I think the proposed development is far too large a number of dwellings for the area, the density of housing completely out of keeping with anything in Bergh Apton and the location means that the occupants of the site are going to be heavily, if not fully, reliant on their cars to access local services safely. There are no footpaths, no cycle paths and no 'alternative routes' that can get you from the proposed site without extensive walking/cycling on narrow roads. I fully respect the rights of the owners of the proposed site to seek a financial return on their investment and I understand that this quantity of housing would probably result in all their costs being covered as well as achieving a comfortable profit. I think the proposal is excessive, unsafe and unsustainable for the area, inconsiderate and wholly inappropriate.	A proposal more in keeping with the listed part of the Taylor Green development MIGHT be more acceptable if development has to happen - 8, or 9, mixed properties around a green with off road garaging and parking for the residents and their guests could, possibly, be sustained without having to widen ALL the roads in the area though I trust the developers would be prepared to compensate existing residents for the negative impact on their lives/value of their properties. I would ask that the proposal be rejected and sympathetic alternatives be sought.	Not specified		Object	Not specified	No	Not specified	1076	

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3101	Ms Sheridan Winn [20224]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	The roads in Bergh Apton are almost all single lane with 60mph limits. We were refused a 30mph limit last summer. Church Road is narrow and winding and cannot accommodate another 50+ cars every day. There is one shop at the far end of village 1.3 miles away. There is no safe route to the school. Alington Primary School, already heavily oversubscribed, is well over a mile away and there are no pavements or footpaths. Walking is hazardous in this village. It is poor planning to plonk such a large development on a small village – and is a decision clearly made with the size of the 1.65 hectare site in mind, not whether it is appropriate. Has anyone in the planning department visited this site? Has anyone noted the width of our roads and lack of infrastructure?	We need 15 houses, max, including social housing, built in a small cluster and well-designed – not a new estate.	Not specified		Object	Not specified	No	Not specified	1076	

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3117	Ms Diane Hinkly [16793]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Plan VCBAP1 is unsound other than keeping the hedging and trees in this plan - there is nothing else considered rural. A modern noisy housing estate, widening roads causing residents in the Taylor & Green homes to subjected to disruption, modification of the entire area would lose the peace and quiet of the rural, quirky, oldy worldly village. We would be overlooking a housing estate from our properties, putting up with all the noise from the estate, as well as an increase of cars and noise and people. And, what about the valuations of our properties? View? What about the impact on wildlife? None fo the modern houses built in Bergh Apton over the last 10 years have been welcomed by the residents - unfortunately - Bergh Apton is full of a large number of older residents, no laptops, no way to have their say.		Not specified		Object	Not specified	No	Not specified	1076	
3157	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	Policy VC BAP1: Former Concrete Batching Plant, south of Church Road	We welcome the addition of the policy criterion in relation to listed buildings.		Not specified		Support	Not specified	Yes	Not specified	1079	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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2483	Mr Geoff Gamble [19036]		Aslacton & Great Moulton, 3.7	Aslacton & Great Moulton, 3.7	The settlement boundary for Aslacton as shown in 3.7(2) is not sound. Before the Coopers Close development the property and grounds known as Boundary Villa were isolated and there was the Scrapyard between it and any other properties. Now with Coopers Close infilling where the scrapyard was there is an uninterrupted line of buildings up to the Church Road Muir Lane crossroads. In addition with the proposed development on the North side of Church Road being put forward this will create a settlement boundary on the North side extending to the crossroads above. This is illogical.	The settlement boundary on the South side of Church Road should be extended to the crossroads and therefore include the property and grounds of Boundary Villa. I believe this was just an oversight which needs correcting.	Written Representation		Object	Yes	No	Yes	1105	
3092	Ms Natalie Westgate [19684]	Mr Magnus Magnusson [14502]	Aslacton & Great Moulton, 3.7	Aslacton & Great Moulton, 3.7	Please see supporting Statement (PDF) appended to this submission for reasoning as to why the Reg. 19 consultation draft is potentially unsound with the omission of my clients' site as an allocation and/or inclusion within the settlement boundary of Great Moulton & Aslacton (see Part B in particular). Part A of the statement (PDF) is intended to affirm the suitability, availability and achievability of my client's site as an allocation and/or inclusion within the settlement boundary (to facilitate windfall development) within the context of the emerging VCHAP. It is also requested that the information provided in this section informed the assessment of sites undertaken by the Council as part of their next review of the Hosing and Economic Land Availability Assessment (HELAA) that will in itself inform any future reviews of the VCHAP once adopted.	Allocate my client's site reference SN2118 for residential development (possibly self-build) and/or include my client's site within any amended settlement boundary drawn for Great Moulton & Aslacton as part of the emerging VCHAP process (for 'windfall' development and possibly self build).	Appearance at Examination	To seek the allocation and/or inclusion of my clients' site (reference SN2118) within the settlement boundary of Great Moulton & Aslacton within the context of the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP).	Object	Not specified	No	Not specified	1106	Parker Planning - Aslacton Statement SV.pdf - https://southnorfolkandbroadland.oc2.uk/a/ns

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2718	Mr Paul Nightingale [20108]		VC ASL1, 3.9	VC ASL1, 3.9	The site assessment for ASL1 was completed in September 2018 and therefore does not include a full assessment of the new development at Coopers Close (where we live) which is directly opposite this proposed site.	As a minimum the site must be fully reassessed on a number of fronts as outlined in sections A.26 – A.28 of this document (the South Norfolk Village Clusters Housing Allocations Plan – Reg. 19 Pre-submission draft). A new LVA (Landscape Visual Appraisal) should be completed as per section A.35 of the SNVCHAP Reg. 19 given the properties that now directly overlook ASL1. Note that this reassessment must take into account both the impact of the proposed site at ASL1 on the current development at Coopers Close, and also the impact of the Coopers Close development on the proposed site ASL1 in terms of affected views, increased traffic, increased light, increased footfall and the number of dwellings required. Furthermore, very careful attention must be paid to how the proposed site will deliver on ecological concerns given that it is a greenfield site. Since moving into Coopers Close in September 2022, we have observed skylarks, hares, kestrels, buzzards and roe deer in the field. Consideration should be given to the provision of a wildlife corridor through the site and biodiversity net gain should be clearly detailed in any plans. Issues such as lighting will need to be addressed given the dark spot that Aslacton occupies (see attached screenshot) and so as not to be detrimental to existing bat populations.	Appearance at Examination	We live directly opposite the proposed site and look out across the field. The plan and assessments were made before our house existed.	Object	No	No	No	1102	Aslacton dark sky.png - https://southnorfolkandbroadsland.oc2.uk/a/xy

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2722	Mr Paul Nightingale [20108]		VC ASL1, 3.10	VC ASL1, 3.10	The current landscaping proposals do not meet SNVC Objective 3 which aims to “protect the character of villages and their settings”. Further landscaping measures will be needed to mitigate the effect of loss of open views for our house and for other dwellings and road users on Church Road. Section A.24 of the SNVCHAP Reg. 19 demands that “appropriate landscaping measures are delivered as part of new development”. Furthermore, there is an important question as to who will maintain the village green to avoid an eyesore for village residents. Will this fall to the Parish Council?	Developer should be required to ensure there are tree clusters or hedgerow planting along the north side of the proposed village green in order to screen new dwellings from Church Road. This would go towards mitigating the impact of the development on the currently wide and far reaching open views across the Tas Valley from Church Road and towards enhancing the natural landscape. Developer must be required to set out clear and binding plans for the maintenance of any village green and provision made for some recourse in the event that this maintenance doesn't happen.	Appearance at Examination	We live directly opposite the proposed site and look out onto the field. Our house did not exist when plans and assessments were made.	Object	No	No	No	1101	
2723	Mr Paul Nightingale [20108]		VC ASL1, 3.13	VC ASL1, 3.13	Site is too big based on NPPF guidelines quoted in section A.7 of SNVCHAP Reg. 19: “Paragraph 69 of the NPPF notes the importance of small and medium sized sites up to 1 hectare in size, in contributing to meeting housing needs.” Even taking off 0.4 hectares for a village green of 1 acre (per the Preliminary Plan drawing DR-A-1000) this leaves a site of 1.9 hectares. The number of dwellings should also be reduced to reflect the 14 dwellings at Coopers Close (permission reference 2020/0493), and the granted permission (reference 2020/0751) for 9 dwellings at Orchard Farm, Great Moulton.	Size of site and number of dwellings should be reassessed and reduced, or the village green should be made significantly larger, or a large area of natural habitat / nature reserve should be created.	Appearance at Examination	We live directly opposite the proposed site and look out onto the field. Our house did not exist when plans and assessments were made.	Object	No	No	No	1100	

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2466	Mrs Maria Burnell [20045]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	Concerns over the location of the entry road for new estate being in close proximity to existing dwellings access on Church Lane. Highways must consider existing driveway access on Church Lane so that the new development does not create a hazard with driveway access joining/crossing into a T junction. Currently the proposal contradicts the 10m rule that is applied to dropped curb access and T Junctions as started on Norwich County Councils website.	The plan needs to be reviewed so that the access road does not cause a hazard to existing dwellings to access their driveways safely.	Appearance at Examination	I would like to participate as I feel that as a resident of Aslacton and with direct access off my driveway onto Church Lane I am directly effected by the proposed plans	Object	No	No	No	1093	Screenshot 2023-02-26 at 14.56.00.png - https://southnorfolkandbroadland.oc2.uk/a/hs
2820	Silverley Properties Ltd [20149]	Turley (Mrs Rebecca Flood, Senior Planner) [20148]	Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	Silverley Properties supports the allocation of this site. The site is available now and would provide a medium sized development that could be built out relatively quickly and early on in the Plan period. See attached letter and appendices for full comments.		Not specified		Support	Not specified	Not specified	Not specified	1099	South Norfolk Village Clusters Housing Allocation Plan - Regulation 19 response.pdf - https://southnorfolkandbroadland.oc2.uk/a/jw Appendix 1 Illustrative Layout.pdf - https://southnorfolkandbroadland.oc2.uk/a/jf Site viability letter 22.02.23.pdf - https://southnorfolkandbroadland.oc2.uk/a/jg
2846	Mrs Tracy Dean [20160]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	The drainage is inadequate for the existing properties, excluding the 15 already in progress as raw sewage spews into the river. There are also issues with the volume of traffic on very small poorly maintained roads and although the highways have not objected to this I sincerely hope that should there be a fatality on these roads that whoever signs off on this has done their research properly and if not should be challenged legally should this come to pass. Also we have recently been made aware of huge challenges with the electricity to the proposed new development.	A 10 to 15 year pause to allow the village to absorb the development that's in progress to be concluded. Also a chance for this village to feel it's being listened to. Michael Gove has conceded that over development of rural communities is like vandalism and has taken pressure of local government to push for cluster builds!	Written Representation		Object	Yes	No	No	1094	

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3110	Mrs Marilyn Robinson [20230]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	The centre of Aslacton contains just 61 houses with 15 more in the process of build and 33 being planned as part of the VCHAP. It is stated by South Norfolk Council that the effects of multiple developments should be considered as a whole and therefore the village centre is in the process of a 78% increase. To do so without increasing the road capacity in the direction of Long Stratton and Norwich renders the proposed development unsound.	Muir Lane should be widened to its junction with Aslacton Road in order that the traffic restrictions which are currently experienced are removed. To ensure a safe pedestrian and cyclist route Northwards from the proposed development, a footpath and a 40 mph speed limit should be introduced. This would also provide a more safe pedestrian access to and between recognised footpaths and in order that pedestrians and cyclists are provided with a safe route	Not specified		Object	Not specified	No	Not specified	1098	
3136	Aslacton Parish Council (Aslacton Parish Clerk) [20050]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	The plan is not sound in respect of location VC ASL1, Church Road, Aslacton because: i) It does not have any support from within the village. ii) The services available in the village are not sufficient for a 33 house development.	Our objection is that the site does not have any support within the village and that the services in the area are not sufficient for a 33 house development. To make the Plan sound, the site should be removed from the Plan.	Not specified		Object	Not specified	No	Not specified	1095	
3141	Ms Sarah Willis [20253]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	I believe the development cannot be built on the land opposite Cooper Close, off Church Lane as it would not be following NCC highways rules.	I believe the proposal cannot be made legally compliant and sound as it goes against NCC's policies.	Not specified		Object	No	No	No	1093	

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3158	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	Whilst there are no designated heritage assets within the site boundary, there is the grade II listed Church Farmhouse to the south east of the site. However, given the distance and intervening development and vegetation, we consider that the development of the proposed allocation would have limited impact on the setting of the heritage asset.		Not specified		Support	Not specified	Yes	Not specified	1096	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3227	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC ASL1 – Land off Church Road	Policy VC ASL1 – Land off Church Road	There has been recent experience through the Greater Norwich Local Plan (GNLP) examination where the Inspector has questioned the need for a policy requirement that requires wastewater infrastructure capacity confirmation prior to development taking place. Investment at our WRCs is linked to development coming forward with planning permission, so anything with a pre-commencement condition to evidence capacity of the receiving WRC could be problematic, particularly given the small-scale developments in the VCHAP. We suggest that appropriate policy wording is used to encourage developers to contact Anglian Water – similar to that in the GNLP submission version Policy 2 Sustainable Communities.	Modify policy text to read: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.	Not specified		Support	Not specified	Not specified	Not specified	1097	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw

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3159	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC GRE1 – North of High Green, west of Heather Way	Policy VC GRE1 – North of High Green, west of Heather Way	Whilst there are no designated heritage assets within the site boundary, there are two grade II listed buildings on High Green to the south of the site. Any development of the site has the potential to impact on the significance of these designated heritage assets. The site lies to the north of site VC GRE2 which has the benefit of planning consent for residential development. Assuming this permission is implemented, this site would form a logical extension. We welcome the second bullet point to minimise the visual impact and integrate the site into the landscape.		Not specified		Support	Not specified	No	Not specified	1103	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3160	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC GRE2: Land north of High Green opposite White House Bungalow	Policy VC GRE2: Land north of High Green opposite White House Bungalow	Whilst there are no designated heritage assets within the site boundary, there are two grade II listed buildings on High Green to the south of the site. Any development of the site has the potential to impact on the significance of these designated heritage assets. We note that this site has the benefit of planning permission. However, it is helpful that there are still policy criteria in this policy for any new planning permission. It would be helpful to add a heritage criterion to read, ‘Development that preserves and enhances the significance of nearby listed buildings on High Green (including any contribution made to that significance by setting).’	Add new criterion to read: ‘Development that preserves and enhances the significance of nearby listed buildings on High Green (including any contribution made to that significance by setting).’	Not specified		Object	Not specified	No	Not specified	1104	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

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2643	FW Properties (Mr Julian Wells, Director) [14226]		Barford, 4.9	Barford, 4.9	FW Properties have submitted the attached Site Assessment for Land off Chapel Street as we believe the VCHAP proposals for the village are unsound without the inclusion of this land. Not only have the Parish Council expressed delivery concerns to the draft VC BAR1 but also there have been comparatively few homes built in the village during the last 20 years. If the land off Chapel Street and VC BAR1 are both developed for housing there would be an uplift of 35 new homes (excluding the 10 houses removed from the current local plan) which can be accommodated within Barford.	The plan should include this land off Chapel Street for the development of 25 new homes and a new village hall together with a new playing field on the adjacent land to the North.	Appearance at Examination	So we can answer any queries which may be raised on this land.	Object	Yes	No	Yes	1127	Site Assessment - Chapel Street, Barford.pdf - https://southnordland.oc2.uk/a/x3 Barford - Google Maps and Areas Rev1.jpg - https://southnordland.oc2.uk/a/x4 79997-IWD-XX-XX-DR-A-0001_P03 - Sketch Proving Layout.pdf - https://southnordland.oc2.uk/a/x5 Supporting Reports.pdf - https://southnordland.oc2.uk/a/x6
2875	Cornerstone Planning Ltd (Mr Alan Presslee, Director) [13498]		Colton, 4.12	Colton, 4.12	Site SN0475REVA or SN0475REVB should be an allocated site in the Plan. The suitability assessment paints an unnecessarily pessimistic picture regarding the sustainability credentials of the site. Any adverse impacts would be outweighed by the social and economic benefits of the provision of an affordable housing-led scheme in Colton/village cluster (including much-needed accommodation for staff at the nearby Barnham Broom Golf & Country Club, N&N NHS Trust and UEA) and provision of public open space in Colton. The Plan is therefore unsound, in that it is inconsistent with national policy (NPPF paragraphs 78-79).	Site SN0475REVA or SN0475REVB should be an allocated site (affordable housing led scheme) in the Plan.	Written Representation		Object	Yes	No	Yes	1120	Figure 01 & 02 - Site Location Plan - Land East of Highhouse Farm Lane.pdf - https://southnordland.oc2.uk/a/k6

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2544	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.13	VC BAR1, 4.13	The site VCBAR1 is not available for development. Three businesses currently operate out of the garage including a car maintenance and repair shop, a used car seller, and a business in the offices upstairs. Historically, there has long been a business of this type here. Loss of this local employment goes against the delivery of sustainable development. There is no overriding economic, environmental or community benefit from redevelopment or change to another use which outweighs the benefit of the current lawful use continuing. The businesses are well-supported by the residents of Barford and Wramplingham. See uploaded documents.	See uploaded documents.	Written Representation		Object	No	No	No	1111	VCBAR1 v9 4-13.pdf - https://southnorfolkandbroadland.oc2.uk/a/hf
2545	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.14	VC BAR1, 4.14	The proposed development of 20 houses in this location will have a significant impact on the distinctive landscape characteristics of the area. The change is not just to the greenfield site affected but to the landscape and visual amenity of the whole village. There is no suggestion in the proposal that there has been any attempt to consider or design a high quality landscape design. The proposal is also contrary to health and safety policy (Garage site) and should be assessed in advance of progressing with the proposal. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1112	VCBAR1 v9 4-14.pdf - https://southnorfolkandbroadland.oc2.uk/a/hg

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2539	Silfield Ltd (Mr Robert Alston, Director) [18953]		VC BAR1, 4.15	VC BAR1, 4.15	Whilst i can support the landscape improvement value to Barford of removing the garage site, the change of use to housing is compromised by the access next to the B1108 junction which is now unsuitable for residential use given the volume of traffic. The development also removes premises for two active businesses and employment, without allocation of an alternative in the village. The development ignores the significant amenity space, improved access for Back Lane and landscaping available from other proposed sites. 20 houses will be on a busy B road with poor access and limited amenity space.	Sites should be allocated where they provide green amenity space for the benefit of the development and the wider village, not just on where they can be fitted in as it appears in this plan. Access improvements must be taken advantage of where offered for wider benefit alongside landscape features to protect historic and natural features. The Barford allocated site only offers landscape improvement based on an opinion after commercial premises have been taken away and not replaced. Wider landscaping and highways improvement around Back Lane would make the whole plan work better in isolation and for the wider community. My proposal would be to leave the businesses in place and allocate the vacant land to the north and south of Back Lane. Back lane's access onto the B1108 can then be moved north to a safe vision splay helping the development and through traffic. Landscaping and access to amenity land for the development and wider community will benefit all. Ideas of what can be achieved are attached with the exact layout to be agreed. Adopting the allocation in the current VCHP only provides the houses, it removes business premises and offers no environmental value to anyone. There are better schemes available.	Appearance at Examination	As owner of site SN0552 proposing the allocation and provision of up 32 ha of public space, I feel I should be present to put forward the case supporting the amenity and green space provision which has not been taken into account in the process to date. It would also be appropriate to discuss the options available for housing and amenity space design as part of this allocation.	Object	No	No	Yes	1114	0521_land use plan_03_28072 1 July21.pdf - https://southnord.oc2.uk/a/hb 0521_masterplan 1_220721 July21.pdf - https://southnord.oc2.uk/a/hc

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2546	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.15	VC BAR1, 4.15	Location of access: The single access point to Cock Street is too close to the B1108 and is likely to endanger highway safety. We propose it should have a red rating. The likely increase in traffic (more than 80 vehicle movements per day) is likely to cause significant queuing and disruption at an already hazardous junction between Cock Street and the B1108. Highway safety will also be compromised by the provision of a footway (of no recreational value) through the site connecting Cock Street to Back Lane (unsuitable for pedestrian use) to the west. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1113	VCBAR1 v9 4-15.pdf - https://southnorfokandbroadland.oc2.uk/a/hh
2547	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.16	VC BAR1, 4.16	Re heritage, development of the site will adversely impact on the setting of Sayers Farm (Grade 2 listed) which, due to the bend in the road, will directly face the site. Also, the compression of 20 homes into this small site will not enhance the setting of the Cock Inn, nor the ancient centre of the village which is adjacent to the site. The hedgerows are unlikely to screen the site significantly due to the height of modern housing. The lack of consistency with national policy means the proposal fails the test of soundness. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1115	VCBAR1 v9 4-16.pdf - https://southnorfokandbroadland.oc2.uk/a/hx

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2548	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.17	VC BAR1, 4.17	Any sewerage capacity assessment, has not taken into account the full recorded history of repeated sewerage capacity incidents in the village. Barford has been subjected to much sewage release into resident's gardens, and on occasion into houses because the sewage system is unable to cope with the combination of effluent and rainfall. Adding additional houses to the system will continue to put further load on it. Barford and Wramplingham are already susceptible to property flooding, which we consider is exacerbated by run off from housing developments that feed into the Tiffey and adjoining rivers. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1117	VCBAR1 v9 4-17.pdf - https://southnorfolkandbroadland.oc2.uk/a/hj
2549	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.18	VC BAR1, 4.18	Discussions have been ongoing for decades, and the problem continues to worsen. Therefore, we do not agree with additional housing to be considered until this issue has been solved. The "3 recorded instances" is INCORRECT. There have been many more. We understand that Anglia Water have put the village of Barford on a list of "Villages of Concern". Recent "remedial actions" by Anglia Water have yet to be tested for their efficacy. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1118	VCBAR1 v9 4-18.pdf - https://southnorfolkandbroadland.oc2.uk/a/hk

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2550	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		VC BAR1, 4.19	VC BAR1, 4.19	The village has grown but the limited services have declined or not kept pace: a small village school (often over-subscribed), a 1960-s built small village hall, and an hourly bus service to Norwich and one weekly service to Wymondham. No village shop for the 4-village cluster. VCBAR1 will not contribute to a sustainable village. Indeed, it will have the opposite effect. 24 houses have been built during the recent past which have not benefited the residents other than to permit a few landowners to benefit from the “windfall” associated with building on green field sites. See uploaded document.	See uploaded document.	Written Representation		Object	No	No	No	1119	VCBAR1 v9 4-19.pdf - https://southnorfolkandbroadland.oc2.uk/a/hz

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2540	Silfield Ltd (Mr Robert Alston, Director) [18953]		Policy VC BAR1 – Land at Cock Street and Watton Road	Policy VC BAR1 – Land at Cock Street and Watton Road	Whilst I can understand the landscape improvement value to Barford of removing the commercial site, the change of use to housing removes premises for two businesses and employment, without an alternative site allocated in the village. The site is also compromised by the access next to the B1108 junction which is now unsuitable for residential use given the volume of traffic. The development ignores the significant amenity space, improved access for Back Lane and landscaping available from other proposed sites. 20 houses will be on a busy B road with poor access and limited amenity space.	The plan should take into account wider benefits to housing development such as provision of green space and improved access where available. These should be considered alongside environmental benefits and and benefits to the wider community. This allocation simply fits 20 houses onto a commercial site, it offers no benefits beyond the housing itself. Landscape improvements are there but limited given the size of the plot and the need for housing, amenity provision and environmental benefit are negligible. I would propose that the commercial site is retained for employment allowing the vacant land south and north of a remodeled Back Lane to provide the housing and green space. This would deliver significantly enhanced amenity land and a safer, improved access for Back Lane onto the B1108 for use by the development and other traffic. The plan must take account of the amenity and environmental benefits available on other available sites.	Appearance at Examination	As owner of proposed site SN0552, I would like to participate in the hearing to propose and answer and queries relating to the potential allocation. This options for housing layout, improved highways, provision of up to 32 ha of green space and environmental schemes should be reviewed in detail in order that their benefits are understood over other schemes.	Object	No	No	Yes	1107	0521_land use plan_03_280721 July21.pdf - https://southnordland.oc2.uk/a/hd0521_masterplan_1_220721_July21.pdf - https://southnordland.oc2.uk/a/hw

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2551	Barford & Wramplingham Parish Council (Barford and Wramplingham Parish Clerk) [12696]		Policy VC BAR1 – Land at Cock Street and Watton Road	Policy VC BAR1 – Land at Cock Street and Watton Road	- Proposed single access point to Cock St is so close to B1108 that likely to endanger highway safety. - No reason for pedestrian footway to connect Cock St with Back Lane, which is a narrow rural road. Link would not provide additional access to local footpath network. Back Lane unsuitable for significant pedestrian use. - Concern over likely damage to heritage assets. - Wish to see a severe limit on height of any houses to prevent housing from dominating beautiful and ancient centre of village. - Density of proposed housing considerably greater than at present. This development will badly damage amenity of Barford, particularly on entering from west. - Any contamination survey should be undertaken before any permissions are granted. - No consideration given to flood risk associated with run off. Assessment must apply to additional run off into village and valley where flooding of dwellings more likely. Impact on sewage release into gardens and homes must be considered.		Written Representation		Object	No	No	No	1108	VCBAR1 v9 4-20 Policy VC BAR1.pdf - https://southnorfokandbroadland.oc2.uk/a/hm
3143	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC BAR1 – Land at Cock Street and Watton Road	Policy VC BAR1 – Land at Cock Street and Watton Road	Cllr Margaret Dewsbury (Hingham) has indicated that if the development is agreed there would be a need for a reduced speed limit and a pedestrian crossing of some sort.		Written Representation		Support	Yes	Yes	Yes	1109	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfokandbroadland.oc2.uk/a/nr

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3161	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BAR1 – Land at Cock Street and Watton Road	Policy VC BAR1 – Land at Cock Street and Watton Road	Whilst there are no designated heritage assets within the site boundary, the grade II listed Sayers Farmhouse lies to the south west of the site. There are glimpsed views farmhouse from the site. Any development of the site has the potential to impact on the significance of this listed building. We welcome the completion of an HIA to consider the impact of development on this asset and the non-designated Cock Inn. We welcome the reference to Sayers Farm in bullet point 4 and the reference to heritage assets in bullet point 5. We recommend that Sayers Farmhouse should also be referenced in bullet point 5 in relation to layout and design. The bullet point would read: ‘...given to the setting of Sayers Farmhouse and The Cock Inn.’	Amend bullet point 5 to read: ‘...given to the setting of Sayers Farmhouse and The Cock Inn.’	Not specified		Object	Not specified	No	Not specified	1110	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
2404	Mr Ian Bailey [19976]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	It is difficult to fully comment without seeing a site plan but I think that 40 houses sounds like too many. I would be concerned about the increase in traffic around the village (80ish extra cars) and not sure if the local school would be able to accommodate the extra pupils. I like the idea of open space near the shop (with parking for the shop?) and would hope that this open space would extend along Bell road down to the pub.	Biggest concern it the amount of houses - maybe 20 or so would be easier to accommodate with the current infrastructure?	Written Representation		Object	No	No	No	1121	

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2458	Mrs Lynn Dorsett [20041]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	The prospect of 40 new houses on a field in the centre of the village is a concern. As a resident of Bell Road near to the crossroads I would prefer that this field is not changed.	If, however, there is no other option to build elsewhere in the village, I would object to the number of houses proposed. Taking into account the negative impact on the village in terms of increased pressure on school capacity, the additional cars and the noise, 15 houses with trees around the edges of the development should be the maximum permitted.	Appearance at Examination	I object to the plan for 40 houses on this site.	Object	No	No	No	1121	

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2459	Dr Silvi Berger [20040]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	The reason I answered “No” to the previous questions, is that there is not enough information given, nor layman’s description of the specific plan. However I would like to make several comments. I think the proposed plans to maintain natural space at the corner of Bell Rd and Norwich Rd are a highlight of the proposal. Nevertheless, this natural space should extend at least down to the edge of The Bell pub, in which case it could be used as a space for those enjoying the pub. This would make the site far more attractive. Still I object.	I believe that 40 houses is far too many to put on a site of this area, particularly if one of the priorities is to maintain a natural feel in agreement with the adjoining areas. 10-15 houses would seem like a maximum number. Unfortunately, there are no specifics on how the site would be laid out. The entrance to the site should be off of Norwich Road, as there is already traffic congestion due to driveways and businesses on Bell Rd. Specifics on how the local services such as the school and sewerage will cope, are necessary. Obviously these services will need to be expanded. Additionally, the intersection of Bell and Norwich road presents a serious hazard, there is no visibility. This issue must be dealt with in the realignment of Bell Rd. Children need to walk to school safely. Of course one of the main attractions of Barnham Broom is that there is a natural space that extends into the middle of the village. The proposed build would inevitably ruin this, despite trying to maintain a natural landscape on the corner- I can’t see any way around that.	Written Representation		Object	No	No	No	1121	

2460	Dr Silvi Berger [20040]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	One of the primary assets of Barnham Broom is open natural landscape that extends throughout the village. Building on this site, even if it is done with priority given to maintaining the natural ambiance, will not do this village justice. Furthermore, 40 houses is surely far too many for such a small plot, this would contradict the main objective of being in synch with surrounding nature. The lack of specifics on how the school, sewerage, and road infrastructure will cope with such a large development is certainly a downfall of the plan thus far.	- Entrance should be off if Norwich Road. There is no way Bell Road will cope, as all driveways and businesses are located on Bell Road. Even with expansion of the road this would not work. The main flow of traffic from the A47 to Wymondham is also Bell Road. It would be a congestion nightmare. - The intersection is already far too dangerous, especially for children. Simply saying the road will be realigned and not giving real specifics on how the hazard of the intersection will be dealt with, is unacceptable. The plan simply states that it is s danger. We need to know exactly what will be done, reassure us that it won't get worse. - 40 houses is far too many. Specifics on the layout of the site is lacking, I would say max 10-15 would be a more reasonable number. - The talk of maintaining a natural feel is too ambiguous. More specifics are necessary. I would suggest extending the natural border of the site from the corner down to the end of Bell Pub at least. Having open, usable space, for pub patrons would be a real asset. - Transparency on plans for infrastructure (schools, roads, sewerage) should happen before people are asked to support such a drastic increase in housing.	Written Representation		Object	No	No	No	1121	

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2906	Mr Iv Basic [19747]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	The development significantly alters the fabric of the area. It amounts to serious 'cramming' in a low-density area, losing the neighbourhood's open aspect and valuable green space and demonstrably harms the amenities enjoyed by residents. It does not respect local context, as it is overbearing, out-of-scale and out of character compared with existing properties in the vicinity. Isn't in keeping with the low-density street distribution, pattern and proportions of surrounding buildings along Norwich and Barnham Broom Roads to the development's E, NE & S which is entirely out of the area's character and to the detriment of the local environment.	Review and offer alternative locations to the edge of the village.	Written Representation		Object	Yes	No	Yes	1121	
3228	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	As raised in paragraph 3.4 above (rep for ASL1), Anglian Water suggests that due to the relatively small-scale nature of the sites, that the policy requirement regarding the capacity of the WRC is unnecessary. The draft DWMP has identified growth for the WRC catchment area to 2050 and has not included any medium or long-term strategies over this period. The policy requirement should be amended to reflect capacity within the network.	Modify policy text to read: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.	Not specified		Support	Not specified	Not specified	Not specified	1124	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw

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3257	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC BB1 – Corner of Norwich Road and Bell Road	Policy VC BB1 – Corner of Norwich Road and Bell Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1448	

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2295	Mr Mark Tudor [19989]		Form and character, 6.1	Form and character, 6.1	35 more houses in a small Norfolk village of only 240 houses is totally unacceptable and out of kilter. The development is in complete contradiction to the “Make Norfolk Healthier” initiative as every resident will have to use their cars as we have no bus route or shops. Traffic flow on our already congested roads will increase significantly. Our local school is full and unable to take any more pupils, resulting in even more travelling. The natural vista looking across the site will be destroyed for ever. I object to this development in the strongest terms as does Bawburgh VILLAGE.	The biggest issue by far is the number of properties being proposed. A much smaller development in line with previous developments would be far more appropriate. 35 houses on this small parcel of land would totally destroy our village spirit and community, adding to unwanted traffic and associated pollution let alone compromising the Make Norfolk Healthier initiative. Please think carefully about what you are trying to achieve here. We want to remain a beautiful place to live, a true Norfolk Village with the spirit and community that reflects that. We have seen our village grow by over 40% in recent years due to other developments. We’ve had enough!	Appearance at Examination	Someone from the village needs to be in attendance to make the “local views” fully known and the huge ramifications of such a proposal and to ensure a decision is not just made by a group of councillors who don’t know better, nor care about what we want or need as a local community. This should be about the needs and wants of the village and it’s residents, not SNDC or central government building targets.	Object	Yes	No	No	1213	
2326	Mr Stanley Fisk [20004]		Form and character, 6.1	Form and character, 6.1	The people of Bawburgh do not want more houses, we do not want anything you’re offering, we do not want to change Bawburgh into an overcrowded place to live with more families that do not understand the way a village works. It will have profound impact on the environmental sustainability of Bawburgh.	I suggest you find somewhere else to put your developments. Not somewhere that people moved to in the first place to avoid all the noise, mess and inconvenience of newer houses where the road will be busier and changes will be made to the way we love our lives. That is not why any of us moved to Bawburgh in the first place. We moved here for the quiet and village living that you’re threatening to ruin with your barbaric planning and scheming.	Written Representation		Object	No	No	No	1213	

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2334	Mr Mark Tudor [19989]		Form and character, 6.1	Form and character, 6.1	Totally unsuitable. Environmentally damaging, unsustainable, NO bus routes, traffic movements up by 210 per day, in breach of Make Norfolk Healthier pillar for planning, destroying the Yare Valley unbroken views, would increase the number of properties in Bawburgh by over 15% in one development, no shops, no doctors. Car travel essential. Road floods every year, on a hill, on a blind bend, fatal accident in last 5 months, school is full. Complete joke. Dodgy deal been done has it? Same developer as the traveller site? Pockets being lined are they? Time for change at SNDC.	Reduce the size of the development to 10. 35 just crazy for this village.	Appearance at Examination	The village and the people who live here and who value our true village way of life need to be represented properly and not by some Government quango or by people who have never visited us. I have never seen a more inappropriate site for development. Destroying the natural vista of the Yare Valley, close to a flood plain, next door to a conservation area and SSSI status. Natural England and Nutrient Neutrality will have a field day! Nitrate levels in the rivers would rise catastrophically.	Object	No	No	No	1213	
2349	Mr Gavin Buxton [20008]		Form and character, 6.1	Form and character, 6.1	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1202	

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2364	Mrs Margaret Kemsley [20013]		Form and character, 6.1	Form and character, 6.1	The character of Bawburgh was irreparably destroyed by re-opening New Road following the construction of the Southern Bypass (1990s), together with the housing increases in the GNLP and the development of Longwater Retail Park and Park & Ride. These have already turned the village into a speeding “Rat Run” degrading the quality of life and vitality of the village.	No further building will add to the vitality of the village. It will instead have the opposite outcome.	Written Representation		Object	Yes	No	Yes	1213	
2490	Dr Ian Tait [19969]		Form and character, 6.1	Form and character, 6.1	The character of the village would be destroyed. The plan contains incorrect information and the village is not in a cluster so the plan is not appropriate. The village would see no benefits. The road network safety would be totally unacceptable. The plan conflicts with Government and Norfolk policies that promote walking and cycling to improve health, and is environmentally unacceptable. There are insufficient facilities. The plan would create adverse affects on mental health and welfare. The plan fails in a duty to cooperate as the timescale between its announcement and deadline for objections is far too short.	The character of the village would be destroyed – the building of these dwelling would have a great damaging impact on this pleasant, friendly, quiet village. Why are these dwellings not built in a town such as Wymondham, where there are very large developments and an extra 35 dwellings would have little or no impact at all on the town?	Appearance at Examination	I believe that if this development goes ahead, it will have a significant impact on my way of life. I therefore wish to participate so that I have the opportunity to hear the reasoning behind the proposals and to offer my views.	Object	No	No	No	1213	

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2496	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		Form and character, 6.1	Form and character, 6.1	Bawburgh is not part of a village cluster		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1213	
2502	Mrs Ruth Tait [20056]		Form and character, 6.1	Form and character, 6.1	The village character would be destroyed. The plan contains incorrect information, is not appropriate as Bawburgh is not in a cluster, it conflicts with government and Norfolk policies to promote walking and cycling to improve health, and is environmentally unfriendly. The village would see no benefits and the road network safety would be totally unacceptable. There are insufficient facilities. There would be adverse affects on mental health and wellbeing. The plan fails to comply with a duty to cooperate as the time between its announcement and the deadline for objections is too short.	The village is small, quite, pleasant and friendly and so the character of the village would be destroyed. It would make sense to build the houses in a town with large developments where 35 houses would make no difference to the character of the town.	Appearance at Examination	The houses would make a great difference to my life in the village. I would like to participate to hear for myself the logic behind the proposals and to offer my views.	Object	No	No	No	1213	

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2559	Mrs Susan Williams [20078]		Form and character, 6.1	Form and character, 6.1	Too high a density of houses for this small village Stocks Hill is narrow road with 2 bad pinch points; already used as a rat run: cars turning onto the brow of the hill dangerous; already one fatality last year. Bus service to Wymondham runs once a week (not as stated in your plan) Few services - school oversubscribed, no shops, doctor, etc. Pavements are sparse, necessitating car use - doesn't comply with the national plan for more walking/ cycling. Sewage system frequently breaks down Flood risk - very real problem in Bawburgh	I think there should be no more houses built in this small village with its narrow roads and lack of services	Appearance at Examination	I am an interested citizen	Object	Yes	No	Yes	1213	

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2707	Miss Nicola Cheal [20125]		Form and character, 6.1	Form and character, 6.1	In order for an increase in housing in Bawburgh there needs to be:- 1. Better footpaths and more of them. 2. Regular bus routes every day. 3. More school places and a surgery to allow daily GP appointments. 4. A shop 5. Speed restrictions as Stocks Hill is a rat run. 6. Better lighting 7. Safe vision along Stocks Hill because it's narrow and cars exceed the speed limits. 8. Improved sewage and drainage for properties to prevent call outs each year. 9. Better and improved Broadband facilities. 10. Protection of the Gas Mains if affected from this plan.	Please do not build any more houses because we love our views and countryside.	Written Representation		Object	No	No	No	1213	
2708	Miss Brooklyn Cheal-Ferris [20126]		Form and character, 6.1	Form and character, 6.1	I don't believe these houses should be built for the following reasons; - not enough schools, doctors, shops, bus routes, footpaths, street lighting - already issues with speeding - would need to improve sewage and drainage - issues with broadband	I think the houses should not be built rather than adapting the plan.	Written Representation		Object	No	No	No	1213	
2350	Mr Gavin Buxton [20008]		Form and character, 6.2	Form and character, 6.2	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1203	

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2339	Mrs Amy Buxton [20007]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	Bawburgh does not have the right or good enough infrastructure to support more homes. Facilities are not as extensive as inferred. Bawburgh has already accepted 15 new houses, enough is enough. The village is a conservation area. Stocks Hill is already a dangerous rat run.	The planning needs to be scrapped entirely. There is no scope for extra homes in this village as they will impact on everybody's existing infrastructure and rights. Had the plans been reasonable and only sought to add 5-10 homes, perhaps this would have been less objected to but the ramping up and greed is frankly disgusting and putting us all at risk. You cannot increase a village by 10% in one hot and think nobody will be hurt in the process.	Appearance at Examination	no	Object	No	No	No	1204	
2351	Mr Gavin Buxton [20008]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1204	
2370	Mr Robert Anthony [20017]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	This is factually incorrect. The bus is not daily. It runs once per week on a Friday. The village is not connected to any regular public transport. This means that any additional houses added to the village will have to be serviced by individual cars. The village does not have a local shop so all shopping has to be done by delivery or by car. Adding additional houses to a village so poorly served by public transport contradicts Section 9 of the NPPF. It is clear that transport issues have not been fully considered.	Bawburgh has few facilities; a primary school, village hall and public house. There is a single weekly bus service to Wymondham. The village has no access to a shop without a vehicle.	Written Representation		Object	No	No	Yes	1215	Screenshot 2023-02-19 193238.jpg - https://southnorfolkandbroadland.oc2.uk/a/gs

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2497	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	The primary school has no capacity and is over-subscribed.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1215	
2579	Mrs Kate Smallwood [20090]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	1) Bawburgh has just one bus a week to Wymondham, not a daily service. The village is not currently served by a public transport network sufficient for the proposed number of additional residents 2) The primary school in the village is currently full to capacity. 35 new dwellings means the potential for many more children living in the village and a knock on effect on school places in the whole area.	The introduction of regular (multiples times a day) buses to Wymondham and Norwich. More schools / school places in the area to accommodate the huge amount of development taking place in all the local villages and outskirts of Norwich.	Written Representation		Object	Yes	No	No	1215	

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2657	Mr Gautam Sharma [20106]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	Stocks hill is already used as a cut through. 35 houses with on average two cars would result in cars being spilled onto the main streets. No public transport or links available. No infrastructure in an oversubscribed school which will not be able to cope. Would rely on more homes linked to oil which is not cost effective or efficient. No local buses/shops which is walkable would rely on more car journeys over a village bridge which is not built to take this strain.	Move the proposed site to one where sustainable power supplies and good public transport connection links are present	Written Representation		Object	No	No	Yes	1215	
2681	Mr Mark McDonnell [20117]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	The school is oversubscribed. The public transport links are poor and realistically you need to assume that each new house would have two cars travelling to Norwich for shopping, schools and work. Stocks Hill is narrow and has had to have traffic calming measures put in recently. It is busy during rush hour periods. Parking on the pavement outside the village hall is already creating safety issues exactly where the new residents would need to enter Stocks Hill from the new estate.	I would not recommend this development.	Written Representation		Object	Yes	No	Yes	1215	
2699	Mr David Wilson [20122]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	6.3 – Misleading – There is no information regarding suitability of Primary school for any increase in numbers. There is no daily bus service to anywhere. There is one bus on a Friday	The plan needs to have enough detail in order for a properly informed decision to be made. It should not contain erroneous information Perhaps ... a range of facilities including a currently full (?) primary school, ... There is currently no bus service.	Written Representation		Object	No	No	Yes	1215	

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2724	Mr Kevin Underwood [20124]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	Bawburgh School is already over-subscribed and there is only one bus each day Monday to Friday and none at weekends. Any families moving into the village will rely on cars to access schools, GP services, shops, sports facilities etc. There is no pedestrian access to areas outside the village and the roads, particularly at commuting times, have many vehicles travelling dangerously along narrow roads.	Such a significant increase in the size of Bawburgh will put strain on the amenities and increase the danger of the roads due to an increase in traffic and no pedestrian access beyond the village. The plan should be scrapped.	Appearance at Examination	I don't think that the numerous objections raised by the residents of the village will be given due consideration.	Object	No	No	No	1215	
2743	Mrs E Tolhurst [20132]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	These are the only facilities and they are not enough to allow people to rely solely on the village for all their daily needs. There is one bus to Wymondham a WEEK and one back a few hours later. Local park and ride only goes to UEA and hospital - not the city. Primary school is already oversubscribed and little room for expansion given previous development on its land. Secondary school is already having to be extended due to other local developments. Primary school is a lovely small rural school with a family feel which would be lost with expansion.	Much smaller development, if at all.	Written Representation		Object	Yes	No	No	1215	
2768	Mr Mike Smallwood [20135]		Services and Community Facilities, 6.3	Services and Community Facilities, 6.3	The proposed ~15% increase in housing/population for the village is unacceptable as it will stretch local services further, contradicting the criteria laid out in section A.5 "Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services". Furthermore, the only services highlighted are a pub, a village hall and a primary school. None of these could viably be enhanced by the construction of these additional houses, contradicting SNVC objective 2. Plan incorrectly states a daily bus service. There is in fact only a weekly bus to Wymondham.	Bawburgh does not have the required facilities or services to support this plan.	Written Representation		Object	No	No	No	1215	

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2340	Mrs Amy Buxton [20007]		Settlement Limit, 6.4	Settlement Limit, 6.4	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1205	
2352	Mr Gavin Buxton [20008]		Settlement Limit, 6.4	Settlement Limit, 6.4	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1205	
2341	Mrs Amy Buxton [20007]		VC BAW1, 6.5	VC BAW1REV, 6.5	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1201	
2353	Mr Gavin Buxton [20008]		VC BAW1, 6.5	VC BAW1REV, 6.5	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1201	
2362	Mr Tony Kemsley [20012]		VC BAW1, 6.5	VC BAW1REV, 6.5	In our opinion, the character of Bawburgh has been irreparably destroyed by re-opening New Road following the construction of the Southern Bypass (1990s), together with the housing increases in the GNLP and the development of Longwater Retail Park and Park & Ride. These have already turned the village into a speeding “Rat Run” degrading the quality of life and vitality of the village. The current plan will add further traffic volume and create another access point on a dangerous brow of a hill.	Prevent further building in Bawburgh	Written Representation		Object	Yes	No	Yes	1216	

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2498	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		VC BAW1, 6.5	VC BAW1REV, 6.5	The site exceeds 1.0ha which is the upper limit as prescribed by para 69 of the NPPF. The new development of bungalows (10 units) permitted under 2018/1550 has a density of 9 units per hectare. BAW1 should be same density and comprise bungalows.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1216	
2709	Mr Kevin Underwood [20124]		VC BAW1, 6.5	VC BAW1REV, 6.5	Development within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), should have regard to protecting the openness of the zone and, enhancing the landscape setting of the southern bypass. Development which would significantly harm the NSBLPZ will not be permitted. Access provided by the footpaths is limited to an area within the village but it should be noted that there are no footpaths along Stocks Hill that provide access to the Watton Road, or along New Road providing access to Bowthorpe or from the top of Hart's Lane and along Long Lane providing access to the Longwater retail area.	As there is no safe pedestrian access out of the village and as the views from Stocks Hill and the openness and character of the village will be detrimentally affected the plan should be scrapped.	Appearance at Examination	I am not confident that the objections from the village residents will be given due consideration	Object	No	No	No	1216	

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2342	Mrs Amy Buxton [20007]		VC BAW1, 6.6	VC BAW1REV, 6.6	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1206	
2354	Mr Gavin Buxton [20008]		VC BAW1, 6.6	VC BAW1REV, 6.6	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1206	
2371	Mr Robert Anthony [20017]		VC BAW1, 6.6	VC BAW1REV, 6.6	The area sits inside the Norwich Southern Bypass Protection Zone. The two developments either side of the Village Hall sit outside this zone and are screened by existing well-established hedgerows. They are almost invisible from Stocks Hill. The new settlement will be visible from the A47 and Stocks Hill without significant screening which will take substantial time to establish. The site is on the hill, it is not clear if any screening could prevent the view from the A47 from being spoiled. Also the density of the properties will be out of keeping with the existing low-density housing around it.	The site is within the Norwich Southern Bypass Protection Zone and reflecting this a Landscape Appraisal will be required to inform the design and layout of the site. The site is in an elevated position within the River Valley and offers clear views to the east and will be visible from the A47. Development of the site will contrast with the existing form of the settlement, particularly the modern developments in closest proximity to the site due to the differences in housing density. Significant landscaping would be required on site to address the visual impact arising in long views towards it from within the wider landscape.	Written Representation		Object	No	No	Yes	1217	Norwich Southern Bypass Landscape Protection Zone.jpg - https://southnorfolkandbroadsland.oc2.uk/a/gt

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2499	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		VC BAW1, 6.6	VC BAW1REV, 6.6	The proposed site has open views to and from the A47 contrary to para. 6.6 The form of any new development should respect the existing form of dwellings and village hall. New development should be bungalows.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1217	
2771	Mr Mike Smallwood [20135]		VC BAW1, 6.6	VC BAW1REV, 6.6	The proposed development contradicts the SNVC objective 3 to “protect the historic environment, including protected landscapes”. Sufficient consideration has not been given to South Norfolk’s own 2017 Bawburgh Conservation Area Character Appraisal. The location and scale of the proposed site will be clearly visible from the higher ground of the valley, spoiling the “longer views of the area on approach from the south side” and significantly impacting the preservation of the setting of this historic village and its “landscape of more dramatic contours”.	The plan is not in keeping with the rural landscape of the historic village of Bawburgh.	Written Representation		Object	No	No	No	1217	
2343	Mrs Amy Buxton [20007]		VC BAW1, 6.7	VC BAW1REV, 6.7	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1207	

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2355	Mr Gavin Buxton [20008]		VC BAW1, 6.7	VC BAW1REV, 6.7	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1207	
2744	Mrs E Tolhurst [20132]		VC BAW1, 6.7	VC BAW1REV, 6.7	Existing vegetation is not enough to screen the new housing. The current field view is a good asset for the village to maintain its rural character and sense of separation from Norwich, which will be lost to the new development.	Much smaller development and needs to be bungalows.	Written Representation		Object	Yes	No	No	1227	
2772	Mr Mike Smallwood [20135]		VC BAW1, 6.7	VC BAW1REV, 6.7	The proposed development contradicts the SNVC objective 3 to “protect the historic environment, Although the proposed site is not directly inside the conservation area, it is adjacent to the boundary and will affect the character of the village. Furthermore, additional traffic through the village would increase the risk of damage to listed buildings and historical features such as the narrow 18th century bridge.	Bawburgh's historic environment is likely to be significantly affected by the proposed development.	Written Representation		Object	No	No	No	1227	
2344	Mrs Amy Buxton [20007]		VC BAW1, 6.8	VC BAW1REV, 6.8	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1208	
2356	Mr Gavin Buxton [20008]		VC BAW1, 6.8	VC BAW1REV, 6.8	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1208	

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2580	Mrs Kate Smallwood [20090]		VC BAW1, 6.8	VC BAW1REV, 6.8	Despite ongoing attempts to introduce traffic calming measures, traffic still travels frequently too fast through the village. The proposed development is on the opposite side of the main road through the village from the play area / recreation ground. Increased numbers of residents, especially children will be crossing this road with no safe safe point to cross - especially accounting for the increased traffic that the additional houses will bring. Whilst there is a footpath from the proposed development to the school, it is not possible to walk anywhere else in the village via a footpath.	Less houses, leading to less increase in traffic volume. A safer means of crossing the main road through the village. Pedestrian crossing? More footpaths e.g. from Hockering Lane to the postbox, from the bridge to the pub.	Written Representation		Object	Yes	No	No	1228	
2700	Mr David Wilson [20122]		VC BAW1, 6.8	VC BAW1REV, 6.8	6.8 Misleading. The only local services are the school, village hall and pub. The footpath only extends to the school. The village hall is across the road and there is no footpath to the pub. Just a narrow listed bridge which is on a bend and is very dangerous to cross on foot. The site is also sited immediately after a bend in stocks hill with a blind dip heading North. Vehicle access to and from the site could constitute a safety hazard, given the number of vehicles likely with 35 dwellings	Because of the geography of the site and its location. A study needs to be made of the suitability and safety and volume of vehicles entering and leaving the site. to join the main route through the village	Written Representation		Object	No	No	Yes	1228	

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2711	Mr Kevin Underwood [20124]		VC BAW1, 6.8	VC BAW1REV, 6.8	The "pedestrian Connectivity" is limited to the centre of the village. There is no pedestrian access beyond this. It would be likely that any families moving into a new development, should one be permitted despite extensive objections, would not be able to find a place for any young children at Bawburgh School as it is over-subscribed. They will need to use cars to travel to schools, shops, sports facilities etc. Stocks Hill, New Road and Hart's Lane are already used as a "rat run" for cars accessing Bowthorpe, Longwater retail, Longwater park and ride, Bawburgh Golf Course and Easton College.	Due to the poor pedestrian access and the high volume of traffic already passing through the village at peak times, often at speeds exceeding the safe 20 mph limit in the centre of the village, the plan should be scrapped.	Appearance at Examination	I don't think that the numerous objections from the village residents will be given due consideration	Object	No	No	No	1228	
2745	Mrs E Tolhurst [20132]		VC BAW1, 6.8	VC BAW1REV, 6.8	Although the road is wide enough at the site, there is no road leading out of the village that remains at this width. There is an obscured view to the right and left as you leave the site as the road curves in both directions and goes downhill to the right. Traffic regularly does not obey the speed limits - people have set off the SAM traffic signs at speeds of up to 75mph. Parking for the village hall can spill out onto Stocks Hill. Developers vehicles and supplies will need to access Bawburgh along country lanes.	More traffic calming would be needed and country lanes would need to be widened.	Written Representation		Object	Yes	No	No	1228	

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2773	Mr Mike Smallwood [20135]		VC BAW1, 6.8	VC BAW1REV, 6.8	Given the lack of transport services and rural location, the proposed site will inevitably lead to increased traffic through the village towards Longwater. No consideration has been given to the narrow and historic 18th century bridge, as well as the other narrow single track roads in/out of the village. This already causes significant issues at peak times which would be increased by the scale of the proposed site. Furthermore, Stocks Hill has already proved to be dangerous, by the recent fatality within 50m of the proposed site entrance.	The road network around Bawburgh is not suitable to accommodate the proposed plan.	Written Representation		Object	No	No	No	1228	
2345	Mrs Amy Buxton [20007]		VC BAW1, 6.9	VC BAW1REV, 6.9	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1209	
2357	Mr Gavin Buxton [20008]		VC BAW1, 6.9	VC BAW1REV, 6.9	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1209	
2581	Mrs Kate Smallwood [20090]		VC BAW1, 6.9	VC BAW1REV, 6.9	Bawburgh village already suffers from flooding annually - this extends to some residents gardens and to New Road and Stocks Hill by the bridge. There have already been two recent housing developments in Bawburgh. The proposed 35 houses, potentially as well as the proposed Gypsy and Traveller site on Hockering Lane, represents lots of additional development in water drainage areas with the potential to increase flooding in the village.	Less houses to be built to lessen the flood risk	Written Representation		Object	Yes	No	No	1229	

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2712	Mr Kevin Underwood [20124]		VC BAW1, 6.9	VC BAW1REV, 6.9	If the hard standing in the area of any proposed development is increased this will significantly hamper the natural ground absorption of rain fall and could lead to harmful surface water flow to the south of the development that could affect the school and homes on Stocks Hill and Hockering Lane.	Due to the potentially damaging surface water flow the plan should be scrapped	Appearance at Examination	I don't believe that the numerous objections raised by residents of the village will be given due consideration	Object	No	No	No	1229	
2774	Mr Mike Smallwood [20135]		VC BAW1, 6.9	VC BAW1REV, 6.9	Due to its location at the base of a valley, and significant surface area of surrounding fields, Bawburgh regularly suffers during high rainfall, with surface water runoff clogging the low level drainage and turning the roads into rivers in places. Furthermore, the foul drainage in Bawburgh regularly (~twice annually) requires maintenance by Anglian Water to unblock the system when it overflows. Any additional input to Bawburgh's existing inadequate system would further escalate the issue and cause increased likelihood of direct pollution into the main Yare watercourse upstream of Norwich and the Norfolk Broads.	Bawburgh does not currently have sufficient surface or foul water drainage to sustain additional housing.	Written Representation		Object	No	No	No	1229	
2346	Mrs Amy Buxton [20007]		VC BAW1, 6.10	VC BAW1REV, 6.10	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1210	
2358	Mr Gavin Buxton [20008]		VC BAW1, 6.10	VC BAW1REV, 6.10	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1210	

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2715	Mr Kevin Underwood [20124]		VC BAW1, 6.10	VC BAW1REV, 6.10	There are already problems with the sewers and water supply in Bawburgh and Anglian Water has to attend issues with blockages and burst pipes each year. With all the development taking place within the catchment of the Whitlingham Water Recycling Centre (WWRC) concerns need to be raised regarding the ability of the WWRC to process the increased volumes of sewerage especially as the numbers of discharges of sewerage into the sea and waterways is already a national concern.	Due to existing problems with sewerage and water supply in the village the plan should be scrapped	Appearance at Examination	I don't believe that the numerous objections raised by residents of the village will be given due consideration	Object	No	No	No	1230	
2746	Mrs E Tolhurst [20132]		VC BAW1, 6.10	VC BAW1REV, 6.10	Phasing would lengthen disruption to nearby residents and villagers, with long term building noise and added traffic. Disruption to sewers serving nearby housing.	Much smaller development that does not encroach on land that contains sewers for other residents.	Written Representation		Object	Yes	No	No	1231	
2321	Mr and Mrs Stanley and Daphne Fisk [20000]		VC BAW1, 6.11	VC BAW1REV, 6.11	(N.B. This representation was submitted by Mrs Daphne Fisk) Too many houses already Ruin the small and quaint charm of Bawburgh. Too busy and dangerous road to support this housing project. This is going against the environmental sustainability of this village and make Norfolk healthier, because you're not. You will be doubling the private car use in Norfolk by putting properties in small villages that cannot cope with the amount of housing! It is completely barbaric!	Do not destroy Bawburgh further. Take the houses and put them somewhere that is already massively built up. Instead of taking away views and green fields which are slowly disappearing, never to be seen again!	Written Representation		Object	No	No	No	1232	

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2347	Mrs Amy Buxton [20007]		VC BAW1, 6.11	VC BAW1REV, 6.11	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1211	
2359	Mr Gavin Buxton [20008]		VC BAW1, 6.11	VC BAW1REV, 6.11	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1211	
2500	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		VC BAW1, 6.11	VC BAW1REV, 6.11	Only 1 ha should be allocated at a density of 9 units per hectare. The development should be bungalows.		Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1232	

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2582	Mrs Kate Smallwood [20090]		VC BAW1, 6.11	VC BAW1REV, 6.11	35 dwellings is a large development for the size of village - a village of historical character with multiple listed buildings. It means maybe up to an additional 150 residents. The existing village population was 595 in 2011 - for one development to bring a 25% population increase is not balanced. It might be reasonable to assume a 25% increase in traffic volume which is unsafe in a village with so few pavements or safe crossings of the main road.	The proposed development is too large for the size of village. Any development plan needs to be smaller in scale.	Written Representation		Object	Yes	No	No	1232	
2721	Mr Kevin Underwood [20124]		VC BAW1, 6.11	VC BAW1REV, 6.11	The constraints and sensitivities related to the plan should lead to it not going ahead. 35 dwellings in a such a small area would be high density and not of adequate size particularly if they are limited to a low roofline. This increase would be significant when compared to the size of Bawburgh as a whole.	Due to the proposed size of the development which would have a detrimental effect on the character of the village and put strain on the limited amenities and be a safety risk due to the increase in traffic the plan should be scrapped.	Appearance at Examination	I am concerned that the numerous objections raised by residents of the village will not be given due consideration.	Object	No	No	No	1232	
2747	Mrs E Tolhurst [20132]		VC BAW1, 6.11	VC BAW1REV, 6.11	Planned number of properties per ha is too dense. Better ratios suggested for other developments under this scheme that would better match the usual density of housing in Bawburgh. Too many new houses given the current size of the village. Village has already had recent new developments adding to the pressures on the infrastructure and reducing the infiltration of water as land has been tarmacked and built over.	Considerable reduction in the size and density of the development, if it goes ahead.	Written Representation		Object	Yes	No	No	1232	

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2775	Mr Mike Smallwood [20135]		VC BAW1, 6.11	VC BAW1REV, 6.11	Section A.7. states “Paragraph 69 of the NPPF notes the importance of small and medium sized sites, up to 1 hectare in size”. Given the proposed site in Bawburgh is 1.4 hectares, this implies a “large site”. Therefore this is totally unacceptable in a small village, not clustered with any others. 35 houses within a 1.4 hectare site is not in keeping with the current density of other groups of housing in the village, contradicting SNVC objective 3. It is also based on the council's spacing criteria for urban settings, and not appropriate for a rural setting as in Bawburgh.	Both the 1.4ha plot of land and the density of houses proposed are not appropriate for this rural setting. Any development should be aligned to the most recent permission in Bawburgh (2018/1550) for ~9 homes per hectare which would be more appropriate for this rural environment.	Written Representation		Object	No	No	No	1232	
2313	Mrs Julie Tudor [19998]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a quaint and well sustained village without the need of more ghastly housing, bus routes, street lights and continuous footpaths. You set out to ruin, what is a beautiful village with fabulous and precious views.	Do not build more properties in the small village of Bawburgh and turn it into Heathersett or Little Melton. The property prices will plummet and everyone stands to lose more than a village they love so much.	Written Representation		Object	No	No	No	1133	
2348	Mrs Amy Buxton [20007]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Appearance at Examination	no	Object	No	No	No	1133	
2360	Mr Gavin Buxton [20008]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Lack of suitable infrastructure for 35 new homes. Danger of more fatalities as traffic increases through the rat run. Borders up to conservation area.	scrapped	Written Representation		Object	No	No	No	1133	

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2363	Mr Tony Kemsley [20012]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	• How will 35 more houses support the vitality of the village, when previous housing developments have not prevented closure of the village shop, butcher and a restaurant? • The village suffers from poor sewage and drainage systems, with frequent callouts, in a village that is already a flood risk. • More houses will put further pressure on the volume of traffic and on a bridge that is in a pitiful state of repair • Doctors' surgeries are already stretched without adding further local houses	No further building will benefit Bawburgh in any way, other than for the landowner/developer..	Written Representation		Object	Yes	No	Yes	1133	
2365	Mrs Margaret Kemsley [20013]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	• How will 35 more houses support the vitality of the village, when previous housing developments have not prevented closure of the village shop, butcher and a restaurant? • The village suffers from poor sewage and drainage systems, with frequent callouts, in a village that is already a flood risk. • More houses will put further pressure on the volume of traffic and on a bridge that is in a pitiful state of repair • Doctors' surgeries are already stretched without adding further local houses	Further building in Bawburgh is not required and will be of no benefit to the village.	Written Representation		Object	Yes	No	Yes	1133	

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2367	Miss Debbie Sutton [20015]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	As above	No housing considered at all. A smaller number of housing considered, however not in conjunction with the land that has been offered up as a travellers site which the landowner has offered as an underhand deal by local government. A smaller number of houses would be acceptable, with green space for walking, dog walking etc.	Appearance at Examination	WE wish to understand the next steps	Object	No	No	No	1133	
2368	Miss Sharon Potter [20016]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	As above	No housing considered at all. A smaller number of housing considered, however not in conjunction with the land that has been offered up as a travellers site which the landowner has offered as an underhand deal by local government. A smaller number of houses would be acceptable, with green space for walking, dog walking etc.	Appearance at Examination	I wash not understand the next step	Object	No	No	No	1133	

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2481	Mr & Mrs Rupert & Joy Hipwell [20051]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. 35 houses is far too many. Over last 25 years, housing in Bawburgh has increased by 10%. This will increase by further 10%. 2. Necessary infrastructure (shops, surgeries, school etc.) not included. 3. Roads narrow and unsuitable for additional vehicles resulting from the additional housing. 4. No public transport in village, other than one bus per week. Pollution from additional traffic unacceptable. 5. Plan will spoil beautiful view over Yare Valley for anyone approaching down Stocks Hill, heading north. 6. Sewerage system cannot cope with existing housing. 7. No street lighting permitted in village. 8. No adequate provision for affordable housing. “10% affordable housing” is 3 homes. Not enough. 9. No provision for accepting views of residents affected by proposal. Well over 50% object - not democratic. 10. Landowner originally proposed 20 houses. Council suggested 35, therefore enriching landowner to detriment of local residents' interests. 11. Plan has failed to address damage to environment, road safety and need for supporting infrastructure. 12. Plan infringes on established Conservation Area.		Not specified		Object	No	No	No	1133	

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2486	Mr Kirk Boswell [20053]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh Village Hall attracts many occupants, Some functions attract more cars than the parking spaces can allocate, particularly when the Bridge classes are on. When the car parks become full excess traffic parks on or near the pavement on Stocks Hill. This is adjacent to the exit of St Walstan Meadow onto Stocks Hill. This makes navigating along Stocks Hill difficult. Also exiting St Walstans Meadow is sometimes dangerous as the traffic emerging uphill cannot be seen until the last moment. The application for proposed development of 35 houses, potentially will attract an additional 70 cars to an already difficult section of road. Too much traffic uses Stocks Hill lane as a cut through, Stocks Hill does not need any more vehicles.		Not specified		Object	No	No	Not specified	1133	
2487	Mr Mark Roberts [20055]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The proposal for up to 35 new houses has no precedent in Bawburgh. There has been no development of this size. There are no facilities in the village, which means an influx of new residents will have no choice but to add to the traffic levels. There are no proper bus routes, no cycleways and lack of proper pavements. There is no way to get to Longwater or Watton Road safely due to traffic speeds. This does not meet the ethos of local and central government. The local infrastructure cannot cope with a development of this size.		Not specified		Object	Not specified	No	Not specified	1133	

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2501	Collins & Coward Limited (Mr Tony Collins, Managing Director) [19997]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The design of dwellings should be bungalows to reflect form of existing development as the site is on the top of the plateau. Only 9 units to be developed on 1 hectare.	Reduce site to 1.0ha Max density 9 units per ha Form of development to be bungalows	Appearance at Examination	It is essential to present evidence to show allocation BAW1 is unsustainable in terms of employment, education and health. The proposed allocation BAW1 is at inappropriate density add the site is too large. Bungalows rather than houses.	Object	Not specified	No	Not specified	1133	
2508	Ms Karen Gallant [20060]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	- The proposed site is currently on beautiful, open, agricultural land. If it's not illegal to build on here it should be! - Planning permission has often been refused in Bawburgh in the past, even when none of the neighbouring properties object, on the grounds that it is not in keeping with the eessence of Bawburgh. Now it is suddenly deemed okay to lose a beautiful open space of agricultural land to a cluster of houses. This open space is part of the beauty of this village and should not be lost.	Don't build!	Written Representation		Object	No	No	Yes	1133	

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2510	Mr Carl Ashworth [20061]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Primary school already fully subscribed. Local GP facility overwhelmed. Drainage already an issue within the village for Anglian Water and more houses = more runoff (downhill) towards the river, which has flooded in recent years towards the riverside properties in the village. All journeys out will require vehicle movements as there are no safe walking/cycling routes out of the village. There is 1 bus per week to Wymondham only. Concern is this development (if approved) could lead to further (considerable) expansions.		Written Representation		Object	Yes	No	No	1133	
2514	Mrs Angela Ashworth [20063]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Bawburgh Primary School fully subscribed. 2. Drainage in village causes issues that have not improved over many years so further housing will add to this deterioration. 3. River floods and roads closed in deluges will only get worse with more developments. 4. There are no facilities in the village so transport is essential to live. 5. No cycle ways or pedestrian walkways near proposed site and already limited in the village. 6. 1 bus to Wymondham Friday only - no other day. 7. Concerning development if approved. Could expand greatly.		Written Representation		Object	Yes	No	No	1133	
2515	Mrs M. R. Willimott [20065]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Lack of facilities / amenities in the village 2. Transport - what transport? 3. School childrens safety 4. Footpaths and cycle ways are minimal 5. Let 35 houses in and many more will appear		Written Representation		Object	Yes	No	No	1133	

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2522	Mr J. Willimott [20066]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Lack of amenities in the village. No shops and contrary to the Council report there is only 1 bus per week to Wymondham. 2. The school is fully subscribed and local GP services totally overwhelmed. 3. The road system is totally unsuitable to additional traffic. 4. There are no footpaths or cycle routes out of the village. 5. The fear is that if the development was approved then this could lead to further expansion.		Written Representation		Object	Yes	No	No	1133	
2524	Mrs Marion Malone [20067]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I wish to object to the proposed development on Stocks Hill Bawburgh for the following reasons:- Highway Safety Traffic Generation Density Scale Visual Impact Pressure on local School Health Centre Drainage issues	It is my understanding that the original offer from the landowner was to provide a site of 1 hectare for 25 properties and that it has been the decision of the Council to suggest that the landowner provides 1.4 hectares for up to 35 houses. This aside, my objections are for NO houses at all for the reasons stated above.	Not specified		Object	Not specified	Yes	Not specified	1133	
2532	Mr & Mrs R Knights [20073]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	[No text comments]		Not specified		Object	No	No	No	1133	
2533	Ms Jean Asker [20074]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	No sound consideration has been given to the impact of extra vehicular movement (traffic onto Stocks Hill) and surrounds, in a still relatively small village.	No modification required if this excessive development does not go ahead. Common sense really in a small conservation village/area?	Not specified		Object	Not specified	No	Not specified	1133	

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2535	Mrs Sheila Seaman [20075]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I object to the houses being built opposite the village hall (ref. VC BAW1). If there are to be 35 houses it could mean an extra 70 cars (allowing 2 cars per family). Stocks Hill is not suitable for this type of traffic this would create, also there is an ancient bridge which has a weight limit. Bawburgh is a quaint village and it should remain that way. There is too much traffic already using Stocks Hill as it is, using it as a rat run		Not specified		Object	Not specified	No	Not specified	1133	
2543	Peter Snell [20076]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I am objecting to proposed 35 houses on Proposed development site off Stocks Hill Bawburgh. Road system and bridge are not suitable for increased traffic. Will increase light pollution if street lights are installed No amenities. Only have Village Hall & Pub No pathways No bus service. School is already over subscribed. Water run off Will add to an already overloaded water table on the flood meadow which flows into river. Road has been flooded and blocked bottom Stocks Hill near bridge. This has already happened because of the new homes on Stocks Hill Sewage system already struggling to cope	Reduce the Size of site Reduce the amount of houses. Just an infill along the road 10 houses. No through road on the development. If there is a through road it's likely more housing would be built at a later date. Rainwater soak always need proper investigation Roads need widening Paths introduced It's a small village which needs to be kept small	Written Representation		Object	Yes	No	No	1133	

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2562	Mrs Eve Moore [20080]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	35 houses will not be keeping with the layout or character of other houses. We live in a village, already in recent years had two developments of 10 properties, 35 would be a real issue and not fit Increased risk of flooding drainage / sewage due to extra buildings - regularly need to have drainage companies out. The Village amenities can't cope with this. 35 houses is not aesthetically pleasing across size of land proposed. Views of fields gone visual impact for us locals Impact of extra children at school, we would need 3 extra classrooms due to mixed classes.	Village involved in planning. 10 houses maximum Big gardens and driveway parking. Lots of trees and green land Would need to be similar to the two recent developments on stocks hill. Ideally nothing, keep the green space.	Written Representation		Object	No	No	No	1133	

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2563	Mr Leon Moore [20081]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Will cause huge traffic transport issues Drainage issues already in the close Aesthetically will not fit with the village A huge number of houses for a small amount or land Bridge wont cope with extra traffic No amenities GP and dentists full It's a beautiful green space. The school is full cannot have 3 more classes. More people at the already busy river in the summer Environmentally not sound Perfect space for dog walking We want to remain a SMALL village and close community	Do not build houses, plant trees and flowers. Or if houses must be built they need to be similar to the other two developments, small bungalows with large gardens. Not 35 in a small space, 9 maximum. Keep this village a village.	Written Representation		Object	No	No	No	1133	
2564	Miss Maria Browning [20082]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Looking to move to the village due to being small and quiet building 35 houses will change all of this. The whole feel of the village, this is why it is a desirable place to live, lots of fields, quiet roads. The school is full, the local GP and dentists are full. There are no amenities. We need to keep these beautiful green fields, this is what makes Bawburgh so beautiful. 35 houses will ruin the village asthetically.	Plant trees and do nothing more. Keep this village beautiful and a desirable place to live.	Written Representation		Object	No	No	No	1133	

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2576	Mr Adrian Quinn [20087]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The necessary infrastructure (shops, GP surgeries, school etc.) is not included in the plan. Local GP Surgeries are already at breaking point. Roads narrow and unsuitable for additional vehicles. The village already has an issue with speeding traffic, despite traffic calming measures put in place. Plan will spoil beautiful view over Yare Valley. Sewerage system cannot cope with existing housing. No adequate provision for affordable housing. 10% affordable housing is only 3 homes. This is not enough. Plan has failed to address damage to environment, road safety and need for supporting infrastructure. The plan infringes on established Conservation Area.	The plan should be scrapped completely.	Written Representation		Object	No	No	No	1133	

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2642	Mr Ian Hancock [20103]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Infrastructure - no shops, no GP or dentist and minimal public transport would result in increased cars needed to access these services. School is also already oversubscribed. Poor existing roads, speeding in village, use of stocks hill as cut through, lack of footpaths and street lighting will increase danger to residents, add to noise and air pollution. The bridge is a scheduled monument – extra traffic may weaken bridge. Existing sewerage system struggles to cope – more residents will exacerbate risk. Adding houses on farmland will increase risk of surface water flooding. Housing density is too great for land size.	If the plan is to proceed limit the amount of houses to 10 and ensure that they are in keeping with the last 2 small scale developments within the village.	Written Representation		Object	Yes	No	No	1133	
2677	Mr Robert Barnard [20112]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Where as the Village of Bawburgh understands the need for extra housing, it does not need high density housing. With large housing schemes going ahead in neighbouring villages - Easton (900) and Hethersett (900) any development in Bawburgh ought to be kept low density as the through roads are already very busy. The village could probably accommodate 15 houses on this site, to keep in line with developments on the opposite side of Stocks Hill	Lower density of housing	Written Representation		Object	Yes	No	Yes	1133	

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2694	Mrs Frances Plant [20034]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	35 houses over size of land is not in keeping with village. 2 Recent developments of around 10 properties were prestigious bungalows with large gardens, this development should follow same standard. Entrance proposed is on hill, and access would be dangerous. Volume and noise of traffic is already an issue over bridge and up stocks Hill. Alterations already made to mitigate speeding, but this would only add to it. The views over land would be visually impacted with local conservation areas impacted due to being abutting to site. Has an impact assessment been carried out?	Can an explanation of the link between these houses and the traveller site be explained to us please as the same person owns both land and this seems an awful coincidence. Perhaps you could explain what monies have transferred to propose this plan? Less houses please, no more than 15 would be slightly better. Need to look aesthetically pleasing, of good size, with parking and gardens, ideally bungalows built to a high standard. Improved pathways out of village to longwater and little Melton would support any proposal. More green areas added, with trees and plants, so buildings aren't overlooked and impact for current residents is reduced. Funding support to the school with additional children in village. More traffic calming measures put onto stocks Hill, by the bridge and up the hill. Cars speed up the hill and are dangerous and needs looking at before more houses added with more cars. Reduce number of houses proposed.	Appearance at Examination	Being a resident on stocks Hill this proposal impacts me and my family.	Object	No	No	No	1133	

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2731	Mr Martin Payne [20129]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. 35 houses means up to 70 cars entering a narrow road already subject to daily rat runs at excessive speed. 2. The protected status bridge will be in greater danger of collapse. 3. There are already inadequate public services and no shops in the village 4. Public transport is almost non-existent. 5. The intimate rural character of a village with a conservation area adjacent to the proposed development will be spoiled for future generations. 6. There will be increased pollution from vehicles, including those delivering items, in an area already subject to exhaust fumes from the bypass.	There should be at most, 10 houses, single storey, modest in size, designed sensitively to reflect local styles and materials (as is The Warren).	Written Representation		Object	No	No	No	1133	
2741	Miss Sarah Holmes [20131]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a small and quaint village. This many homes will have a detrimental effect on the road network, causing even more traffic on an already very busy village road. The proposed site is on the brow of the hill; which could make it extremely dangerous for those coming in and out of the site. This many homes in the village will also put added pressure onto the Primary school. There would be extra pressure on the already vulnerable sewage infrastructure too. The village has issues with flooding; paving over fields would reduce available land to soak up excess water.	35 new homes is too many. A considerably reduced number of new dwellings would fit more appropriately within the village.	Appearance at Examination	As residents of the village, we care very much about the area we live in.	Object	No	No	No	1133	

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2742	Mr Robert Adams [20133]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	As a homeowner, I am very concerned about the increase flooding risk and the pressure on an already weak sewage infrastructure. Added volumes of traffic in the village are also a worry. Bawburgh is a quiet village with low density housing. The proposal will see a radical change to this in an extremely negative way. As the proposed development is on the brow of a hill and the village already suffers with antisocial driving, I fear accidents may arise.	A significant reduction in the number of houses, so as not to change the feeling of the village.	Appearance at Examination	I have lived her for 6 years and would like to be aware of what is happening in the village.	Object	No	No	No	1133	
2748	Mrs Linda Kendrick [20134]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	35 new dwellings is too many. Stocks Hill is already busy and another junction will be dangerous. Bawburgh does not have the facilities to cope with these extra properties - no shops or regular bus service meaning just about every journey will be by car.	Reduce to the number of dwellings to be more in line with recent developments.	Written Representation		Object	Yes	Yes	Yes	1133	
2763	Mr James Craig [20137]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Too many houses for the space. Loss of green space. Changing character of village. Existing amenities are not suitable for current population. Additional traffic to an already dangerous stretch of road. No bus route. No pathways of cycle routes. School already oversubscribed. Land helps drainage for village, increases surface water flood risk. No SFRA Report.	In an ideal world the village would stay as it is. If this is not possible the 35 houses in this area of land is far too high density. If the houses were to go ahead then the whole of stocks hill should have safe pathways all the way up to Watton Road. Traffic management should be improved with for example speed bumps to slow traffic through the area. Cycle ways would improve the accessibility. Improvements to existing Internet provision should be added for the whole village. Additional amenities for the village should be provided such as green space the benefit the whole area. Bus service other than local voluntary one.	Appearance at Examination	I am a resident affected by the outcome	Object	No	No	No	1133	

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2765	Mr James Plant [20136]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I am worried that a development such as this, will substantially affect surface water flows and certainly add to the ongoing issues with waste water. Especially when this housing estate is combined with any future developments. I would be very concerned that the various Section 106 requirements would pose many constraints on a development of this size. Especially with regards to layout, number of affordable housing, green spaces and of course nutrient neutrality. Leading to the obvious increase in development size to mitigate these requirements, causing permanent damage to the picturesque village in terms of landscape and visual appearance.	Significantly reduce the number of houses proposed in this development to be in keeping with a the other recent developments within the village. Looking at the size of the land and the other houses on Stocks Hill, I would think 10 dwellings would be ideal. The new development should be in keeping with the other new Stocks Hill developments. i.e be generous specification detached bungalows. Limited in number to maintain the open spaces and pleasant views all Bawburgh residents currently enjoy. As a father of two children, I worry that without any public transport provision in the village, Bawburgh is too cut off from civilisation. There are no footpaths leading out of the village, meaning a walk of at least 1.5 miles on the busy highway to the nearest connecting footpath to Norwich or Longwater. I would like to see the plans incorporate provision for at the very least new “trods” linking Bawburgh to the Park and Ride at Longwater and the current “trods” along the Watton Rd.	Written Representation		Object	No	No	No	1133	

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2769	Mrs Dawn Craig [20139]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Too many houses for the space. Loss of green space. Changing character of village. Existing amenities are not suitable for current population. Additional traffic to an already dangerous stretch of road. No bus route. No pathways of cycle routes. School already oversubscribed. Land helps drainage for village, increases surface water flood risk. No SFRA Report.	In an ideal world the village would stay as it is. If this is not possible the 35 houses in this area of land is far too high density. If the houses were to go ahead then the whole of stocks hill should have safe pathways all the way up to Watton Road. Traffic management should be improved with for example speed bumps to slow traffic through the area. Cycle ways would improve the accessibility. Improvements to existing Internet provision should be added for the whole village. Additional amenities for the village should be provided such as green space the benefit the whole area. Bus service other than local voluntary one.	Written Representation		Object	No	No	No	1133	

2788	Mr John Wyndham [20140]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The village has a history of flooding and there is a serious concern regarding surface water and waste capacity for the proposed site. To ensure this is managed correctly more land than currently proposed will be needed which is concerning as the site is a green field site. There will be a considerable negative impact on the environment. There needs to be more detail provided regarding the landscaping of the proposed development. Bawburgh is a conservation village and the new development on a green field site is not in keeping with this. The village cannot support the additional traffic.	I object that any additional houses need to be built in Bawburgh. In the last two years 12 bungalows were built next to the village hall. If houses have to be built then a considerable reduction (90%) should be in place. Much more detail of the landscaping of the site needs to be shared so we can suggest changes. Hedgerows, conservation area, tree planting and footpaths all need to be in place. If the site is confirmed more bus routes and cycle lanes need to be introduced, otherwise the council is only encouraging people to use cars. A new drain system will have be installed throughput the whole of Stocks Hill. The drains are unable to cope with the currant level of surface water. There is another proposal (GNLP5009) for Bawburgh. If both sites are agreed then the population of Bawburgh will be significantly increased in a very short period of time. The extremely limited infrastructure in the village would not be able to support this. Is there any detail on what proposed infrastructure will be put in place so we can comment?	Appearance at Examination	I am a resident of the village and believe I am entitled to attend.	Object	No	No	No	1133	

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2816	Mrs Caroline Hancock [20145]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Roads and Traffic – narrow roads, no passing places, speeding in village, lack of footpaths and street lighting, limited public transport, no bike paths. Increased traffic could be dangerous to residents and add to noise and air pollution. Facilities and Infrastructure – no shops, GP, or dentist. Existing sewerage already struggling, more houses will make the situation worse. School already oversubscribed. Bridge – is a scheduled monument – extra traffic may have a detrimental structural effect. Flooding – adding houses onto farmland will increase the risk of surface water flooding.	I would prefer if the development did not go ahead due to the issues which I have already stated in my objection. If the development was approved,I would like the number of houses to be reduced as I think that the house density is too great for the land size. Also for the houses to be of the same standard and sympathetic design as the recent 2 small developments.	Written Representation		Object	Yes	No	No	1133	
2837	Mrs Kay Hipperson [20150]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Please can someone explain why in 2018 this site was rejected for ANY housing development because bawburgh was specifically excluded as it was considered to be an ‘other village’ and therefor should not be part of the cluster proposal. We also have to take into consideration nutrient neutrality and what this proposed site will do to the Yare River and all of our wildlife!	I think a few houses along the front would be ok for the village. I don’t believe that 35 houses is ridiculous and Bawburgh will not cope. We have very old sewer lines, flooding becoming worse, SUDS is also not working within Bawburgh. This just adds to the amount of water at the bottom of Stocks Hill. Pollution is also something that really needs to be taken into consideration, it’s a serious issue and will not be helped by more and more houses.	Written Representation		Object	No	No	No	1133	

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2856	Mrs Patricia Bayne [20155]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Junction on bend and brow of hill, opposite three entrances. Construction traffic obstructing main highway in and out of village. Generating 70 extra vehicles in small village on speeding rat-run between B1108 and A47. Additional traffic over single-track historic bridge.. Loss of informal green space on entrance to village and water will not be able to drain down from field into Yare. Density of building out of scale and character of conservation village. Already water and sewage problems in village. Village school and both local surgeries already over-subscribed. No shop, employment or surgery in village and poor bus service.	I think the plan will ruin the character of a small, peaceful old village and should not be allowed.	Written Representation		Object	No	No	No	1133	
2883	Mr Christopher Bayne [20167]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Access to site from A47/Stocks Hill or through village over Bridge - designated of National Importance. Local roads struggles to cope with present level of traffic as recent fatality shows. New development will add minimum 45/50 cars accessing Stocks Hill from a difficult junction on a steep hill! Village facilities Public House,Village Hall,Golf Club. No Surgery (nearest 2.4 miles by car) or dental service; shops 1.8- 2 miles ; school over-subscribed; timely public transport. Site opposite Village Hall - possible source of complains from new residents/noise at night, car parking, disturbance from visitors to V. Hall.	DROP THE PLAN	Written Representation		Object	No	No	No	1133	

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2892	Ms Mary Wilkinson [20170]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Residents depend on cars to access all essential services; no regular, accessible bus service. 2. The primary school is already over-subscribed. 3. The site is on the brow of a hill, opposite two residential developments and the village hall; visitors to the hall regularly park on the road. This, plus the excessive speed and volume of traffic, will increase the dangers to drivers and pedestrians. Traffic-calming measures have proved ineffective. 4. The proposed development adjoins the conservation area, and, because of its size, will inevitably detract from the character of the village.	If there has to be a development it should be small - only 8 to 10 single-storey modest-sized dwellings, including affordable housing. The houses should be sensitively designed to be in keeping with local building traditions (similar to The Warren). The development should take into account the issues of climate change and include trees, hedges, and green spaces.	Written Representation		Object	No	No	No	1133	
2911	Mr Alan Goldsmith [20174]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. The traffic on Stocks Hill is already very busy and used as a rat run. Further significant traffic from a new development would increase all the risks of accidents on Stocks Hill and the bridge in particular. 2. Drainage is also a big problem and can only be made worse with further houses. 3. Further housing developments would change the character of our conservation village.		Written Representation		Object	Not specified	No	Not specified	1133	
2912	Mrs Ruth Walford [20176]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	An extra 35 homes will significantly change the character of the village. I would not like to see more traffic in this conservation village as I am going to be 102 in August and feel more houses will make it a housing estate and not a little village. Thank you.		Written Representation		Object	Not specified	No	Not specified	1133	

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2915	Mrs Sandra Gunning [20178]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Bawburgh is a conservation village and introducing 35 new homes changes the scale and character of this village. 2. If site is built then the land would extend eventually further to more houses and we would be in a huge estate. 3. Development would impact greatly on the village school which is always oversubscribed. 4. Traffic through the village has increased substantially and is used as a fast run from the Watton Road through to the Dereham Road, hence we have had to install speed cameras. Therefore, 35 houses with potentially two cars per house will further increase road traffic and pollution. 5. There are no local amenities in Bawburgh just one pub. No buses into Norwich each day, no shops. Doctors are completely overloaded and it's impossible to get an appointment. 6. Flooding and sewerage in the village is a problem and can only be made worse with new houses, and the proposed gypsy and travellers site as well. 7. I moved from Kent to this conservation village to retire. If I had wanted to live in a housing estate I would have moved there. I really do not want these 35 houses to be the beginning of such an estate and this is what I fear.		Not specified		Object	Not specified	Not specified	Not specified	Not specified	1133	

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2917	Mr Stephen Brolly [20179]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	-site is on the brow of Stocks Hill -No amenities in the village apart from pub -local school oversubscribed -up to 70 cars will increase pollution -sewage system already compromised. Multiple floods -no streetlights, footpaths or bus routes	I do not think this plan has been well thought out. Bawburgh is a quiet village and adding 35 houses would destroy the village. There is no infrastructure to cope with the demands this development would bring.	Written Representation		Object	No	No	No	1133	
2937	Mrs Kate Brolly [20185]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	35 houses will significantly increase traffic through the village on an already busy road, and over Grade 2 listed bridge. Entrance onto Stocks Hill will be on a brow of the hill, increasing risk of accidents. Drainage is poor throughout the village with ground water flowing down Stocks Hill during heavy rain and sewers backing up. No amenities in village apart from pub, school and village hall. School is oversubscribed and GP surgeries have waiting lists. No regular bus route through village means reliance on driving. Bawburgh is a conservation area. 35 modern homes will have a negative impact.	Similar scheme as St Walstan Meadow. Bungalows so not to impact on views and far less numbers of housing. 9 houses per hectare is recommended number.	Written Representation		Object	No	No	No	1133	

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2942	Mrs Fiona Julian [20186]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Increased traffic for the existing road structure and there is only 1 main road through the village. No medical facilities, retail or financial outlets for the increased population generated by the development. No public transport infrastructure No street lighting or consistent pavement and therefore safety concerns for older and younger residents due to recent fatal accident Increased flood risk due to run-off Increased noise and light pollution Environmental impact as possible conservation area and buffer zone for dual carriageway No school capacity and requirement for own transport for high school Disruption to existing flora and fauna Recent developments already existing	Not a suitable site for development to increase housing needs given no public transport links, no amenities within a close and safe walking distance for various age groups, will negatively impact existing wildlife and flora and will increase the already substantial flood risk to the housing and roads through Bawburgh.	Written Representation		Object	Yes	No	Yes	1133	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2943	Mrs Eleanor Faulds [20187]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	No transport infrastructure and access on to the main road has hazardous visibility - recent fatal accident on that road Increased flood risk due to increased run-off cutting off access to and from the village No retail, financial or medical facilities - have to have transport or good internet connection to be able to access these facilities Environmental damage to existing flora and fauna No crossing for children to safely cross to access play area No street lighting Increased noise and light pollution and the site is a buffer zone to a main A road. Already received recent building developments	Infill the existing frontage with no access to build further on to the field. These houses must be in-keeping with the village feel. Note - the need for increased housing needs is already being met in the Norwich City Center area which has far better access to the facilities aforementioned without the need for private transport.	Written Representation		Object	Yes	No	Yes	1133	
2945	Mrs Laura Edwards [20188]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Beautiful open land 2. Small village/ community feel 3. Small village school- already oversubscribed 4. Lack of amenities- only a pub and village hall in the village 5. No public transport. Need for own transport- extra traffic on roads of small village roads 6. Ruining or open green space- habitat for wildlife 7. Poor sewage and drainage systems in the village already 8. Plans infringe on a established conservation area 9. Dog walking area be lost 10. Does not fit in with the feel/look of Bawburgh.	No further buildings/property will benefit our small village in anyway. The only person gaining is the landowner/developer. Plans to be scrapped and the field to be kept as a green open space in fitting with our small rural village.	Written Representation		Object	No	No	No	1133	

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2998	Mr Adrian Dearnley [20199]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	35 new homes is too many for this small village to absorb. Environmental impact from 210 extra car journeys per day will be significant in a village with no shop and few facilities. Permanent and Severe loss of landscape visual impact from buildings on the site.	Not to build the proposed new homes as Bawburgh recently had a cluster of 10 homes close to the proposed site.	Appearance at Examination	for District Councillors to express the depth of feeling in the village against these plans on behalf of local residents.	Object	Yes	Yes	Yes	1133	
3024	Mr Simon Wheatman [20196]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The proposal is not consistent with policies of the draft GNLP and NPPF. Virtually all services and facilities, apart from the Primary School, are located in Norwich, or other settlements. None of these are connected by sustainable means of transport, and hence non-compliance with the relevant strategic policies. There would be harm to the landscape character and appearance of the area. It is also is an important component of the setting of the Conservation Area. The accumulation of impacts and non-compliance with policies result in this proposed allocation being unsound.	Proposed allocation Policy VC BAW1 be deleted from the South Norfolk Village Clusters Allocations Plan.	Appearance at Examination	To discuss the fundamental issues of the village clusters concept and the non-compliance of this proposal.	Object	Yes	No	Yes	1133	

3056	Mr George Gunning [20212]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Statutory conservation implications not considered. 2. Site does not respect scale and character of village. 3. Not clear to what extent neighbouring land will be further absorbed for development. 4. Significant extra traffic will be generated on unsuitable roads. Increased litter and environmental damage. 5. Daily peak school traffic, rat run traffic and new developments do not appear to have been modelled into proposals. 6. Marlingford and Roundwell travellers sites are nearby and already house travellers. 7. No local amenities - just one pub. 8. Due to lack of amenities, houses will likely bring two car families - this has not been modelled in. 9. Primary school does not have capacity for extra children. 10. Village has no walkways or cycleways. 11. Bawburgh bridge is extremely old and vulnerable. Also dangerous for pedestrians. 12. Flooding and sewerage already a problem and will get worse. 13. Stocks Hill is narrow and is congested at school opening/closing. Traffic further exacerbated by delivery vehicles. Much of traffic ends up in Hockering Lane - potentially dangerous. 14. Issue of environmental pollution evidence at P&R site, which planners are fully aware of.	The proposed site does no respect the scale and character of our existing village environment. The site would have the wrong impact and effect on the appearance of the local environment in so many ways. Traffic volume, volume of houses and type. The selection of Stocks Hill is unreasonable and unsound. Placing it within the village is ill-conceived and ill-planned and ill-thought through.	Written Representation		Object	Not specified	No	Not specified	1133	George Gunning full representation BAW1.pdf - https://southnorfolkandbroadland.oc2.uk/a/mk Image 1.pdf - https://southnorfolkandbroadland.oc2.uk/a/mz Image 2.pdf - https://southnorfolkandbroadland.oc2.uk/a/m m Image 3.pdf - https://southnorfolkandbroadland.oc2.uk/a/mn

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3069	Mr & Mrs Jane & Rob Ratcliff [20217]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	- No representation from Council at locally held public meeting, even though informed 16/2/23 (packed village hall); - Will have a most negative effect on nature - wildlife habitats: bats, badgers and muntjacs, birds, great crested newts, birds of prey. Significant impact on existing vegetation; - No immediate reason for extra houses in a village with amenities that only consist of a public house and a village hall - no bus service, doctor, dentist, P.O, shops; - Increased traffic pressure over ancient monument of bridge and safety issues here for pedestrians, dogs and motorists. Speeding through the village is already an issue; - Infrastructure, particularly drainage, is already an issue. This will impound further underground stream across this area, as well as another that flows on Stocks Hill on rainy days.	- Would like a public meeting with representation from Council to state why this development is needed. - A thorough investigation into wildlife habitats, conducted with local people, and report accessible to residents. - A statement from Council marrying the impact of these proposed houses with the fact that Bawburgh has a large conservation area, including that of the bridge (the main thoroughfare) through the village. - Would like Council to extend conservation and build on Bawburgh Conservation Area Character Appraisal and Management Guidelines 1973, and build on (not destroy) the very good husbandry of Margaret and David on the Flood Meadows below said housing project. - Reject or minimise to 6 houses.	Written Representation		Object	No	No	No	1133	

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3093	Dr Edward Markham [20219]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I was very disappointed to see the plans for further houses to be built on Stocks Hill, Bawburgh. Stocks hill is already a busy road. Bawburgh has very few, if any, public transport options. The roads out of the village are treacherous for pedestrians. This means residents in the new houses will have to have cars to live in the village, further adding to the traffic problem. I note the fragile nature of the sewage system and problematic drainage further down the hill. There have been several occasions when sewage has been noted to pour from the drains, further down the hill, over the last few years. Last year saw some of the worst flooding in Bawburgh I have known in 40years. My understanding is that further development adds to issues of fast water run off and thereby contributes to the flooding.	I hope further development in Bawburgh can be properly considered in the context of the infrastructure, or lack of, the village has in place.	Not specified		Object	Not specified	No	Not specified	1133	

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3094	Mr Robyn Lovatt [20220]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I am emailing to oppose the development of 35 houses on Stocks Hill for the following reasons. 1. I am concerned about speeding on Stocks Hill. 2. I don't believe the drainage issues and flooding have been properly considered. 3. We have very few amenities in Bawburgh and nothing in the plan aids this. 4. I am concerned that this small village cannot cater for a further 35 homes, families and upwards of 35 vehicles. 5. This is agricultural land in the middle of the village and there must be better sites with better access and amenities		Not specified		Object	Not specified	No	Not specified	1133	

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3095	Sony Joseph [20221]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The very quiet nature of the village will be destroyed with the emergence of the additional houses . Secondly, the traffic itself is already very dangerous in this village due to the lack of enough width to the road, and with the new houses the volume of traffic will be very much increased and thus will cause more chaos to this area. It will increase the number of potential accidents. Increased traffic will be a major concern for the pedestrians and cyclists in the area. Another major problem is that it's going to affect the already weak drainage and sewage infrastructure. We have had several instances of bad flooding in the past few years. I do appreciate the fact that more houses will be a relief for some who wants to get a new house . But it shouldn't be at the expense of destroying a fine village atmosphere.	So I kindly suggest to reconsider this proposal and find another suitable location instead of our village.	Not specified		Object	Not specified	No	Not specified	1133	

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3096	Mr Shoji Sony [20222]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a beautiful small village and a very close knitted community live here. Building another 35 more houses is going bring the population to a much larger number and it will add more chaos to the village . We do not have enough amenities in our Village to cater to the needs of a larger population; basic facilities such as GP surgery,post office, library, community shops are still not available here. Traffic is another issue. We already have many concerns with the volume and speed of the vehicles passing through our roads, which are very much narrower than normal and the geographical structure of these roads will add more potential accidents. Bawburgh village has a history of bad flooding. We do not have any public transport in our village and the number of increased vehicles would definitely increase the pollution and carbon emissions in this area.	I do request to the South Norfolk District Council to withdraw from this housing project and express my strong opposition once again to this proposal.	Not specified		Object	Not specified	No	Not specified	1133	

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3098	Dr Kelly Markham [20223]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Stocks Hill is already a relatively busy road considering its location in a small village. Bawburgh has no public transport going through the village. The roads out of the village to main roads with bus stops are treacherous for pedestrians. The sewage system and drainage infrastructure on Stocks Hill has been shown to be problematic in recent years. Overflowing drains at the bottom of the hill, just down from the new housing development have been a common occurrence. Since moving to Bawburgh 14 years ago I have seen many winters with extensive flooding around the village, which have caused damage to property. I am concerned that any developments on open farm land which acts run off during periods of heavy rain would increase risks of damaging flooding in the village.		Not specified		Object	Not specified	No	Not specified	1133	

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3103	Mrs Justine Temple [20225]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I object to the 35 houses being built on Stocks Hill, Bawburgh on the site opposite the village hall. I do not agree that this is a suitable site for the following reasons laid out below. Noise, Traffic and Pollution Already Stock Hill struggles with the amount of traffic it encounters leading down to the village and bridge which also experiences numerous traffic on a daily basis. Amenities and Infrastructure We have 3 amenities in our village, a primary school which is already over-subscribed, a village hall and a pub. Flooding We have experienced several times flooding of the river in Bawburgh village which is very much a concern to our community.		Not specified		Object	No	No	No	1133	
3105	Mr Colin Clark [20226]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a small village, well known for it's tranquillity, beautiful valley and valley views and truly British feel. A development of this size is simply completely at odds with what Bawburgh is all about. The village has been classified as 'other village' by planning authorities and only suitable for small developments at most, 35 cannot be considered as 'small'. Overall we consider this a poor choice for a development of this size.		Not specified		Object	Not specified	No	Not specified	1133	

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3107	Mrs Glynis Watling [19920]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The proposed site is right next to our property and we feel very strongly that any development will enroach on our privacy with excess noise and air pollution both during and after the build. Part of the reason we moved here was because of the quietness, tranquility and rural views. This, we feel, will be spoilt forever.		Not specified		Object	No	No	No	1133	
3112	Mr Kevin Clark [20231]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I object to the 35 houses. Additional traffic on an already busy road. Very small school with no space meaning more cars going on school runs to other schools. The sewage blocks at the bridge now and can't cope with more houses. We have no housing shortage in Norwich area. Thousands of houses are being built on big estates. If more houses are built in Bawburgh we will lose another village to big building developers. We have a small and beautiful village something to be proud of. The impact on wildlife and the environment will be impacted on with pollution from more cars and people. The 18th century bridge is weak and small. (Sewerage works building work) noise and light pollution. No shops. Bus service paths to cope with 35 house after already having houses built recently is too many for Bawburgh.		Not specified		Object	Not specified	No	Not specified	1133	
3115	Mrs Anne Laubscher [20232]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a conservation village not in a village cluster. At present Bawburgh is the only real village within 4 miles of Norwich - all nearby villages e.g. Little Melton, Easton etc. have been ruined by indiscriminate over-development. It would be a tragedy if the only decent village in this area was wrecked. Roads too narrow, no pavements, Drs surgeries nearby over-subscribed, no bus services, very narrow bridge and more traffic would heighten the danger to pedestrians and oncoming traffic.		Not specified		Object	Not specified	No	No	1133	

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3116	Mrs Jennifer Press [20233]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. Bawburgh is a small village, sloping down the valley to the river Yare. The flood meadows edging the river floods regularly - See attached photographs taken opposite my house on December 24th 2020. On that night neighbours and I were told by the police that we may have to leave our homes if the river rose further. Luckily this didn't prove necessary. 2. As the drainage is poor and sewers regularly block, more building on high ground will inevitably cause more flooding and contamination. 3. The brick built bridge is a scheduled ancient monument (number 348) and carries far too much traffic already. It is badly battered and cracked by dangerous and careless drivers. 4. There are no buses or shops, few pavements and no street lights. And we like it that way! 5. Far too many cars already speed through the village, using it as a rat-run.		Not specified		Object	Not specified	No	Not specified	1133	Flooding in Bawburgh 1 - https://southnorfolkandbroadland.oc2.uk/a/nn Flooding in Bawburgh 2 - https://southnorfolkandbroadland.oc2.uk/a/ny
3118	Mrs Pamela Chamberlain [20234]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. When we had a flood 2 years ago, the people in the bungalows opposite Hockering Lane had raw sewerage in the back garden. They wanted to stay in the village but the new houses had to be built on stilts. 2. Too many cars use Stocks Hill as a cut through. 3. We have no facilities to accommodate more housing. 4. The school is not big enough for more children. 5. There are no shops or post office.		Not specified		Object	Yes	No	Yes	1133	

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3119	Miss Charlotte Kenny [20235]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh is a peaceful, quiet village with the perfect amount of residents, anymore will just ruin the peaceful, natured environment we have.		Appearance at Examination	So we know what is going on and can listen to other opinions.	Object	No	No	No	1133	
3120	Mr Nigel Thompson [20236]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I think that 35 properties is too much. Maybe a smaller amount, say 10-15 properties. This is mainly due to the amount of traffic it would produce on already very busy narrow roads.	I think that 35 properties is too much. Maybe a smaller amount, say 10-15 properties. This is mainly due to the amount of traffic it would produce on already very busy narrow roads.	Not specified		Object	Not specified	No	Not specified	1133	
3121	Mrs Rachel Lane [20237]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Bawburgh village has very little amenities at present, i.e. no shops, therefore home owners drive causing an increase in traffic throughout the village. The traffic is already excessive for a small village due to the school, popularity of the pub and drivers using the village as a cut through to avoid the bypass. Building more houses will only increase the traffic further. The river also attracts visitors in the summer months and can be difficult to drive through the village at times. The proposed site access is concerning too as its on the brow of a hill. Although the speed limit is 20mph most drivers don't stick to that speed limit. We don't have any public transport either so those would also cause an increase in traffic. Every year the village has flooding issues, reducing available land for soaking up water would make the flooding worse.		Not specified		Object	Not specified	No	Not specified	1133	

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3122	Mr Daniel Lane [20238]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The traffic in the village of Bawburgh is already excessive with very little amenities and no shops. Home owners would therefore need to drive to access shops. We have no public transport either. We already have an increase in traffic due to the school, popularity of the pub and drivers using the village as a drive through to avoid using the bypass. Building more houses will only increase the traffic further. The river attracts lots of visitors during the summer months and the village can be difficult to drive through at times. Every year the village has flooding issues reducing available land for soaking up water will only make the flooding worse. The proposed site access is concerning too as its on the brow of a hill. The speed limit there is 20mph but most drivers don't stick to that limit.		Not specified		Object	Not specified	No	Not specified	1133	
3123	Mr Allan Parsons [20239]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Objections: 1. Too much traffic already especially at the river and school (river during the summer). 2. Flooding in Bawburgh is getting worse every year. Building more houses on land that is needed to soak up the rain water will only make the flooding worse. 3. No facilities for people. No shops, doctors or bus service. No suitable footpaths to be able to walk out of the village. 4. The proposed site access is also concerning as its on the brow of a hill and on a 20mph road.		Not specified		Object	Not specified	No	Not specified	1133	

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3124	Ms Vanessa Maguire [20240]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Every year the village of Bawburgh suffers with flooding. Building more houses would limit further the ground that's needed to soak up the rain water which in turn would make the flooding worse. We have a lot of traffic already in the village due to the pub and school and building more houses will increase the traffic. We also have no facilities, no shops or doctors, no bus either. People moving to the village would have to be able to drive as we also have no safe footpaths to be able to walk out of the village. People/drivers also use Bawburgh as a cut through to avoid the bypass and to go through Bowthrope.		Not specified		Object	Not specified	No	Not specified	1133	
3125	Mrs Brenda Bell [20241]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The site is infill and depending on number of dwellings could cause a problem with vehicle access onto Stocks Hill. The village hall opposite is well used most days too so there is traffic movement and it's a main route in and out of the village. Also a lack of amenities, no bus transport, no shops and school is full. At most a maximum of twelve dwellings or preferably none at all.	At most a maximum of twelve dwellings or preferably none at all.	Not specified		Object	No	No	No	1133	

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3126	Mrs Paula Clark [20243]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	My objections to the 35 house site are: 1. the proposed site is on the brow of the hill and on a blind bend opposite the village hall and children's playground. 2. School already to capacity. 3. More traffic using an already weak and deteriorating 18th century bridge. 4. 35 houses will increase light and noise pollution. 5. Traffic over-spill onto Stocks Hill from the village hall already creates a serious road hazard. 6. Large developments are already being built in nearby villages (Little Melton and Hethersett).		Not specified		Object	Not specified	No	Not specified	1133	

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3127	Mr Michael Andrews [20244]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Given the extremely short period of time between receipt of consultation paperwork and the deadline for comment I do not feel that the villages have had sufficient time to appoint a professional body to determine the legality of this proposal. Without specialist advice I cannot comment on the legality or otherwise on this particular proposal. I will therefore use this space to outline a couple of my objections: 1. The initial phase of buildings is for 35 dwellings. I am confident that once this has been passed it will only be a matter of time before further planning applications will be proposed. 2. Assuming 2 children per dwelling that would entail schools for approx 70 children, not to mention health and dental services. 3. Having just moved to the area I am becoming aware of just how stretched Dr's services are in the vicinity.		Not specified		Object	Not specified	No	Not specified	1133	
3128	Ms Pamela Ross [20245]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	1. We have already absorbed two new developments adding to the fast traffic up and down Stocks Hill. Increased traffic would be a nightmare, as cars use the roads as rat runs through the village. 2. There are no significant amenities in Bawburgh; no decent buses; none into Norwich. 3. Is the projected housing fit for young, first homeowners? There are no amenities here for retired people. The school is for young families. 4. Issues of retaining open vistas, fields village non-density, if is a rural community.		Not specified		Object	Not specified	No	Not specified	1133	

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3129	Prof Roger Thompson [20246]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	As well as the inadequacy of village amenities, no shop, no proper public transport, NHS provision etc. and the danger of our uncalmed Stocks Hill rat-run traffic on the blind hill/road bend where traffic from new housing would have to join Stocks Hill. My main objection is to the urban density of proposed 35 houses on 1+ hectare. If there must be any new housing on the agricultural land the maximum should be 12. I do not want our village turned into a Norwich suburb.		Not specified		Object	Not specified	No	Not specified	1133	
3131	Mr Peter Briggs [20248]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	- Stocks Hill is a narrow road with old single-lane bridge. - Traffic is already a problem and dangerous for bikes and pedestrians. - Local facilities are limited. No shop or surgery or bus service. - Drainage/sewage in area already a problem. - Similar but smaller planning applications have been rejected recently setting a precedent. - This is a small rural village and proposed development is, due to its scale, in conflict with community approach to rural villages.	- Reject application for 35 houses. - Consider at most 10-12 new houses on a common access road onto Stocks Hill.	Not specified		Object	No	No	No	1133	

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3132	Mrs Helen Andrews [20249]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Short period of time given to villagers cannot be compliant. We should be given due consultation period. This seems to be already done and determined behind the villagers' backs. This cannot be right. Complete lack of infrastructure within the village: - No pavements to walk on. - No facilities. - Lack of Dentists/Doctors in the area. - Already too much through traffic, especially in busy periods. - Extra dwellings will mean extra cars. - Ruin village life for existing villagers.		Not specified		Object	No	No	No	1133	
3133	Mr Ian Clark [20228]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	The site is in a satisfactory position for development but the 35 dwellings proposed is out of scale and unnecessary for our village. We have no street lights, footpaths or most importantly, a bus service. A footpath to the Watton Road would give the whole village accessibility to the regular Norwich to Watton bus service, and make the most treacherous stretch of road very much safer and go some way to justifying an influx of new properties	A footpath to the Watton Road would give the whole village accessibility to the regular Norwich to Watton bus service, and make the most treacherous stretch of road very much safer and go some way to justifying an influx of new properties, although 35 is totally out of proportion, single figures would be much more palatable.	Appearance at Examination	To make sure the views of the villagers are being taken seriously and that the overall design and character of the village is not compromised.	Object	Not specified	No	No	1133	

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3162	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Whilst there are no designated heritage assets within this site, the site lies immediately to the south of the boundary of the Bawburgh Conservation Area. Any development of this site therefore has the potential to affect the Conservation area and its setting including views into and out of the Conservation area. We welcome the preparation of an HIA for the site. The HIA makes several recommendations. These have been included in bullet point 2 and 4 which is welcomed. Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. However, this is different to the recommendation in the HIA which states that ‘Require investigation on the proposed site prior to development commencing to identify and further historic activity’. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 3 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Amend criterion 3 to read... ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1199	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

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3208	Denise Findlay [20255]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	I am a resident in Bawburgh and I wish to object to the proposed development for the following reasons:- 1. Bawburgh is a small village which already experiences traffic issues and overcrowding during the summer months. Stocks Hill and Long Lane are used as cut through's with people driving over the speed limit. 2. The roads are narrow within the village. There are very few pavements. It is already difficult for traffic to pass easily. 3. I am concerned about maintenance of the bridge in the village. It is a very old bridge which could be damaged as a result of traffic increasing. 4. We do not have any facilities in Bawburgh. We have a pub, a village hall and a church but no shop or GP surgery. The school is already overcrowded. Because we do not have a shop in the village it is necessary for residents to drive in and out for shopping. Walking or cycling is not safe due to the lack of pavements and no cycle paths. We have no street lights which makes walking and cycling anywhere from late autumn through to spring dangerous. 5. We do not have any public transport links.		Not specified		Object	Not specified	No	Not specified	1133	

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3248	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC BAW1: Land east of Stocks Hill	Policy VC BAW1REV: Land east of Stocks Hill	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary. We suggest that the same approach is taken with other VCHAP allocations within WRC catchments that have in-combination effects with the GNLP developments, including sites within the catchment of Whitlingham WRC:	The small-scale nature of these allocations is unlikely to require phasing in respect of Whitlingham WRC and therefore the policy requirement can be removed.	Not specified		Support	Not specified	Not specified	Not specified	1200	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2904	Bressingham and Fersfield Parish Council (Bressingham and Fersfield Parish Clerk) [13743]		VC BRE1, 7.4	VC BRE1, 7.4	Reference to local services presumably includes the village primary school. The school is full, there is no land to extend it, children of families moving to the proposed development may not be accommodated.	The plan should refer to the school as a local service and make the point that it is full and has no land on which to expand.	Written Representation		Object	Yes	No	Yes	1428	
2903	Bressingham and Fersfield Parish Council (Bressingham and Fersfield Parish Clerk) [13743]		VC BRE1, 7.7	VC BRE1, 7.7	Localised carriageway widening along the site frontage is insufficient to address the main problem of School Road, which is that it is not wide enough for two vehicles to pass. Offering parking on the opposite side of the road to the school does not solve the problem of road congestion, which is a problem currently and will be made worse should the development go ahead. A school car-park situated on the opposite side of the road from the School raises road safety issues for the school children.	The full length of School Road would have to be widened, to cope with the new development, addition of a footpath. The parking problem facing the school cannot be resolved in this proposal.	Written Representation		Object	Yes	No	Yes	1427	

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2800	Mr stephen hubbard [19328]		VC BRE1, 7.8	VC BRE1, 7.8	the site as is being rough grassland and scrubland absorbs heavy rainfall, surface water from 40 dwellings their driveways, the service road and run off from sewerage treatment plants can only increase the rate it leaves the site giving a certain flood risk to school road	given the increased risk of heavy rainfall and storm surge School road drainage will have to be radically improved to cope with this	Appearance at Examination	to see if my views are agreed with	Object	No	No	No	1426	
2905	Bressingham and Fersfield Parish Council (Bressingham and Fersfield Parish Clerk) [13743]		VC BRE1, 7.9	VC BRE1, 7.9	There is reference in 7.9 to provision of "overflow" car parking for the school within the proposed development. The problem cannot be mitigated in the plan.	The location of the proposed development is opposite the village primary school. There is no nearby school parking currently, other than for staff, parents and visitors park on School Road itself. School Road is not sufficiently wide to allow two way passing of vehicles and road side parking. Provision of parking for the school within the proposed development is not appropriate and creates safety risks, since it is on the opposite side of the road to the school.	Written Representation		Object	Yes	No	Yes	1387	
2309	Ms Sue Barton [17646]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	This plan does not take into account the number of cars which will be associated with this many houses. The roads around the school are already clogged by parked cars and local agricultural vehicles use these roads regularly.	A reduced number of houses.	Written Representation		Object	No	No	No	1233	

2680	Ms Veronica Beasley [19332]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	Too many dwellings proposed. School Road unsuitable for additional traffic, very congested at northern end with on road parking, school staff & pupil traffic and residents housing, lack of pavements. Accident waiting to happen, no pedestrian crossing. Southern end junction unsafe speed limit on A1066 Highways need to visit at the busy drop off and pick up times. Site not level as on side of a valley, 4 metre drop from north to south. Rainwater run off currently absorbed by site also a haven for wild life. Rural character & views across the Waveney Valley will be compromised.	This site needs to be primarily for school parking, (some) parents continue to disregard road safety issues, parking near junctions, up on pavements, part blocking residents driveways, parking on verges. School staff also need adequate parking provision. Reconsider density to prevent overwhelming impact on the western end of Bressingham village. Work out cost of road widening and pavement provision on School Road also pedestrian crossing. Incorporate yellow lines. Improve junction of School Road with A1066 + reduced speed limit on A1066. Improve junction with High Road/Fersfield Road at northern end of School Road. Surely housing also needed away from schools not all people who need housing have children? No mains drainage so each dwelling with alternative waste management system? Evidence that this site is better than brown field site on A1066 opposite entrance to veterinary surgery and Garden Centre, even closer to possible employment opportunities and transport links Diss and Thetford. Request impact statements from Bressingham School, Highways on measures to improve road safety, Norfolk Wildlife Trust, Anglian Water, emergency services. Is it financially viable? Consider wildlife pathway	Appearance at Examination	I do not know what the examination hearing session(s) involve, no explanation provided with the question, however my back garden overlooks the site. Until I know more I am stating I want to attend.	I am understandabl y interested in what impact there will be to my privacy and security.	Object	No	No	Yes	1233	

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						for animals to connect between wild areas. Most land around site is arable where hedgerows alone not adequate for a lot of wildlife. Allocation Site has been working for many years on carbon capture, water absorption / flood protection, wildlife reserve and resource.								

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2812	Mr stephen hubbard [19328]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	40 houses would effectively double the west end of Bressingham , this will have a significant impact on the village, particularly the traffic exiting to school road along the school frontage, the safety implication of this is clear. A small number of houses probably could be acceptable, would greatly reduce the flood risk and the number of cars. the car park idea on the opposite side of the road to the school is I believe unsafe for the children and unnecessary, safe drop off could be provided on the school side.	this site could be suitable for up to 10 houses making full use of the road frontage, this would leave the rest of the site to continue to re-wild which is proving to be of great value to an increasing range or wildlife, barn owls in particular as this type of hunting ground is rare locally. While up to 10 houses would still impact on traffic and drainage this could work if A, school road drainage is substantially improved and B, the footpath to the west of school road is moved further west to allow safe drop off for children [piping the roadside ditch and putting the path on top will achieve this]	Appearance at Examination	I was born in this village and in my 69 years have seen it develop into the desirable place it is today, I would like it to carry on so.	Object	Yes	No	No	1233	
2887	Mr stephen hubbard [19328]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	40 houses are far too many, could result in 60 extra cars negotiating a junction exactly opposite the school with obvious problems, surface water can only increase the flood risk, there will be run off from roofs, driveways, the service road, the car park and all the treated water from sewage plants and because the site falls some 3 to 4 metres to the road this will be catastrophic to the residents further down school road, car park is dangerous and unnecessary, safe drop off could be made on the school side, junction and car park takes up building plots.	The site opposite the school has become through natural re-wilding a valuable wildlife sanctuary among open farmland and housing particularly for barn owls, ideal hunting habitat however a development could be acceptable for up to 10 dwellings on the western end but school road drainage would have to be addressed to accommodate these. The path on the western side of school road should be moved to provide more road width for safe drop off of children, piping the ditch and putting the path on top will achieve this.	Appearance at Examination	This development is excessive for the village infrastructure and I am intrigued to know what possible solutions would be found that would not cause an increase in the surface water flood risk	Object	Yes	No	No	1233	

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3057	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	Although the site appears relatively constraint free, with access to a small number of services accessible locally, there appears to be insufficient capacity at the local primary school. The inability to serve the proposed new population will inevitably put pressure on the local highways network and surrounding villages, increasing congestion through a more significant reliance on private vehicle use.		Not specified		Object	Not specified	No	Not specified	1242	Village Clusters Representation s - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my

3163	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	Although there are no designated heritage assets on site, the site lies immediately adjacent to the grade II listed Pine Tree Cottage. Development of this site has the potential to impact upon the significance of this designated heritage asset through development within its setting. We welcome the preparation of an HIA for the site. Whilst we welcome the recommendation of the HIA to provide an area of open space to preserve views of the building and create a degree of separation, we note that this area is also now being proposed as an area of informal car parking. We have some concerns as to whether an area of open space to protect the setting of the listed building is compatible with the land also being used as a car park. We suggest that consideration should be given to locating the car park in another area of the site, or even off-site – for example it might be more appropriate to locate the car park on the same side of the road as the school to reduce the number of children crossing the road. If you are going to pursue the car park option on-site, we suggest the addition of wording to criterion 2 to read, 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. Criterion 1 of the policy suggests that there should be frontage development and yet the HIA was specific about the need to set development back from the frontage. We suggest you review the wording of criterion 1 accordingly. We welcome criterion 3 and 5 of the policy.	Consider carefully the most appropriate location for a car park if required. Add the following at criterion 2 ‘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.’ Review criterion 1 in relation to frontage development in light of HIA comments. Amend criterion 4 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1385	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnordfolkandbroadsland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnordfolkandbroadsland.oc2.uk/a/s3h

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					Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. However, this is different to the recommendation in the HIA which states that 'This site would need to be investigated prior to development'. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'									
3258	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC BRE1: Land east of School Road	Policy VC BRE1: Land east of School Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1386	

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2316	Dr. Jonathan Newman [19999]		Brooke, 8.1	Brooke, 8.1	The preferred areas identified do not match the traditional linear development along the entire length of Norwich Road in Brooke, and would substantially change the character of development in this area	The plan must identify a range of housing from 2 / 3bed properties to 4/5 bed properties to encourage diversification of the age structure of the village, support local facilities	Appearance at Examination	to present factual inaccuracies in the plan description	Object	Yes	No	No	1462	
2557	Mr Rob Wilson [18873]		Brooke, 8.1	Brooke, 8.1	Existing properties at the northern end of Norwich Road, from the village hall northwards, are single properties facing on to the road. There is no “estate development” north of the village hall. This proposed development would be totally out of character with the area. If properties must be built they should follow the existing building line and there should be no development permitted that extends behind the existing properties.	There should not be a housing estate built here - any properties should flow the existing building line.	Written Representation		Object	No	No	No	1462	
2317	Dr. Jonathan Newman [19999]		Brooke, 8.2	Brooke, 8.2	Brooke Industrial Park development is irrelevant in the context of the village cluster housing plan, it is light industrial and storage and does not offer a precedent for additional housing development in Brooke village. Although it offers an employment opportunity, housing is not dependent on the success of the business park.	A clear separation of light industrial development and housing development needs to be made clearer. The inclusion of brooke business park is a distraction from the main point of the LVHCP.	Appearance at Examination	to present factual inaccuracies in the plan	Object	Yes	No	Yes	1475	

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2682	Mr Colin Shearing [20118]		Brooke, 8.2	Brooke, 8.2	The high density planned housing is out of character with rest of the village. The local school is full and has no possibility to expand. The designated G.P. surgeries are not coping with the current local population. Local national health dentists are unable to accommodate new patients. The proposed development will cause the loss of yet more valuable agricultural land. More traffic to add to the significant speeding/pollution problems which already exist on this very busy road through the village. More residents using cars to commute to work and for food shopping.	At the very least, reduce significantly the number of planned units.	Written Representation		Object	No	No	No	1476	
2318	Dr. Jonathan Newman [19999]		Services and Community Facilities, 8.5	Services and Community Facilities, 8.5	The employment opportunities at the business park will not provide adequate employment for an additional 120 people at the average ratio of people per household in Norfolk. It is likely that public transport will need to be improved to serve development in the preferred area, and that considerable traffic management will be needed by Highways to manage additional private car journeys. Cycle paths will need to be included to maintain sustainable transport options north to Norwich and south to Beccles and Bungay,	The employment opportunities at Brooke business park is irrelevant to the housing plan here, please remove mention of employment opportunities in this paragraph, as the type of housing proposed will not match the type of housing needed by the proposed employment opportunities at the Business park	Appearance at Examination	To present factual inaccuracies in the plan	Object	Yes	No	Yes	1477	

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2554	Mr Rob Wilson [18873]		Services and Community Facilities, 8.5	Services and Community Facilities, 8.5	The properties proposed are at the far end of the village from existing village amenities. There will inevitably be a an increase in car journeys to use those amenities. It is wishful thinking to assume the potential residents of this site will be employed at the local business park and even if they are, there is no footpath between the 2 locations so there would be an inevitable increase in car journeys	Don't build the proposed houses.	Written Representation		Object	No	No	No	1486	
2786	Mr Peter Tully [17923]		Services and Community Facilities, 8.5	Services and Community Facilities, 8.5	There is insufficient provision or access to services in many of the settlements within the “village clusters”, in particular from many of the preferred sites for new housing. The decision to allocate additional new housing beyond what is already allocated within the JCS is largely based on the existence of a primary school with available places or potential for expansion, for some clusters this is not the case with schools at or near capacity. This does not amount to the provision of ‘good access to services and facilities’ this level of new housing should not be permitted within the GNLP.	This village does not have the infrastructure and facilities to cope. Truly affordable housing should be concentrated in urban areas. Development should utilise brownfield sites first, not greenfield with the further loss of agricultural land required for food production.	Written Representation		Object	No	No	No	1487	
2319	Dr. Jonathan Newman [19999]		Settlement Limit, 8.6	Settlement Limit, 8.6	The preferred are allocated for development is outside the settlement area boundary, and is therefore not currently legally permitted	Clarification of the status of the preferred area that is outside the legally defines settlement area identified in the accompanying map.	Appearance at Examination	To present factual inaccuracies in the plan	Object	No	No	No	1488	
2555	Mr Rob Wilson [18873]		Settlement Limit, 8.6	Settlement Limit, 8.6	The proposed settlement is outside the permitted development area in Brooke. Furthermore, the existing properties along Norwich Road are single dwellings backing on to fields. To create a mini housing development at the end of the road would be out of character for the area and would mean building back from the existing building line along Norwich Road. This will create issues with overlooking of neighbouring properties.	If building must take place it should respect the existing line of properties along Norwich Road and not extend behind existing houses.	Written Representation		Object	No	No	No	1488	

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3164	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Settlement Limit, 8.6	Settlement Limit, 8.6	Although this is not an allocated site in the Local Plan, the settlement limit is being amended to incorporate this land. The land lies within the Brooke Conservation Area and just to the south of The Warren (grade II listed). Any development of the land has the potential to impact on the significance of these designated heritage assets. There does not appear to be an HIA for this site. We recommend the preparation of an HIA for this site ahead of the EiP. Notwithstanding this, we have some reservations about the approach to the extension of settlement limits because it is unclear how site-specific policy requirements e.g. mitigation measures recommended in an HIA, can be secured in the absence of a site-specific policy.	Prepare an HIA	Not specified		Object	Not specified	No	Not specified	1512	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

3202	Durrants (Jasmine Philpott) [20151]		Settlement Limit, 8.6	Settlement Limit, 8.6	Site SN2119 was submitted as part of the call for sites process for the Greater Norwich Local Plan, and considered a ‘reasonable alternative’. Following the submission of representations to inform the Regulation 18 stage, including the provision of further technical information to address concerns raised by the Council, the site was shortlisted for allocation, ‘subject to demonstrating access from Astley Cooper Place’. The Regulation 19 version of the Plan sees SN2119 rejected, for reasons we believe to be unfounded. The attached documents demonstrate that the assessment of the site’s suitability was flawed, and failed to take into account the evidence provided by the landowner and agent in 2018. The site appears to have ultimately been rejected for three reasons, all of which can be mitigated: doubt that a footway link can be delivered; poor visibility; and impact on the setting of 66 High Green. It is also evident that the preference for access via Astley Cooper Place informed the decision to reject the site, but Astley Cooper Place was never a reasonable access solution. The disregard for the evidence provided and the relevant areas of the NPPF, combined with the negative approach to overcoming technical constraints, make the plan unsound.	We would encourage the Authority to reconsider their assessment of SN2119, which has been attached to this letter, and to review their conclusion that the site is ‘unreasonable’.	Not specified		Object	Not specified	No	Not specified	1503	VCHAPS representations - SN2119 - Brooke - Durrants - Spurgeon.pdf - https://southnord.oc2.uk/a/nb211962-500-P1Proposed1.2mFootpath.pdf - https://southnord.oc2.uk/a/nc211962-501-P1Proposed1.5mFootpath.pdf - https://southnord.oc2.uk/a/nd30295220100LandbehindNo66HighGreen.pdf - https://southnord.oc2.uk/a/nwReg18reps.pdf - https://southnord.oc2.uk/a/nfFW_HighGreen,BrookeNR151JD.pdf - https://southnord.oc2.uk/a/ngLS1298-01BrookeARB.pdf - https://southnord.oc2.uk/a/nh30-001SITELOCATIONPLANMAY2019.pdf - https://southnord.oc2.uk/a/nx30-002HPROPOSEDMASTERPLANMAY2021.pdf - https://southnord.oc2.uk/a/nj

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2315	Dr. Jonathan Newman [19999]		VC BRO1, 8.7	VC BRO1, 8.7	The site could not be further from the existing facilities in Brooke. There is no allocation for an additional footpath linkage. Public transport bus stops are adjacent to the current crossroads and at least 500 m from the proposed development. 8.7 is mis-leading	Please remove the sentence in 8.7 starting "The site is well located for access to the services ad facilities in Brooke	Appearance at Examination	To present factual inaccuracies in the description	Object	No	No	Yes	1461	
2785	Mr Peter Tully [17923]		VC BRO1, 8.7	VC BRO1, 8.7	This site is not well located for access to the services and facilities in Brooke, it is misleading to say otherwise. Access to the services and facilities, as much as they exist, is along the extremely busy B1332 with it's inherent dangers.	Reword this misleading statement.	Written Representation		Object	No	No	No	1461	
2669	Mr Michael Spender [20107]		VC BRO1, 8.9	VC BRO1, 8.9	The extensive proposed development on both sides of the road is (as the narrative indicates) out of character with the rest of the village, going far deeper into open farmland than neighbouring ribbon development. Its scale will place too large a burden on local infrastructure. The site East of Norwich Road, however well screened by landscaping, will encroach too much on the historic conservation area and spoil the extensive landscape views integral to the heritage value of this characteristic, rare and traditional Norfolk village setting, which has survived since local artist, John Crome, leader of the Norwich School, painted here.	The proposed development, particularly to the East of Norwich Road, is as described too deep and if permitted should be a ribbon development in line with the previous, neighbouring houses. This would make it more sympathetic with the character of the village and prevent it encroaching on the conservation area or its curtilage, including the extensive views which give it its heritage value in the south Norfolk context. Therefore the development should either be stopped or its depth reduced significantly (such as by up to 30% on the West side and 50% on the East side of Norwich Road). Additionally, if the development goes ahead, in whatever form, trees and other landscaping, in character with the surrounding fields and woodland, need visually to completely screen the development from the conservation area.	Written Representation		Object	No	No	No	1496	

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2787	Mr Peter Tully [17923]		VC BRO1, 8.9	VC BRO1, 8.9	The proposed development is disproportionate and will adversely affect the existing settlement. Any building should continue the existing parallel linear small-scale development rather than cramming the site with dwellings.	Development should utilise brownfield sites first not greenfield with the further loss of agricultural land required for food production.	Written Representation		Object	No	No	No	1496	
2314	Dr. Jonathan Newman [19999]		VC BRO1, 8.10	VC BRO1, 8.10	I support the calming of traffic speeds through the village, although noise from a new roundabout may be excessive due to slowing down and acceleration of vehicles at the site. There also appears to be no allocation in the plans for siting of a roundabout, which would impinge on the development area, the existing layby and the curtilage of Brooke Lodge, and also interrupting an existing field drain that crosses the road at the northern boundary. Additionally, electricity pylons would need to be moved to accommodate a roundabout.		Not specified		Support	Not specified	Not specified	Not specified	1494	
2401	Mr Richard Weston [15064]		VC BRO1, 8.10	VC BRO1, 8.10	The B1332 has a large amount of lorries plus private cars using it who all speed through the village. Adding more housing plus cars and delivery vans (ie Amazon etc) will only increase the amount of traffic the village has to contend with. Vehicles also start speeding up as they come from the south once past the community centre. There should also be provisions for a cycle lane	Limit the amount of housing and provide better ways of calming the large amount of traffic using the road using cameras and state how it will provide safe passage for cyclists and pedestrians.	Written Representation		Object	Yes	No	No	1495	
2784	Mr Peter Tully [17923]		VC BRO1, 8.10	VC BRO1, 8.10	There will be negative impacts with extra traffic noise and pollution, and commuters who suffer from using the B1332 already as this can hardly cope with traffic flows now.	Any building should continue the existing parallel linear small-scale development rather than cramming the site with dwellings.	Written Representation		Object	No	No	No	1495	
2552	Mr Rob Wilson [18873]		VC BRO1, 8.11	VC BRO1, 8.11	There is insufficient space for a footpath on the western side of the road, between the end of the current path outside 45 Norwich Rd, and the new development. The road would have to be narrowed to provide a wider footpath.	The land proposed is far from village amenities and with inevitably result in more car journeys being made along Norwich Rd, creating further air pollution.	Appearance at Examination	My property adjoins the proposed site and I will be the person most affected by it.	Object	No	No	No	1493	

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2553	Mr Rob Wilson [18873]		VC BRO1, 8.12	VC BRO1, 8.12	The site has no connection to mains sewerage. The adjoining 5 properties require a pumping station to pump waste to the mains. Where is the waste from 50 properties going to go. The site is already prone to flooding and the construction of a large number of houses on this site, with destruction of existing ditches, will create significant flooding risks for neighbouring properties.	Do not build houses on the site.	Appearance at Examination	I live in the property next to the proposed site and would therefore be significantly affected by it.	Object	No	No	No	1492	476F27B7-8CAC-4AD0-9A59-14582DFE871A.jpeg - https://southnorfolkandbroadland.oc2.uk/a/hn
2400	Mr Richard Weston [15064]		VC BRO1, 8.13	VC BRO1, 8.13	The infrastructure of Brooke and Poringland is not big enough to support the extra people that more dwellings will bring. Doctors, chemists, dentists are all overwhelmed a fact borne out during the recent pandemic. The local school is not big enough to accommodate the extra pupils this development will bring. Pollution and flooding risks are also greater the more Green sites are built on.	Reduce the amount of housin or not build them at all	Written Representation		Object	Yes	No	No	1491	
2558	Mr Michael Lewis [20079]		VC BRO1, 8.13	VC BRO1, 8.13	This report lacks the definitive clarification of the proposed 50 dwellings. In addition the proposal would further exacerbate the congestion on the B1332 with the addition of the proposed roundabout.	Detailed summary of each house type to ensure compliance with local planning regulations and to insure in-keeping with the aesthetics of the proposed site and local area. The proposed development should take extra care to cater for the first time buyer in addition to large family homes as successful built under the 2015 application.	Written Representation		Object	No	No	No	1491	

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2320	Dr. Jonathan Newman [19999]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	There should be additional requirements to require a full environmental impact statement, requiring due consideration for a number of protected species known to be present in the area, including bats and amphibians. Additional requirements on developers should be imposed to make any development entirely carbon neutral, self sufficient in energy generation and consumption, use of community ground source heat pump technology, installation of solar panels on every house, domestic wind generator turbines and rainwater harvesting according to best available environmentally sustainable development practices.	A stated requirement to build energy neutral houses within this area should be included.	Appearance at Examination	To ensure that all new housing is energy neutral and sustainably constructed as a requirement to comply with council net zero policies.	Object	Yes	Yes	Yes	1459	
2329	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	FW Properties consider VC BRO1 to be a suitable and deliverable location for new homes within the village. Development in this location, which is close to an established community, would represent sustainable development as defined within the National Planning Policy Framework. The site is immediately available and its development for 50 homes is considered to be viable and deliverable. The site is not subject to any constraints which would prevent its development for housing and the site specific requirements attached to this draft allocation can all be fulfilled. As a result, VC BRO1 should be taken forward for allocation.		Not specified		Support	Not specified	Not specified	Not specified	1460	Reg 19 Promoter Engagement Form - VC BRO1 - https://southnorfolkandbroads.gov.uk/a/g5
2556	Mr Rob Wilson [18873]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	The site is home to a wide variety of wildlife - bats, amphibians, Red Kite, deer, rabbits, field mice etc. Development of this land would cause significant disturbance to the ecology and wildlife habitats.	Leave the site alone.	Written Representation		Object	No	No	No	1459	

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2561	Mr Michael Lewis [20079]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	The proposed site is prone to annual flooding due to the nature of the heavy clay content in the soil, if this application was to be granted it would put existing homes situated along the B1332 at an increased risk of flooding. The site is also known to provide habitat for many protected species of Forna including but not limited to: Bats, Dormice, Breeding birds, Badgers and Water voles which this insensitive proposal fails to address.	A full flood alleviation plan must be undertaken and presented before application can be considered, this should include engagement with local residents to assess the damage the proposed development would surely cause them as a result of flooding. A full environmental assessment should also be undertaken in order to ensure the welfare of the protected Forna present in the proposed site.	Written Representation		Object	No	No	No	1459	
2641	Ms Alison Rhodes [19559]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	My concerns are: * no rationale for allocation of up to 50 houses. Few other allocations exceed 35, so unclear why Brooke has this number.. * safety. Road through Brooke is very busy and will become busier if other proposed village developments proceed. Installation of a roundabout is a recommendation rather than a requirement. Will developers seek a cheaper alternative? * impact on services. Document does not take into account impact on services, especially medical and educational (primary and secondary) * ribbon development. Although within the village boundary, northern development brings it closer to Poringland, risking urban sprawl.	* give clear rationale for Brooke's allocation of 'up to 50' * reduce the allocation to c30 - in keeping with other village allocations. This reduces extent of ribbon development whilst still contributing to the identified housing allocation * make safety considerations a requirement with particular regard to a roundabout and clarify whether safe crossing point refers to pedestrian lights or zebra crossing * include information about concomitant provision of medical/educational services * indicate how many houses will be 'affordable'.	Written Representation		Object	Yes	No	Yes	1459	

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2706	Mr Peter Tully [17923]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	This is an unwarranted and inappropriate development of a site which will cause ecological harm. It beggars belief that South Norfolk Council is enabling large scale housebuilding on our precious countryside. This developer is not motivated to tackle the housing crisis. Their main motivation, unsurprisingly, is to maximise their profits. This can be seen from their constant building on greenfield sites, despite enough brownfield land being available.	These are flawed proposals. The Village Cluster approach to housing distribution proposed is neither necessary nor desirable. It is unnecessary because the housing need requirement, together with a reasonable buffer, can be met without the need to disperse development in this way. It is undesirable because the additional dispersal of housing that will be generated via village clusters will cause an unnecessary loss of countryside and be more environmentally damaging than an approach in which development is concentrated in and near to Norwich.	Written Representation		Object	No	No	No	1459	

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3165	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BRO1: East and West of the B1332, Norwich Road	Policy VC BRO1: East and West of the B1332, Norwich Road	Although there are no designated heritage assets on site, the site lies to the south east of the grade II listed Brooke Lodge, dating from c1835 and to the north of the Brooke Conservation Area. Any development of the site has the potential to impact on the significance of these designated heritage assets. We welcome the preparation of an HIA for the site. However, the HIA only covers the eastern portion of the site and does not consider the land to the west of the road, the development of which is likely to have a greater impact on the setting of Brooke Lodge. We recommend that the HIA is updated to reflect this. The recommendations from the revised HIA should be used to inform the policy wording. That said, the extensive landscaping between the proposed site and the listed Lodge would limit the impact of development on the historic environment. Bullet point 9 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 9 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Update the HIA to include the land to the west of the road. Amend criterion 9 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1489	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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2819	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		Settlement Limit, 9.3	Settlement Limit, 9.3	One query. Bunwell has an ideal windfall site GNLP 2126 of 0.52 hectares. The Settlement Limit currently passes across one third of the site. The original SN VC Site Assessment Form Part 7 concluded it was 'Reasonable Alternative: Yes'. However, we are now told that the principle concerns for not changing the SL are the trees and retention of the linear form?? 'Suitability' stated 'Potentially just large enough to allocate for 12 dwellings' and 'constrained by existing trees which would limit the number of dwellings that could be accommodated below the allocation level' ?? Why was the SL not changed?		Not specified		Support	Not specified	Not specified	Not specified	1359	
2825	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		VC BUN1, 9.5	VC BUN1, 9.5	The visual effect of this site should not be underestimated. For Bunwell, it is a significant development when entering the village. A previous site planning application (2020/1464) was for six large 4/5 bed detached houses. The rear site boundary then was an extension of the adjacent site (2019/1542), which coincides with the Settlement Limit. The rear boundary of BUN 1 has now been further extended back well beyond the settlement limit, increasing the adverse visual appearance as you enter the village and use the footpath FP4. Opposite this site are the low level Greenways bungalows.	The rear boundary line of the site should be moved towards the road and coincide with the settlement Limit of the directly adjacent development, currently in the final stages of construction. This will mitigate the side-on view of the housing estate which is not in keeping with the linear form of adjacent houses and the current pleasing open countryside break.	Written Representation		Object	Yes	No	Yes	1354	

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2826	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		VC BUN1, 9.8	VC BUN1, 9.8	The Bunwell vacuum sewage system has been blighted with issues for decades and the presence of Anglia Water continues on a regular basis replacing equipment and pumping out. The planned developments and the 7 house development now nearing completion will add a significant load to the system and we have asked AW for a current status update and their thoughts on the planned additional loading. Mention has been made, apparently, that the increased volume could alleviate the problems but we wish to be convinced. Road surface water has also been a significant issue along Bunwell street and is a concern.		Not specified		Support	Not specified	Not specified	Not specified	1353	
3166	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BUN1: Land to the north of Bunwell Street	Policy VC BUN1: Land to the north of Bunwell Street	There are no designated heritage assets on site. Green Farmhouse listed at grade II, lies to the east of the site. However, given the distance we consider that the development of the proposed allocation would have limited impact of the setting of the heritage asset.		Not specified		Support	Not specified	No	Not specified	1352	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3229	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC BUN1: Land to the north of Bunwell Street	Policy VC BUN1: Land to the north of Bunwell Street	We support the policy requirement to engage with us as early as possible on connections to the vacuum sewer network in Bunwell. However, as raised previously, the small-scale nature of the proposed site should not require a need to determine the capacity of the receiving WRC. Early engagement with Anglian Water to identify possible infrastructure crossing the site, and the capacity to connect to the current vacuum sewer system.	Modify policy text to read:	Not specified		Support	Not specified	Not specified	Not specified	1351	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw
2827	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		VC BUN2, 9.13	VC BUN2, 9.13	In addition to mention of The Cottage, Bunwell Manor is also a significant part of this landscape.		Not specified		Support	Not specified	Not specified	Not specified	1350	

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2828	Bunwell Parish Council (Mr Philip Gledhill, Retired) [19206]		VC BUN2, 9.15	VC BUN2, 9.15	The same problems arise with this site as apply to BUN1 in relation to the vacuum sewage system. This needs to be addressed before or during the planning process. It is accepted that this has been stipulated but assurances must be received from AW that there will be no further issues and indeed the current problems are resolved.		Not specified		Support	Not specified	Not specified	Not specified	1349	
3167	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BUN2: Land opposite Lilac Farm, Bunwell Street	Policy VC BUN2: Land opposite Lilac Farm, Bunwell Street	There are no designated heritage assets within the site boundary. However, Lilac Farmhouse (grade II listed) lies opposite the site, and Bunwell Manor Hotel and The Cottage, also grade II listed, lie to the north of the site. Any development of the site has the potential to impact on the significance of these designated heritage assets. We welcome the preparation of an HIA for the site. The HIA makes a number of helpful recommendations for the site. Some of these have been included in the policy (bullet points 1 and 2) but not all. In bullet point 1 it would be helpful to make clear that the views should link Lilac Farmhouse (grade II) to the open countryside. The HIA also advises development should be set back from the road frontage to retain an open setting. Add criterion to state this. Bullet point 2 would be reworded to also reference Bunwell Manor Hotel.	Amend bullet point 1 to make it clear that the views should link Lilac Farmhouse (grade II) to the open countryside. Add criterion to state that development should be set back from the road frontage to retain an open setting. Bullet point 2 would be reworded to also reference Bunwell Manor Hotel.	Not specified		Object	Not specified	No	Not specified	1348	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

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3230	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC BUN2: Land opposite Lilac Farm, Bunwell Street	Policy VC BUN2: Land opposite Lilac Farm, Bunwell Street	We support the policy requirement to engage with us as early as possible on connections to the vacuum sewer network in Bunwell. However, as raised previously, the small-scale nature of the proposed site should not require a need to determine the capacity of the receiving WRC.	Modify policy text to read: Early engagement with Anglian Water to identify possible infrastructure crossing the site, and the capacity to connect to the current vacuum sewer system.	Not specified		Support	Not specified	Not specified	Not specified	1347	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
3168	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC CAR1: Land west of Rode Lane	Policy VC CAR1: Land west of Rode Lane	Whilst there are no designated heritage assets within the site boundary there are two grade II listed buildings (Flaxlands Farmhouse and The Plough Inn) on the opposite side of the road. Any development of the site has the potential to impact on the significance of these designated heritage assets. We appreciate that this site was allocated in the previous local plan and indeed has an existing planning permission. We welcome the reference in the policy criteria to Flaxlands Farmhouse, but the policy should also mention the Plough Inn (also grade II listed).	Add reference to the Plough Inn in the second bullet point.	Not specified		Object	Not specified	No	Not specified	1238	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadsland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadsland.oc2.uk/a/s3h
3009	Mr james Cann [20192]		Settlement Limit, 12.8	Settlement Limit, 12.8	We have submitted this site for consideration as a matter of soundness relating to the existing settlement limit for Dickleburgh (para 12.8). The site is included within the red line boundary of the attached plan. As a consequence we do not consider that the proposed settlement limit is sound. We believe that the site is a logical extension to the village.. The site is considered to a sustainable location due to its close proximity to the village and existing residential development nearby.	It is requested that the LPA considers incorporating the potential development site into the settlement limit for Dickleburgh	Written Representation		Object	Yes	No	Yes	1255	Dickleburgh Site Location Plan.pdf - https://southnorfolkandbroadsland.oc2.uk/a/m5

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2465	Ms Isabel Lescure [20044]		Ditchingham, 13.1	Ditchingham, 13.1	A small amount of development suitable for single people or couples at an affordable price (not 4/5 bedroom detached!), would be a great addition and help support local facilities. We should be promoting high standards of design in all our developments and small affordable new build properties are in short supply. These enable young people to stay in the area and could possibly have self build options.		Not specified		Support	Not specified	Not specified	Not specified	1326	
3011	Mrs Fae Whalley [20205]	Lanpro Services Ltd (Mr Dean Starkey) [19952]	Ditchingham, 13.1	Ditchingham, 13.1	This Representation is in response to South Norfolk's Village Cluster Housing Allocation Reg 19 Publication Consultation Event and provides supporting planning evidence in support of the Council's consideration of the Site for residential development and provides clarification on some of the points highlighted by the Council in their South Norfolk Village Cluster Site Assessment Form.	Allocated the site for 15 residential dwellings	Appearance at Examination	To ensure that the Site is appropriately assessed and allocations are based on an appropriate allocation process.	Object	Yes	Yes	Yes	1325	Land at Loddon Road, Ditchingham Reps Final.pdf - https://southnorfokandbroadland.oc2.uk/a/m6
2473	Miss Katie Utting [20046]		Ditchingham, 13.2	Ditchingham, 13.2	Let provide opportunities for small scale developments by individuals and families to self build sustainable housing.		Not specified		Support	Not specified	Not specified	Not specified	1327	
2307	Ditchingham Parish Council (Ditchingham Parish Clerk) [12817]		Ditchingham, 13.11	Ditchingham, 13.11	Ditchingham Parish Council OBJECTS to further houses being built north of Rider Haggard Way, if the only exit for these 35 houses is through the present development and Hamilton Way. Highways approval for the Hamilton Way exit as the only exit for 55 houses has not been supplied. Further development on this site should provide an access via Thwaite Road and Waveney Road, which would reduce traffic using Hamilton Road and the village. Also reducing the risk traffic accidents near the Primary School during term times (see map attached). The issue of upgrading the Ditchingham Water recycling centre has not been addressed.	Further development on this site should provide an access via Thwaite Road and Waveney Road, which would reduce traffic using Hamilton Road and the village. Also reducing the risk traffic accidents near the Primary School during term times (see map attached).	Written Representation		Object	No	No	No	1328	SNC Local Plan - Ditchingham.jpg - https://southnorfokandbroadland.oc2.uk/a/fm

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2461	Miss Bridget Keeble [18890]		Ditchingham, 13.11	Ditchingham, 13.11	I fully support the application off Lambert's Way. It will be a single low impact self-build property by a person who has lived locally for many years, the plan is for an eco friendly home of a high standard that considers climate change & reducing energy demand.		Not specified		Support	Not specified	Not specified	Not specified	1256	
2462	Ms Liz Shepherd [18875]		Ditchingham, 13.11	Ditchingham, 13.11	It would be favourable to the area to have local people able to build sustainable housing instead of larger housing developments by big companies. This really is supporting local communities to help themselves and keep working people in the area as land prices rise. It is important that people have their housing needs met rather than build what we think people need. These smaller developments help link communities and empower them to be involved in local decisions.		Not specified		Support	Not specified	Not specified	Not specified	1256	
2463	Mrs Dorcas Franklyn-Bray [20042]		Ditchingham, 13.11	Ditchingham, 13.11	Small individual developments would support the local area and economy and put no strain on the infrastructure. This would be ideal for low impact, self-build developments which should be encouraged given the current climate crisis. Design features could focus on sustainability and low emissions. We are also in a cost of living crisis and small affordable housing is hard to come by, especially for young people living in the area. Fully support.		Not specified		Support	Not specified	Not specified	Not specified	1256	

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2464	Mrs Jenny Roger [20043]		Ditchingham, 13.11	Ditchingham, 13.11	- seems appropriate to infill a small amount of affordable housing in a residential area. Would help support local facilities like the shop, community centre, park etc We need more small, affordable properties for local people -need to reduce number of people forced to rent		Not specified		Support	Not specified	Not specified	Not specified	1256	
2482	Ms Rosemary Pendlebury [20052]		Ditchingham, 13.11	Ditchingham, 13.11	Low impact, self build properties meet the need for affordable housing for locals whilst respecting the environment in ways that larger developments often fail to. I am more than happy to support this proposal		Not specified		Support	Not specified	Not specified	Not specified	1256	
2503	Ms Sally Roe [20058]		Ditchingham, 13.11	Ditchingham, 13.11	I know a person who is applying to build a small, sustainable home on this land. She has already done a huge amount of work to improve the land and encourage biodiversity. She has strong links to the local community. Allowing a small amount of high quality, low impact development on this land would be a positive step.		Not specified		Support	Not specified	Not specified	Not specified	1256	
2679	Ms Susan Pietrzak [20115]		Ditchingham, 13.11	Ditchingham, 13.11	Small sustainable builds are needed in all villages, especially now, to provide economically viable housing for low income small households.		Not specified		Support	Not specified	Not specified	Not specified	1256	

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3205	Ditchingham Farms Partnership [16995]	Evolution Town Planning (Mr David Barker, Director) [12645]	Ditchingham, 13.11	Ditchingham, 13.11	Ditchingham Farms Partnership object to the plan because site reference SN0345 has not been allocated for housing. The site has no constraints to development. The site is very well related to the built-up area of Ditchingham. New homes on the site would reflect the existing pattern of development in the village. They could be integrated into the existing landscaping on the site without the need for extensive new planting. A high quality vehicular access is available and the Development of the site can improve pedestrian connectivity in the local area. The Greater Norwich Local Plan provides a ‘minimum’ housing requirement for the area of 1,200 homes. This allows flexibility in delivery. It is important that a range of sizes and types of sites are provided to deliver a range of housing for local people and to support local house builders.	To make the plan sound further sites such as this one should be allocated in order to provide a wider range of opportunities for local housebuilders.	Appearance at Examination	To explain our objections to the Inspector.	Object	Yes	No	Yes	1329	VCHAP Representation Form Ditchingham - Evolution Town Planning.pdf - https://southnorfolkandbroadsland.oc2.uk/a/nq

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3203	Ditchingham Farms Partnership [16995]	Evolution Town Planning (Mr David Barker, Director) [12645]	Broome, 13.12	Broome, 13.12	We propose the allocation of a further site in the Ditchingham and Broome cluster. The site has the reference SN0346 in the 2021 Site Assessment Forms. The site is well related to the built-up area of Broome. Housing was recently developed on a similar site nearby and there are no constraints to development which cannot be addressed. The development of the site will allow a range of small sites to come forward in the Local Plan. This will meet the requirements of national planning policy to deliver a range of sizes of development sites. Allocating small sites will support local builders by providing them with certainty over the development potential of the land. The site has existing homes, a road, and a footway immediately to the south. A good quality vehicular access can be created. New homes would reflect the pattern of development in the locality. The existing trees on the site would be retained in order to create a well landscaped development. In conclusion the allocation of the site will mean that the Plan accords with national policy and is positively prepared.	The site should be allocated for housing in the Local Plan. The site is well related to the built-up area of Broome. Housing was recently developed on a similar site nearby and there are no constraints to development which cannot be addressed.	Appearance at Examination	To explain our objections to the Inspector.	Object	Yes	No	Yes	1330	VCHAP Representation Broome - Evolution.pdf - https://southnordfolkandbroadland.oc2.uk/a/nm

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2391	Mr Brendon Bernard [19994]		VC DIT1, 13.16	VC DIT1REV, 13.16	Access to the site via Hamilton Way is not sound. The restrictions on vehicle traffic and the Primary School, make the use of this narrow road for 60 houses (including the 25 being built now 2019/1925) Inappropriate. At the time of the 2019/1925 planning review it was agreed by planners that there must be an alternative access, to avoid vehicle congestion for any future development to the North of 2019/1925.	Alternative access is easily available - via Thwaite Road and or Waveney Road. Thwaite Road would be the most suitable, directing traffic away from Hamilton Way and the village centre, with clear vision right and left and avoiding pedestrian traffic. Waveney Road was designed with a ready made access point for an extension -which is owned by the SNDC, suitable for all traffic and pedestrians. Plan is available if you want more clarification	Written Representation		Object	Yes	No	No	1331	1172A2CA-66ED-4075-9690-C02929C29188.jpeg - https://southnorfolkandbroadland.oc2.uk/a/gw

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2566	Mr Brendon Bernard [19994]		VC DIT1, 13.18	VC DIT1REV, 13.18	Anglian water have advised their facilities have no spare capacity - From: Planning Liaison <planningliaison@anglianwater.co.uk> Subject: RE: Website Enquiry.co.uk Ditchingham norfolk Date: 1 March 2023 at 08:33:22 GMT To: Brendon Bernard Good morning Brendon, At present Ditchingham does not have any additional capacity for this size development. We would work closely with the developer to ensure our permits are adhered to as they build their site out. Kind regards, Charlotte Pre-development Team Team: 07929 786 955 Anglian Water Services Limited Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT	Commitment from developer to work with Anglian Water to upgrade the sewage and waste waters and contribute to costs due to the upgrade.	Written Representation		Object	Yes	No	Yes	1263	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
3073	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC DIT1REV: Land at Thwaite's and Tunneys Lane	Policy VC DIT1REV: Land at Thwaite's and Tunneys Lane	The Highway Authority previously expressed support for access to the site via Hamilton Way to the south. The access from Hamilton Way through the consented development (2019/1925) does not extend to the allocation boundary, potential resulting in an undeliverable allocation.	The boundary of VCDIT1 requires modification to ensure it can be accessed from the estate road of application 2019/1925.	Written Representation		Object	Not specified	No	Not specified	1332	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordland.oc2.uk/a/nr
3085	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC DIT1: Land at Thwaite's and Tunneys Lane	Policy VC DIT1REV: Land at Thwaite's and Tunneys Lane	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC DIT1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend policy VC DIT1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1261	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordland.oc2.uk/a/nr
3231	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC DIT1: Land at Thwaite's and Tunneys Lane	Policy VC DIT1REV: Land at Thwaite's and Tunneys Lane	We can confirm that we have network assets crossing the site. The policy should remove the word 'possible' to provide certainty. Our draft DWMP states that the medium-term strategy to 2035 for Ditchingham WRC is transfer between catchments and using SuDS as part of a mixed strategy to address surface water flows into our networks. Given the scale of development we do not consider that there needs to be a policy requirement for phasing in relation to upgrades to the receiving WRC.	Modify policy text to read: Early engagement with Anglian Water (AW) to identify infrastructure crossing the site.	Not specified		Support	Not specified	Not specified	Not specified	1262	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnordland.oc2.uk/a/yw

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2919	Clayland Architects (Mr Henry Isotta) [19870]		VC EAR1, 14.5	VC EAR1, 14.5	It is unsound to allocate a site which (as stated) adjoins the River Waveney Valley to the east with no hard boundaries, roads or visual breaks to enclose or separate the site from the wider landscape setting of The Broads. Increased development in this location will unavoidably lead to negative impact upon this scenic back drop. The site intrudes on the open countryside of the River Valley and does not offer an infill of the building pattern in Earsham. The Sustainability Appraisal recognised this issue, "SN0390 at Earsham is considered to have the greatest sensitivity (to the River Waveney Valley)	Scale of site reduced to linear infill of frontage	Written Representation		Object	Yes	No	Yes	1355	
2922	Clayland Architects (Mr Henry Isotta) [19870]		VC EAR1, 14.6	VC EAR1, 14.6	Unacceptable heritage impacts in conflict with NPPF and local Design Guides. There are no clear and convincing justifications as to why this development cannot be achieved on reasonable alternative sites which do not have this level of heritage impact.	scheme should be reduced in size and scale to linear infill development to prevent isolated 'backland development'	Written Representation		Object	Yes	No	Yes	1356	
2695	Miss Harriet Thomas [20120]		VC EAR1, 14.7	VC EAR1, 14.7	The site is adjacent to a primary school which already causes traffic and parking issues at pick-up and drop-off times. The pavements along School Road are insufficient at the junction with Church Road, where pedestrians are forced to walk in the road near a blind corner due to lack of pavement. School Road is a popular shortcut to the A143 from Bungay, due to parking on both sides of the main village road providing an obstruction to traffic, the speed at which cars are travelling has lead to the parish council installing speed awareness meters.	The council needs to review the entirety of School Road and its environs before adding more outlets to the road, particularly with regards to the safety of children.	Written Representation		Object	Yes	No	Yes	1313	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2923	Clayland Architects (Mr Henry Isotta) [19870]		VC EAR1, 14.7	VC EAR1, 14.7	The current access relies upon demolition of The Rectory (Third Party Landowner) for which the deeds, covenants and title documents have been lost prior to 2008. On this basis it would appear to be unsound to allocate a site without a reasonable certainty it can be delivered un-encumbered of legal restrictions and covenants. If the site is delivered, there is a possibility of legal issues and unknown land registry risks for future owners. This issue of third party land ownership is not an issue on other reasonable alternative sites and does not appear to have been considered in this policy.	Scale of site reduced to deliver a private driveway access rather than estate road.	Written Representation		Object	Yes	No	Yes	1357	
2696	Miss Harriet Thomas [20120]		VC EAR1, 14.8	VC EAR1, 14.8	In the winter of 2020, Earsham experienced its worst flooding in 50 years. Several dwellings along the main road near to the proposed site were completely flooded. According to the SEPA flood map of the area, the site is part of a water drain into the river Waveney. The addition of hard surfaces from a housing development will further limit the efficacy of water drainage into the river. There are more suitable sites in the village that do not carry the same flood risk.	The site should not be developed at all on the basis of flood risk.	Written Representation		Object	Yes	No	Yes	1360	
2813	Earsham Parish Council (Earsham Parish Clerk) [13573]		VC EAR1, 14.8	VC EAR1, 14.8	Earsham Parish Council welcomes a Flood Risk Assessment being undertaken as various areas of the village flood every year and was badly affected in December 2021 in the area of the village where EAR1 is highlighted		Not specified		Support	Not specified	Not specified	Not specified	1358	
2697	Miss Harriet Thomas [20120]		VC EAR1, 14.9	VC EAR1, 14.9	The proposed development size is not appropriate within the village boundary. Whilst there is housing that extends the village boundary along the Bungay to Earsham road, this is comprised of single dwellings only and no other housing extends into the river basin to the same extent as the proposed development.	The site should be a maximum of five houses.	Written Representation		Object	Yes	No	Yes	1361	

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2925	Clayland Architects (Mr Henry Isotta) [19870]		VC EAR1, 14.9	VC EAR1, 14.9	The allocation of a 1.3ha site is unsound in this location as it pushes development behind the existing rural development pattern which is predominantly linear thus creating a development at odds with the local heritage and landscape setting. The size of the development in this location is too great and may hinder future expansion of the school.	This Policy could be made sound with an amendment to provide a linear infill development on a reduced size with aprx. 5 units.	Written Representation		Object	Yes	No	Yes	1361	
2698	Miss Harriet Thomas [20120]		Policy VC EAR1: Land east of School Road	Policy VC EAR1: Land east of School Road	1. The site will visually damage the landscape. The Waveney river valley at Earsham is an attractive and unspoiled landscape; it is unlikely that any screening will be adequate to conceal 25 houses. 2. Loss of high quality agricultural land - the land in the area is regularly used to graze cows and sheep. 3. Loss of important wildlife habitats - the area is popular for bird watching and hosts a number of species at risk such as egrets, barn owls and bats. These species do not reside in hedgerows but are affected by artificial lighting and traffic.	The site must be kept to a maximum of five houses if it is not to negatively impact the landscape.	Written Representation		Object	Yes	No	Yes	1362	

2829	Earsham Parish Council (Earsham Parish Clerk) [13573]		Policy VC EAR1: Land east of School Road	Policy VC EAR1: Land east of School Road	Earsham Parish Council do not have any reason to doubt the validity of the soundness or legality of the Plan, however Parish Councillors still feel the problems with EAR1 for any density of building will exist because of its proximity, nearby school and local businesses located at The Old Mill	Earsham Parish Council accepts that the number of proposed properties has been halved since the first consultation took place, but still feel that 25 properties is too many for the area. It is appreciated that concerns regarding the entrance to any proposed build has been taken into account, but the concern is still there given the number of extra vehicles that potentially could come with 25 properties, it could be anything between 40 and 75. Speeding is an issue in the village, despite the Parish Council having purchased two SAM2 machines and more recently have installed a speed reduction sign outside the school. The Police have installed a black box just last week to look at the increased speeding issues, and it is felt that more vehicles that come with more housing are just going to add to the problem especially in the School Road area. Safety for the primary school children, as well as pedestrians, is of paramount importance as it gets so busy at school drop off and pick up times, also the village has seen a big increase in vehicles visiting The Old Mill with its numerous businesses on site (which is great for local economy) but the only way to get to The Old Mill is via Church Road or School Road, these two roads converge not too far from the proposed site EAR1. A recent housing development on School Road (Granary Close) has also added to the vehicle numbers in recent years. Earsham Parish Council would like further consideration to be given to reduce the number of proposed housing even	Written Representation		Object	Yes	Yes	Yes	1372	Response to SNC Village Clusters Housing Allocations Plans.docx - https://southnordfolkandbroadland.oc2.uk/a/jd

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						further for site EAR1 if is not to be discounted altogether please.								
2927	Clayland Architects (Mr Henry Isotta) [19870]		Policy VC EAR1: Land east of School Road	Policy VC EAR1: Land east of School Road	The policy in relation to this site has been shown to be unsound throughout early rounds of consultation stages, local opinion, HELAA Assessments and Sustainability Assessments. The site has numerous issues and restrictions which are well documented relating to Heritage, Landscape, Flooding, Access, Land Ownership, Proximity to School and Highways Access. It is not sound to allocate a site with this level of constraints where other sites have been demonstrated as preferable or reasonable alternatives.	The Policy should be amended to provide a linear infill development on a reduced size with aprx. 5 units. The remainder of the of 25 unit allocation could be delivered with reasonable alternative sites in the village.	Written Representation		Object	Yes	No	Yes	1362	

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3080	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC EAR1: Land east of School Road	Policy VC EAR1: Land east of School Road	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC EAR1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below.	Amend Policy VC EAR1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1314	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordland.oc2.uk/a/nr

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3169	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC EAR1: Land east of School Road	Policy VC EAR1: Land east of School Road	There are no designated heritage assets on site. The Close, listed at grade II, lies to the south of the site. The grade I listed All Saints Church lies to the north of the site. However, given the distance we consider that the development of the proposed allocation would have limited impact of the setting of the heritage assets. We welcome the preparation of the HIA. The HIA makes a number of helpful recommendations in relation to site density and views of the church. We broadly welcome bullet points 1,2 and 4 of the policy but consider that bullet point 1 could be more specific in relation to density on the eastern part of the site and views of the church. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend bullet point 1 to reference lower density on eastern part of site and views of the church. Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1373	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
3100	Mrs Silke Marsh [19353]	Mr Magnus Magnusson [14502]	Settlement Limit, 15.3	Settlement Limit, 15.3	The Plan is potentially unsound with the omission of my clients' site (ref. SN5027) as an allocation. The site is suitable, available and achievable. Further representation is provided on overcoming site constraints, notably site access.	Allocate my client's site for residential development (possibly self-build) as part of the emerging VCHAP process.	Appearance at Examination	To seek the allocation of my clients' site within the context of the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP).	Object	Not specified	No	Not specified	1312	Reg. 19 Forncett Statement SV i.pdf - https://southnorfolkandbroadland.oc2.uk/a/n3

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2436	Mr Eliot Ross [20027]		Gillingham, 16.1	Gillingham, 16.1	The blind bend is a consistent problem, with the current level of traffic this is already hard to negotiate and with the addition of the houses proposed this will become a nightmare for existing and new residents alike.	An alternative route for the new houses planned to keep new traffic away and reduce existing traffic from the current residents.	Written Representation		Object	No	No	No	1505	
2438	Miss Lucy Butcher [20028]		Gillingham, 16.1	Gillingham, 16.1	I'm extremely concerned about the safety of the villagers who live along the road with increased traffic. It's a struggle to pull out safely as it is with the traffic flow. When traffic is diverted through the village due to accidents the road simply cannot take the increased traffic and it has become congested with buses and lorries reversing around the bend to let oncoming cars through. Parents with children, the elderly and disabled and people such as my self who need to transport equipment to and from their vehicles for work need to park along the street.	The plans for the development of the estate to be cancelled. I do not want another housing estate to look at, it will ruin the beautiful public foot path I use on a daily basis. Gillingham lacks pavements and the footpath across the fields is used by dog walkers and families.	Written Representation		Object	No	No	No	1505	

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2443	Ms Tamsin Watt [19455]		Gillingham, 16.1	Gillingham, 16.1	The development of VC GIL1 is not in line with the NPPF and will not enhance the rural community. The allocation of the site for up to 35 dwellings, represents gross over-development of a Service Village, particularly when taken alongside the previous development 2022/1897 at Fieldgate Reach which was completed only in summer 2022. The effects of which are not yet fully understood and not fully assessed within the Village Clusters Plan Supporting documentation. It is unclear why Gillingham is being subjected to such high levels of development which are out of keeping with the rural character of the village	The allocation of VC GIL1 is not appropriate for the reasons outlined above. From the documentation provided it is not clear how this site was allocated as preferred over the other sites considered within the area. This is not in keeping the NPPF and does not demonstrate sound decision making. The allocation of this site should be reviewed.	Appearance at Examination	It is not clear how this site has been allocated as preferred when considered against other sites in the area. The lack of consultation or response to previous comments submitted is not in keeping with due process and people should be given the opportunity to fully comment on development proposals and to engage with developments which will affect the area in which they live and work. The village clusters plan should not be considered final until all consultation comments have been responded to.	Object	No	No	No	1505	

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2479	Mrs Tina Twitchett [20048]		Gillingham, 16.1	Gillingham, 16.1	My objection to this development is due to the inadequate infrastructure which surrounds it. Local schools, GP and dental surgeries are at/beyond capacity, with the latter 2 generally failing its users. The proposed access to the development; via The Street, Gillingham, is inadequate for the existing amount of road users. Further development will exacerbate the above mentioned issues.	Alternative access route should be provided.	Written Representation		Object	Yes	No	No	1505	
2737	Mrs Emma Elliot [20130]		Gillingham, 16.1	Gillingham, 16.1	The Street has a blind bend, made more dangerous by the parking of cars and vans too far round the corner. Residents from Geldeston and Gillingham, plus school traffic, have daily issues getting through the village. The village is brought to a standstill every time the A146 is closed making it very difficult for residents to reach/leave their properties. The recent development has resulted in cars being parked on the road/pavement putting pedestrians at risk. Daily speeding issues. The bend on the Street cannot cope with additional traffic developments in Gillingham and Geldeston would bring, confirmed by the Highways Agency.	There are no changes that could be made to this plan which would make it acceptable to, or safer for, the residents of Gillingham.	Written Representation		Object	No	No	No	1505	

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2798	Ms Jane Black [20143]		Gillingham, 16.1	Gillingham, 16.1	Because of the layout of the village all traffic for any new development has to go along the street and negotiate the blind bend. Residents have to park along this road as there is no viable alternative and the road is already hazardous during busy times with traffic coming from both directions. Any new development will greatly increase the potential for accidents. This problem was confirmed in a report from the Highways Agency within its response to a planning application in 2022/1993	Separate access to the village needs to be provided.	Appearance at Examination	Local people should have their views respected and listened to.	Object	Yes	No	No	1505	
2823	Mr Ian Thurbon [20030]		Gillingham, 16.1	Gillingham, 16.1	The Street is currently too busy to sustain more traffic. The blind bends that lead to single carriage way traffic, due to on street parking, is often a place where cars meet head on. Often they can not reverse as there are either cars behind them or they are reversing around a blind bend into oncoming traffic. This leads to cars mounting the pavement, which leads to the primary school, causing a danger to pedestrians. This street is also bus route and so this exacerbates the problem.	The plans need to amended or rejected unless a reduction to existing traffic levels is incorporated into the plans. Therefore I object the these plans.	Written Representation		Object	No	No	No	1505	
2867	Mr Nick Goodge [20166]		Gillingham, 16.1	Gillingham, 16.1	The housing expansion plans for Gillingham and Geldeston rely on the existing infrastructure to be able to cope with the new demand. The existing ninety degree bend on "The Street" is the fundamental flaw with any expansion and will eventually lead to a fatal accident i.m.o. I have personally come face to face with delivery driver vans on the wrong side of the road that were obviously unaware of the danger of that bend. This danger will only get worse as more cars use it due to more houses and more delivery drivers due to the way we shop.	The dangerous bend is unavoidable and unchangeable - if any new houses are built in the area then the access needs to be via the A146 or A143 via newly constructed roundabouts. A new roundabout in between the Heart services and Stockton roundabouts will all help to slow down the traffic that meets the Heart services at far to high speeds where we have already seen many accidents since the services has been expanded.	Written Representation		Object	No	No	No	1505	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2920	Ms Julia Johnson [20180]		Gillingham, 16.1	Gillingham, 16.1	Gillingham is a village of approximately 250 houses separated into two parts. The road which connects the two parts (The Street) is narrow and has two 90 degree bends and extensive car parking which blocks the road, rendering it to be one way only. These concerns are acknowledged in the NCC Highways response to planning application 2022/1993 which is an outline application for this exact site and which notes that mitigation will be required as it cannot cope with the proposed additional traffic levels.	Remove this site from the plan as there are others which have less constraints and better meet the over-arching planning guidance. For example, in your Sustainability Appraisal Report on page 79 and 80 it can be seen that the Stockton site SN0091 has far better RAG status than this site in Gillingham (as per attached extract). Many other sites in the wider list also better meet the criteria listed.	Written Representation		Object	No	No	No	1505	Sustainability Assessment report extract.png - https://southnorfolkandbroadland.oc2.uk/a/kh
3003	Mrs Susan Oglesby [20204]		Gillingham, 16.1	Gillingham, 16.1	The Street currently is very busy, difficult to negotiate and dangerous for pedestrians, cyclists and vehicles.	Planning decisions need to take this problem into account when considering further development.	Written Representation		Object	No	No	No	1505	
3029	Mrs Elizabeth Wilson [20159]		Gillingham, 16.1	Gillingham, 16.1	Travel through Gillingham is already an issue as, due to the parking, The Street is virtually a single carriageway with a blind bend and there is so much traffic trying to negotiate it any additional traffic just adds to the problem. Whenever there is an issue on the surrounding main roads traffic diverts through the village and gridlock often ensues. More housing in Gillingham or Geldeston - and therefore more vehicles - will only exacerbate this problem.	There must be no new roadways coming out on to The Street.	Written Representation		Object	No	No	No	1505	
3037	Mr Paul Thurbon [20210]		Gillingham, 16.1	Gillingham, 16.1	Within Gillingham there is a blind bend which is very dangerous with cars parked on 1 side too. This is the only way into or out of Gillingham. An increase in traffic (caused by extra cars/houses). The Highways agency have also noted this. The area is in flood risk zone 3, as confirmed by the environment agency and therefore should only be built on in very extreme circumstances (when all other possibilities have been explored. Development of this site would harm views out of the 2 main parts of the village into open countryside.	A new road of the A146 needs to be built to supply the new houses and support with the rest of traffic in Gillingham. Flood risk zone 3 land should only be used a last resort. I do not believe all the other possibilities in south Norfolk have been explored and exhausted yet to warrant considering this one.	Appearance at Examination	As a local resident we need to be consulted on what the planners and developers wish to do within the village.	Object	Yes	No	Yes	1505	

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3055	Lorraine Greenwood [18714]		Gillingham, 16.1	Gillingham, 16.1	Had our quota of houses. Road is dangerous Site in a flood zone that likely be worse due to global warming and extra urbanisation from new houses /Increase in commercial site	Do not build. Use infill sites	Written Representation		Object	No	No	No	1505	
2384	Miss Andrea Dipple [20022]		Gillingham, 16.2	Gillingham, 16.2	Sub-heading 16.2 states that "the parish is well served by the A146 and A143", however access is only via travel along The Street and specifically the blind Z-bends within Gillingham. The Highways Agency have already confirmed (within its response to planning application 2022/1993) that these bends cannot cope with the additional traffic that these proposed developments would bring. Subheading 16.2 also states that the village is substantially of "rural character". The proposed housing developments and expansion of the service area would substantially change the character of the village, turning it into an urbanisation rather than a rural village.	The village has developed in a linear form along The Street, which already suffers from severe vehicular traffic congestion especially through the blind z-bends, which is unsuited to further increases of car and van traffic from further development.	Written Representation		Object	No	No	No	1504	IMG_4991 (2).JPG - https://southnordland.oc2.uk/a/gf IMG_4992 (1).JPG - https://southnordland.oc2.uk/a/gg

2444	Ms Tamsin Watt [19455]		Gillingham, 16.2	Gillingham, 16.2	The linear layout of the village along The Street means that all traffic has to negotiate the blind bend along The Street. This access can not cope with the additional level of vehicles the new houses would bring. It is noted that the Highways Agency confirmed this within its response to a recent planning application (2022/1993). Development of this site would harm views out of the two main parts of the village into open countryside to the south and south west, which is still rural in nature and this would impact the rural character of the village and its surrounds.	The allocation of VC GIL1 as a preferred site for development is not appropriate and represents over-development of a Service Village, particularly when taken alongside the previous development 2022/1897 at Fieldgate Reach which was completed only in summer 2022, the impacts of which are not yet fully understood, nor assessed within the Village Clusters Plan documentation. It is not clear from the documentation provided how this site has been allocated as preferred when considered alongside other sites within the area. The allocation of VC GIL1 is not in line with the NPPF or the objectives of the Village Clusters Plan and should be reviewed.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1504	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
								local views to be taken into account.						
2797	Ms Jane Black [20143]		Gillingham, 16.2	Gillingham, 16.2	Further development will compromise the integrity and rural nature of the village. Development will also potentially cause pollution to the river Waveney and risk of surface water flooding to new and existing properties.	Any development must be sensitive to the rural nature of the village and enhance it rather than destroy and degrade it.	Appearance at Examination	Local people should have their views respected and listened to.	Object	No	No	No	1504	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2824	Mr Ian Thurbon [20030]		Gillingham, 16.2	Gillingham, 16.2	The description that the village is served well by the A143 and A146 is misleading as the proposed sites can only be accessed via the Street, which as has been outlined on many occasions is already encountering dangerous levels traffic. The blind bends that lead to single carriage way traffic, due to on street parking, is often a place where cars meet head on. Often they can not reverse which leads to cars mounting the pavement, which is occupied by school children from the local primary school, causing a danger to pedestrians.	The plans need to amended or rejected unless a reduction to existing traffic levels is incorporated into the plans. Therefore I object the these plans.	Written Representation		Object	No	No	No	1504	
2924	Ms Julia Johnson [20180]		Gillingham, 16.2	Gillingham, 16.2	Due to the open views to and from the village, and as noted in Natural England's response to the planning consultation for 2202/1993 which is an outline application for 44 houses on this GIL1 site, this development could have potential significant impacts on Broadland Ramsar, Broadland Special Protection Area (SPA), The Broads Special Area of Conservation (SAC), Barnby Broad & Marshes Site of Special Scientific Interest (SSSI), Geldeston Meadows SSSI, Stanley & Alder Carrs, Aldeby SSSI. It may also affect additional European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').	This site is in a sensitive landscape area and should not be considered as a priority site.	Written Representation		Object	No	No	No	1504	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
3030	Mrs Elizabeth Wilson [20159]		Gillingham, 16.2	Gillingham, 16.2	As stated in this sub-section Gillingham is of a rural character. This proposed housing will be another step towards urbanisation and the local habitats will be disrupted and destroyed. The nearby main A roads are good to have but they all have to be accessed via The Street which, as has already been pointed out, is an overused and potentially dangerous road for the many pedestrians, cyclists, dog walkers, joggers that use it on a daily basis.	Any in-fill sites should be used rather than block erection of new estates.	Written Representation		Object	No	No	No	1504	
2385	Miss Andrea Dipple [20022]		Services and Community Facilities, 16.5	Services and Community Facilities, 16.5	Gillingham has no exisiting medical, dental or social care provision, these services are provided in Beccles, which are already running at full capacity or beyond. Any expansion to the existing village needs to address how these capacity issues are to be met.	The plan needs to directly and expressly address how medical, dental or social care provision is to be expanded if the village is to grow.	Written Representation		Object	No	No	No	1502	

2445	Ms Tamsin Watt [19455]		Services and Community Facilities, 16.5	Services and Community Facilities, 16.5	The allocation of site VC GIL 1 (Gillingham) is not in line with the NPPF Paragraph 79. Gillingham primary school is operating at capacity and the village has no medical, dental or social care provision. These services are provided in Beccles, which are already running at full capacity or beyond. The road network through Gillingham is also at capacity and the drainage system would need to be upgraded. Development of this site will not allow the village to grow and thrive. Any expansion to the existing village needs to address how these capacity issues are to be met.	The Village Clusters Plan needs to clearly set out how capacity issues will be met including services provision and necessary infrastructure improvements. This should not be at some arbitrary point in the future, rather such proposals and plans need to be clearly set out now so that it is clear how these can be delivered alongside any expansion.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1502	

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								local views to be taken into account particularly in relation to the provision of adequate services and necessary infrastructure improvements .						
2517	Landmark Associates (Mr Graham Smith, Directore) [18886]		Services and Community Facilities, 16.5	Services and Community Facilities, 16.5	It is submitted that the facilities at the A146/A143 should be described in greater detail in relation to planning application 2020/0491 which includes a farm shop and application 2023/0187 (still to be determined) which seeks to provide an electric vehicle charging hub and associated shop, a drive-thru cafe/restaurant/sandwich shop/bakery and two buildings for use within Class E (g) (iii), B2 and B8 including trade counters and ancillary showrooms. The area provides both services to the residents of the village as well as job opportunities. The ongoing expansion of the area can help to support the housing increase.	It is submitted that the facilities at the A146/A143 should be described in greater detail in relation to planning application 2020/0491 which includes a farm shop and application 2023/0187 (still to be determined) which seeks to provide an electric vehicle charging hub and associated shop, a drive-thru cafe/restaurant/sandwich shop/bakery and two buildings for use within Class E (g) (iii), B2 and B8 including trade counters and ancillary showrooms.	Not specified		Object	Not specified	No	Not specified	1502	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 Pre-submission Draft) - https://southnorfolkandbroadsland.oc2.uk/a/h8

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2870	Mr Nick Goodge [20166]		Services and Community Facilities, 16.5	Services and Community Facilities, 16.5	Gillingham primary school is already oversubscribed - as is the medical care in Beccles. If these new homes are built it will just increase an already failing medical service in our area.	Build a medical centre on the services area not more fast food outlets.	Written Representation		Object	Yes	No	Yes	1502	
3031	Mrs Elizabeth Wilson [20159]		Services and Community Facilities, 16.5	Services and Community Facilities, 16.5	The services at the roundabout have encouraged the frequency of anti-social behaviour and this could potentially become a bigger problem with the expansion of these services. The infrastructure available for the existing residents is already at the limit of sustainability so the potential increase in population would cause a serious problem. Simply building a new health centre/school/dentist would not necessarily solve the issue as there is already a staffing crisis in all of these professions.	Definite plans of resolution of these issues need to be provided to reassure residents of concrete solutions.	Written Representation		Object	No	No	No	1502	
2504	Miss Madelaine Wishart [20059]		Gillingham, 16.6	Gillingham, 16.6	Safety issue / the street can not cope with more traffic. The blind corner is dangerous as it is let alone adding further vehicles. This road leads around to the school so during certain times of the day is busy with pedestrians and vehicles and high school buses	Road from Gillingham services for access	Appearance at Examination	Every person that this effects in Gillingham should have a say particularly if it is around safety within the village	Object	Yes	No	Yes	1501	
2518	Landmark Associates (Mr Graham Smith, Directore) [18886]		Gillingham, 16.6	Gillingham, 16.6	The boundary of the Settlement Limit (red line) around Daisy Way and Tulip Close does not encompass all of the dwellings which have been approved and built. A strange 'gap' has been created between the boundary of the proposed allocation and the proposed settlement boundary.	Encompass all of the dwellings which have been approved and built around Daisy Way and Tulip Close.	Not specified		Object	Not specified	No	Not specified	1501	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 Pre-submission Draft) - https://southnorfolkandbroadsland.oc2.uk/a/h8

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2930	Ms Julia Johnson [20180]		Gillingham, 16.6	Gillingham, 16.6	Gillingham comprises around 250 residential properties. The recent development of Daisy Way added 22 properties, a 9% increase on the village. An additional 35 properties, as proposed, is an increase to the village of a total of 23% which is extreme for a small settlement and adds huge pressure to local infrastructure. Policy 15 of the current Joint Core Strategy (JCS) identifies Gillingham as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.	The South Norfolk Site Specific Allocations and Policies Document also notes "that the extent of the new housing allocation is limited to land that is within Flood Risk Zone 1. It is not appropriate to allocate a larger site due to the surrounding land being at a higher risk of flooding. Within the land allocated, an allocation of approximately 10 dwellings is considered appropriate to reflect the form and character of existing built development to the west of the site." This was noted for the Daisy Way site and prior to the construction of 22 houses upon it. The allocation of this site as an appropriate location for further development should not be considered and should be removed from the Plan as no new allocations are appropriate in this location adjacent to Daisy Way.	Written Representation		Object	No	No	No	1501	
2294	Mr Nick FLOWERS [19224]		VC GIL1, 16.8	VC GIL1REV, 16.8	The site does not provide any worthwhile facilities, a footpath to a service station and fast food outlets and a pub, hardly exciting services. All medical/dental services are in Beccles which has overstretched facilities already, Beccles has also a new large estate planned (450 homes) so this is placing extra problems on the medical services but is in Suffolk so doesn't feature in this Plan. All Gillingham residents have to go to Beccles Medical centre and have no choice.	Gillingham development shouldn't go ahead. Beccles is only 3/4 mile away and the development there is huge placing strain on the local services which are under extreme pressure already. It's impossible to see a doctor. Surely the Beccles expansion programme should be taken into account and if so the Gillingham development wouldn't be required.	Written Representation		Object	Yes	No	Yes	1497	

2447	Ms Tamsin Watt [19455]		VC GIL1, 16.8	VC GIL1REV, 16.8	The Village Clusters Plan states that the parish is well located for local services and with links to the A146 and the A143. However the blind bend along The Street, the only access point for the proposed site, can not cope with the additional levels of traffic the new houses would bring. Services in Beccles are already at capacity and Beccles is also under substantial development. The incombination effects of each of these developments together should be assessed within the Village Clusters Plan. Gillingham should not be allocated for further development as the local services can not support this.	When considering the Gillingham Site, the Village Clusters Plan needs to take into account the substantial development that is happening within Beccles. Although in a different county Beccles is only 1 mile away and Gillingham residents will rely on the services within Beccles (as set out within the Village Clusters Plan). Beccles services are at capacity and Gillingham itself does not have any medical, dental or social care services it can rely on independently. The incombination effects of each of these developments together should be assessed within the Village Clusters Plan and any development plans should clearly set out what additional services will be provided to cope with the number of houses that are proposed within the area. These plans should be deliverable now, not at some arbitrary point in the future. Currently the Village Clusters Plan is not in keeping with the NPPF or its own objectives.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1497	

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								local views to be taken into account, particularly with regards to the incombination effects of recent and proposed development within Gillingham and Beccles and with respect to the provision of additional services that are required to support such development.						
2519	Landmark Associates (Mr Graham Smith, Directore) [18886]		VC GIL1, 16.8	VC GIL1REV, 16.8	It is submitted that in addition to the reference to ‘services,’ there should be a reference to local employment opportunities offered by the facilities.	It is submitted that in addition to the reference to ‘services,’ there should be a reference to local employment opportunities offered by the facilities.	Not specified		Object	Not specified	No	Not specified	1497	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 Pre-submission Draft) - https://southnorfolkandbroadsland.oc2.uk/a/h8

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2931	Ms Julia Johnson [20180]		VC GIL1, 16.8	VC GIL1REV, 16.8	The Sustainability Appraisal Report notes that Gillingham is favoured over Geldeston & Stockton for reasons of Accessibility, which appears to be related only to having the Primary School located within it. Other services such as secondary schools, doctor's surgery, retail etc are very similar for all three sites. Gillingham Primary School is over-subscribed, so cannot cater for any additional pupils. Other local services also cannot cater for additional people such as Beccles Medical Centre which states that this development would have an "unsustainable impact" on their service in their response to the 2022/193 planning application that covers the GIL1 site.	Remove this site from the Plan as it has a number of impacts which cannot be mitigated.	Written Representation		Object	No	No	No	1497	
2293	Mr Nick FLOWERS [19224]		VC GIL1, 16.9	VC GIL1REV, 16.9	Plan takes no account of further properties adding to heavier traffic congestion in The Street where the traffic is bottlenecked and virtually a one way street. There is no facility to widen road. Accidents have occurred here but non injury accidents are not recorded by the Police and go through insurance companies so it appears that there is no problem. Vehicles have to back up round the sharp blind bend into the path of other vehicles.	Refuse planning permission or car park to be provided on land east of Daisy Way on the first bend in The Street coming from the Beccles direction for residents of The Street only so that parking outside of the houses is stopped and thus allowing full vehicle access in both directions, double yellow lines to be placed on both sides of The Street to enforce compliance.	Written Representation		Object	Yes	No	Yes	1490	

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2386	Miss Andrea Dipple [20022]		VC GIL1, 16.9	VC GIL1REV, 16.9	The recent development incorporating Daisy Way does not provide suitable access onto The Street for an additional 44-88 cars a day. NCC Highways have confirmed that this is not safe and that a secondary entry/exit point is required. Access is only via travel along The Street and specifically the blind Z-bends within Gillingham. The Highways Agency have already confirmed that these bends cannot cope with the additional traffic that these proposed developments would bring. This area lies within a Flood Risk Zone 3 and access would be unsafe when flooded.	The recent development incorporating Daisy Way does not provide suitable access onto The Street for an additional 44-88 cars a day. NCC Highways have confirmed that this is not safe and that a secondary entry/exit point is required. Access is only via travel along The Street and specifically the blind Z-bends within Gillingham. The Highways Agency have already confirmed that these bends cannot cope with the additional traffic that these proposed developments would bring. This area lies within a Flood Risk Zone 3 and access would be unsafe when flooded.	Written Representation		Object	No	No	No	1490	GEBT1390.JPG - https://southnorfolkandbroadland.oc2.uk/a/g9KGCN0855.JPG - https://southnorfolkandbroadland.oc2.uk/a/gvIQVG9182.JPG - https://southnorfolkandbroadland.oc2.uk/a/gbCCUK9657.JPG - https://southnorfolkandbroadland.oc2.uk/a/gc
2437	Mr Eliot Ross [20027]		VC GIL1, 16.9	VC GIL1REV, 16.9	One single access point into the estate will be insufficient for the number of residents that will be housed. I would also argue as to the local improvements made on the site frontage, a newly paved walkway along the single access point is bare minimum and also not in keeping with the aesthetic of the walkway either side of the new development.	A single access point for the proposed estate is unsafe for the amount of vehicles that will be using it and will cause congestion. The area also lies in a flood risk zone and appropriate measures need to be taken to mitigate the risk especially for existing residents of the street as current houses are situated at the bottom of the hill near the blind bend.	Written Representation		Object	No	No	No	1490	
2439	Miss Lucy Butcher [20028]		VC GIL1, 16.9	VC GIL1REV, 16.9	A single access and exit point will not be safe.	The second estate not to be built.	Written Representation		Object	No	No	No	1490	

2449	Ms Tamsin Watt [19455]		VC GIL1, 16.9	VC GIL1REV, 16.9	The proposal for a single access and exit point to an estate which will have over 100 vehicles using it is not safe and is therefore unacceptable. The local road network and acute blind bend along The Street can not cope with the level of additional traffic this development would bring. These points have been confirmed by NCC Highways in its response to the recent planning application 2022/1993. The entire site lies within Flood Risk Zone 3b, as confirmed by the Environment Agency (response to 2022/1993) and safe access and egress can not be provided at times of flooding.	The allocation of VC GIL1 as a preferred site for development is not appropriate. The provision of only one access point is not safe and at least two access points should be provided, as confirmed by NCC Highways in its response to planning application 2022/1993. The entire site lies within Flood Risk Zone 3b and safe access and egress during times of flooding can not be provided. This was confirmed by the Environment Agency who submitted a holding objection to the recent planning application 2022/1993 at this location. For these reasons the allocation of the Gillingham Site is not in line with planning policy and the site should not be allocated for development.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1490	

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								local views to be taken into account, particularly with regards to flood risk, safe access and egress to the site and safety of access along The Street in Gillingham.						
2738	Mrs Emma Elliot [20130]		VC GIL1, 16.9	VC GIL1REV, 16.9	The addition of over 100 cars using the single access/exit point at Daisy Way is not safe, as agreed by NCC Highways. The Street, with its blind bend, cannot cope with the additional volume of traffic, confirmed by the Highways Agency. It is already unsafe for current residents. There are flooding issues in the new estate, not unexpected as the entire area lies in Flood Risk Zone 3 confirmed by the Environment Agency, this will cause access issues when it occurs and may result in run-off issues to other properties.	A second entry/exit point required but this will not solve the issue of unsafe traversing of the blind bend on The Street or the volume of additional traffic.	Written Representation		Object	No	No	No	1490	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2868	Mr Nick Goodge [20166]		VC GIL1, 16.9	VC GIL1REV, 16.9	This seems to be a very strange place to build new homes as the land is particularly clay based and always flooded after medium rainfall. Maybe that is why the landowner is pushing to develop it? Either way an estate of that size will have a major impact on negotiating the dangerous bend on the street due to another 80 plus cars trying to use it every day. I also think that there should be a second entry or exit to such a large estate for safety purposes as the extension area will likely to have issues to with flooding.	A second entry/exit road to the extension of Daisy should be required due to the current Daisy way already seeing flooding in medium rainfall days.	Written Representation		Object	Yes	No	Yes	1490	
3004	Mrs Susan Oglesby [20204]		VC GIL1, 16.9	VC GIL1REV, 16.9	Single access and exit point for proposed additional housing would not be safe, as agreed by NCC Highways.	Second access and exit point from a main road and away from The Street is needed.	Written Representation		Object	No	No	No	1490	
3018	Ms Julia Johnson [20180]		VC GIL1, 16.9	VC GIL1REV, 16.9	The proposal to use Daisy Way as a single vehicular access point is not supported by NCC Highways in their review of the recent undetermined 2022/1993 Outline Planning Application which comments on the application for 44 properties on the GIL1 site. Their attached response recommends at least two points of access for developments of this scale (around 70 units total). Daisy Way is an unadopted private road which is not constructed for this scale of development and would not safely accommodate traffic during construction. Traffic will also worsen if the school is extended, further supporting the need for two accesses.	The site should be either removed from the Plan or two points of access be stipulated as necessary as per the NCC Highways recommendation and to relieve use of Daisy Way.	Written Representation		Object	No	No	No	1490	Screenshot 2023-03-08 083110 Highways1.png - https://southnorfolkandbroadland.oc2.uk/a/m8 Screenshot 2023-03-08 083152 highways2.png - https://southnorfolkandbroadland.oc2.uk/a/m9

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3036	Mrs Elizabeth Wilson [20159]		VC GIL1, 16.9	VC GIL1REV, 16.9	The current entrance/exit at Daisy Way is very near a bend and another road junction so is already a busy junction. The addition of more housing and therefore more vehicles will make it an even busier junction. There is already insufficient parking for the existing housing and on-street parking increases during school times so this junction could potentially become very dangerous. There is no other place to create alternative access points.	As there does not appear to be an alternative point of access I can see no viable change other than to abandon the housing scheme.	Written Representation		Object	No	No	No	1490	
2387	Miss Andrea Dipple [20022]		VC GIL1, 16.10	VC GIL1REV, 16.11	This section completely understates the impact of the site and is in absolute conflict with Section 16.2 which states "The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character." Maintaining the rural character of the village and avoiding urbanisation should be at the heart of any strategy for Village Clusters. Development of this site would have a permanent devastating impact on the rural outlook to the south and southwest of the village,	The site needs to maintain the inherent rural character of the village, avoiding over-development and urbanisation. Landscaping alone cannot offset the requirement to open views which are characteristic to this rural village location.	Written Representation		Object	No	No	No	1485	
2440	Miss Lucy Butcher [20028]		VC GIL1, 16.10	VC GIL1REV, 16.11	The effects of the proposed developments will be abhorrent, depriving the local community of an important public footpath that provides a route to the local river and an enjoyable walk promoting exercise and mental well being. This development will also damage the views of the village and existing residents views will suffer and it will not be inkeeping with the villages characteristics..	The plans to be cancelled.	Written Representation		Object	No	No	No	1485	

2450	Ms Tamsin Watt [19455]		VC GIL1, 16.10	VC GIL1REV, 16.11	The Sustainability Appraisal Report provided in support of the Village Clusters Plan identifies that VC GIL1 is within 1km of the Broadland SPA and the Broads SAC, which is considered a distance within which new development could generate additional pressure on designated sites. The Village Clusters Plan states that '.... open views out from the village make an important contribution to its rural character...'. Allocation of the Gillingham Site (VC GIL 1) for development is in clear conflict with this statement. Views out of the village into open countryside to the south and south-west will be irrevocably harmed.	The Village Clusters Plan identifies that localised impacts of development at the Gillingham Site could be significant. New development at this location could generate additional pressure on designated sites including the Broadland SPA and Broads SAC. The Sustainability Appraisal also identifies VC GIL1 as having potential landscape impacts on the setting and character of the Broads National Park. Reasons given are that that the allocation is large in scale, departs notably from the existing settlement pattern and has clear lines of sight through the National Park, only 200m to the south. These issues can not be solved by landscaping alone and it is noted that the landscaping provided at the existing Fieldgate Reach development is woefully inadequate. Given the increased impacts development at this location would have on designated protected sites and features compared to the other sites assessed, including the site north of The Street, this site should not be allocated for development.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1485	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
								local views to be taken into account, particularly in regard to the potential impact development at this site could have on nationally protected sites and features including the Broadland SPA and The Broads SAC.						
2740	Mrs Emma Elliot [20130]		VC GIL1, 16.10	VC GIL1REV, 16.11	The impact of the development on the village would be significant and is in conflict with the Village Clusters Plan. The adverse effects of this development on the village will be considerable with the permanent loss of open countryside views, an important contribution to the rural character of the village, and also well-used, important public footpaths. Currently there are views to the nearby National Park and Waveney Valley, much enjoyed by residents. Landscaping to the recently built estate is poor, existing established hedging/trees were removed resulting in loss of habitat for local wildlife which hasn't been adequately replaced.	The development is detrimental to the rural nature of the village and in conflict with the Village Clusters Plan. There are no changes which would alter these facts.	Written Representation		Object	No	No	No	1485	

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2796	Ms Jane Black [20143]		VC GIL1, 16.10	VC GIL1REV, 16.11	The suggested development will impact negatively on the residents who look out to the south and south west. It will negatively impact on the rural nature of the village and environment.	Restrict the development to the north of the available land.	Appearance at Examination	I believe that local people should have their views acknowledged and listened to.	Object	No	No	No	1485	
3005	Mrs Susan Oglesby [20204]		VC GIL1, 16.10	VC GIL1REV, 16.11	Proposed additional housing would deprive residents of the rural aspect, views to open countryside and health benefits currently enjoyed.	Reconsideration of additional housing on this scale to Gillingham which has already seen significant development in this area.	Written Representation		Object	No	No	No	1485	
3025	Ms Julia Johnson [20180]		VC GIL1, 16.10	VC GIL1REV, 16.11	9.11 of your associated SAR notes GIL1 has particular landscape sensitivities: "GIL1 and GEL1 are nearby allocations (within the same village cluster) that are both sensitive on account of close association with the Broads Authority Area, and also for other reasons including the presence of nearby conservation areas." The SAR also states "Gillingham is notable as a village associated with Grade 2 quality land" which should be retained. Natural England raise concerns in response to the GIL1 2022/1993 planning application with 'particular regard to potential significant effects on significant sites'. Photographs attached show the open rural nature of the site.	This site should be removed as preferred from the Plan given its impact on the landscape and local sensitive sites such as the Broads. Construction of it will change the character of the village and its setting; the scale and location of it is not well related to the form and character or the existing village (as illustrated in the photographs) all of which are noted as a headline Objective of the Cluster Plan, noted on Page 3 of the SAR. There are no appropriate landscaping measures which can be delivered as part of new development that will possibly mitigate the change to the local landscape, given its open nature. Any attempts to screen the development will be ineffective given the scale of works, which is illustrated in the photos by the visibility of the recent Daisy Way construction even though some attempts have been made to include planting.	Written Representation		Object	Yes	No	Yes	1485	Landscape photos.docx - https://southnorfolkandbroads.gov.uk/a/mw

2451	Ms Tamsin Watt [19455]		VC GIL1, 16.11	VC GIL1REV, 16.12	The Environment Agency recently submitted a holding objection to a planning application submitted at this location (2022/1993). This objection highlighted that the site is located in fluvial and tidal Flood Zone 3, the high probability zone and this is without inclusion of the nearby unnamed watercourse that flows south along Rectory Road before crossing the A143 into Gillingham. Safe access and egress can not be provided in times of flooding. The Developers of the recently completed Fieldgate Reach development, also confirmed issues with the foundations for these housings due to flood risk. This site is therefore inappropriate for development.	The site is located in an area identified at high risk of flooding. EA maps demonstrate that the entire site lies within flood zone 3 and safe access and egress can not be provided at times of flooding. The Site is inappropriate for development and it is unclear how this site has been allocated as preferred when compared against other sites within the village clusters plan. The Village Clusters Plan should be updated to remove this site from its allocation.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1498	

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								local views to be taken into account, particularly with regards to flood risk and safe access and egress.						
3033	Ms Julia Johnson [20180]		VC GIL1, 16.11	VC GIL1REV, 16.12	The Lead Local Flood Authority objected to 2022/1993 Outline Planning Application due to inadequate consideration of the flood risk for this GIL1 site. This area of Gillingham has had extensive recent changes including large areas of hardstanding at Daisy Way development and by the recent service area extension (nearby across the field). In an area known to flood, these developments need to settle in to the landscape such that their effects are understood prior to further development. There are current applications 2022/1897 and 2023/0187 that will add hugely to the hardstanding and local flood risk. Cumulative effects will cause problems.	This site should be removed from the Plan. This is due to the high flood risk in this area. The impacts of the recent developments of Daisy Way and the services extension are not fully understood given how recently they were constructed. As well as GIL1, there are two other substantial developments which have been applied for which will cover the entire field on the opposite side of the Street which will add substantial hard areas and flood risk to the local area.	Written Representation		Object	Yes	No	Yes	1498	

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2872	Mr Nick Goodge [20166]		VC GIL1, 16.12	VC GIL1REV, 16.15	If a new school is built it will also have a massive impact on the cars using "The Street" as not all the children walk to school - some drive from Beccles. In particular that ninety degree blind bend. Sooner or later there will be a fatal accident there due to increased traffic.	Even if the school isn't built it will mean kids are driven to Beccles - once again putting more demand on that blind ninety degree bend. Its a catch 22 situation.	Written Representation		Object	Yes	No	Yes	1499	
3039	Ms Julia Johnson [20180]		VC GIL1, 16.12	VC GIL1REV, 16.15	NCC's response (as attached) to 2022/1993 planning application noted Gillingham Primary school is currently oversubscribed, so has no capacity for new pupils from GIL1 or other sites. Provision of extra land for the school within GIL1 will not help within the medium term, as there are no plans given for the land use. As this land is adjacent to Daisy Way, it can be reasonably assumed that there will be an access created to the school from Daisy Way and there has been no consideration of the impact of that in either this Plan or in the above Planning Application.	The GIL1 site should be removed from the preferred site list as one of the reasons for it being shortlisted is good accessibility, noted in the SAR to be based on its proximity to the Primary School. There are no places at the school and any expansion of the school will require planning permission, design and construction, so will take some time to implement.	Written Representation		Object	Yes	No	Yes	1499	Screenshot 2023-03-08 154949 school1.png - https://southnorfolkandbroadland.oc2.uk/a/mf Screenshot 2023-03-08 155017 school2.png - https://southnorfolkandbroadland.oc2.uk/a/mg Screenshot 2023-03-08 155040 school3.png - https://southnorfolkandbroadland.oc2.uk/a/mh

2452	Ms Tamsin Watt [19455]		VC GIL1, 16.13	VC GIL1REV, 16.17	Natural England have returned comments to a recent planning application at the same location (2022/1993) to highlight that the application could have potential significant impacts on a number of protected sites and features including the Broadland Ramsar, Broadland SPA, The Broads SAC as well as Barnby Broad and Marshes SSSI, Geldeston Meadows SSSI and Stanley an Alder Carrs Aldeby SSSI. Given the increased impacts development at this location would have on designated protected sites and features compared to the other sites assessed, this site should not be allocated for development.	The Village Clusters Plan identifies that localised impacts of development at the Gillingham Site could be significant. New development at this location could generate additional pressure on a number of nationally designated sites, including the Broadland SPA and Broads SAC. The Sustainability Appraisal also identifies VC GIL1 as having potential landscape impacts on the setting and character of the Broads National Park. Reasons given are that that the allocation is large in scale, departs notably from the existing settlement pattern and has clear lines of sight through the National Park, only 200m to the south. Given the increased impacts development at this location would have on designated protected sites and features compared to the other sites assessed, including the site north of The Street, this site should not be allocated for development and the Village Clusters Plan should be updated to reflect this.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1500	

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								local views to be taken into account, particularly in regard to the potential impact development at this site could have on nationally designated sites and features including the Broadland SPA and The Broads SAC.						

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2301	Mr Nick FLOWERS [19224]		Policy VC GIL1REV: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	It seems totally crazy that the previous Cluster plan approved in 2015 (with 22 properties having been built and only just finished) hasn't been taken into account when allocating extra housing in Gillingham. does this now mean that in a few years time another Cluster pan will be put forward with more housing. Surely a plan is exactly that, planning for the future and not in this case just a few years. The needs of the housing community hasn't changed that much in just 7 years.	The plan does say what is required in the way of forward planning for housing in South Norfolk but it doesn't then say no more after that. It needs to include a date at which further planning approval can be applied for in the future so at least residents know where they stand. Forward planning doesn't mean short term planning which in this case it is short term, it upsets everyone. The residents of Daisy Way Gillingham were informed when they purchased their home that there would be NO more properties built on their small estate, now there will be 35 more and years of disruption, the houses in Daisy Way being built on the 2015 approval the next 35 on this application, just a few years later. I'm sure they might not have purchased (some at £600.00) had they known.	Written Representation		Object	Yes	No	Yes	1482	
2361	Williams/Harr od (Mr Michael Williams, Mr) [20010]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	- The development of VC GIL1 (south of Geldeston Road, The Street) will not enhance the rural community. The allocation of the site for up to 35 dwellings would represent gross over-development of a Service Village, particularly when taken alongside the previous development 2022/1897 at Fieldgate Reach (Daisy Way and Tulip Close) which was completed only in summer 2022.	The plan to develop further houses on this flood plain needs to be scrapped. If houses are still to built against all the concrete evidence against it, there should at least be access from a different point i.e. not through The Street and thus not through Daisy Way.	Appearance at Examination	It's important that all sides (360) are represented and heard.	Object	No	No	No	1482	

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2419	Miss Mandy Peck [20025]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	Noise 24 hours 7 days a week more brighter as more lights, traffic on roads that can't cope now. Roundabout is Already an accident hotspot. Being built on a flood plain, when planning was supposed to be for houses. Effect it will have on wildlife, with badgers hedgehogs (an endangered species) with various protection acts, birds bats field mice water voles, also it's a lovely quiet place to walk round. Who wants that industrial estate on there doorstep not me would you. Depriving nature of a home you wouldn't want to be kicked out of your home	No more building in Gillingham leave it to the countryside as it is meant to be. We are depriving nature of its home like foreign countries are doing and animals are becoming endangered, like hedgehogs are here on the red endangered list hence the protection acts	Written Representation		Object	No	No	No	1482	
2448	Mr Michael Green [20032]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	My main concern would be the increased volume of traffic through the street in Gillingham which this proposal would effect. My other concern is to the risk of flooding on the development site being a resident in the village for over fifty years I have witnessed this site flooding annually.	The traffic problem through the street would have to be addressed in some way as to aliviate the problem that already exists with vehicles parked on the roadside this at the moment causes a major risk for some people exiting their property onto the road Also the risk of flooding on the site would have to solved in a satisfactory way .	Written Representation		Object	Yes	No	No	1482	

2453	Ms Tamsin Watt [19455]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	This site is inappropriate for development and should not be allocated. Reasons include: - Lack of services within Gillingham (dental, doctors, social care) and lack of capacity in Beccles - Large scale development in Beccles (c.450 homes) not considered in this plan - Clear issues of flood risk, safe access and egress (see EA's holding objection to (2022/1993) - Clear issues with safe access along The Street and the acute blind bend (see NCC highways response to 2022/1993) - Local significant adverse impacts on rural character and on nationally designated sites including Broadlands SPA and Broads SAC	VC Site GIL 1 is not appropriate for development and should not be allocated for the reasons given above. In addition, recent development has taken place in the village with the addition of 22 new houses at Fieldgate Reach which was only completed in 2022. The impacts of this site on the environment and community are not yet understood and the proposed allocation of VC GIL 1 is not considered cumulatively with the recent Fieldgate Reach development. This is a clear short fall of the plan and the cumulative effects of these developments should be considered. Development at this location would also have a number of significant impacts which are not in line with national policy or with the core objectives of the Village Clusters Plan itself. For these reasons the plan should be reviewed and this site should not be allocated for development.	Appearance at Examination	In line with National Planning Policy it is important that members of the community are able to appropriately engage with development plans that will affect the areas in which they live and work. Previous consultation comments provided on the Village Clusters Plan have not been responded to and therefore it is unclear how community views/interests have been taken on board within the decision making process. Lack of response to previous consultation results in a process that is not transparent and calls into question the approaches and criteria used to allocate preferred sites. The Village Clusters Plan should not be considered as final until all consultation comments have been responded to. The hearing sessions will provide an opportunity for	Object	No	No	No	1482	

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								local views to be taken into account.						
2520	Landmark Associates (Mr Graham Smith, Directore) [18886]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	The uncertainty surrounding the implementation of the plan as a result of the impact of Nutrient Neutrality undermines the overall aims of achieving a proscribed number of dwellings. Of the 1122 dwellings shown as allocations 413 (37%) are subject to nutrient Neutrality constraints. Of the 173 dwellings carried forward from 2015 145 (84%) are subject to Nutrient Neutrality constraints. The land to the north of The Street (SN0274) is not subject to Nutrient Neutrality constraints and if allocated could be developed in a short time and make a contribution to the housing provisions of the plan.	The land to the north of The Street is not subject to Nutrient Neutrality constraints and if allocated could be developed in a short time and make a contribution to the housing provisions of the plan.	Not specified		Object	Not specified	No	Not specified	1482	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 Pre-submission Draft) - https://southnorfolkandbroadsland.oc2.uk/a/h8

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2530	Mrs Rosemary Gage [20072]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	At a time when the demand is for us all to “go green” - use our open spaces and walk, South Norfolk is proposing an extensive build, to swallow up acres of land and green space, commandeering Public Footpaths and in general polluting a rural landscape. With no consideration to the impact this will have on the local residents and the destruction of their local landscape. The light pollution will have an enormous detrimental effect on humans and wildlife. The increase in traffic through small village streets is nearly at breaking point and with a further increase will be intolerable. There are no plans for extra school or health facilities - which are now at a premium. With all this in mind, as a resident I am extremely worried and alarmed by this extensive planning proposal. This will not be an extension to a village, but a plan to create a town on a flood plain.		Not specified		Object	Not specified	Yes	Not specified	1482	

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2560	Mr Paul Fletcher [19278]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	The road through Gillingham is restricted by parked cars, leading to single track working which is dangerous. The parked cars have nowhere else to go as they are in-front of houses. Surveys carried out of residents by Gillingham Parish Council rejected any option to introduce no waiting restrictions. (I have the survey results in my possession)The road is therefore unsuitable for any increased traffic on it, particularly with the 2 z-bends. The proposals involve an overlong cul de sac as it gains access through the existing Daisy Way.	Construct a new road through the McDonald's site onto The Street. Or develop SN0274 Rev B instead of SN4078 taking access again through the McDonald's site instead of onto The Street. The land in question is under the same ownership for both sites and also the land required for a link to McDonald's	Written Representation		Object	Yes	No	Yes	1482	
2621	Broads Authority (Ms Natalie Beal, Planning Policy Officer) [12415]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	See comment	The 5th bullet point needs to mention assessing potential impact on the Broads, as is written in para 16.10. Where it says in 5th bullet point there is a need for a fill Landscape Assessment, is that a LVIA? Does it need to mention the term LVIA to make it clear what is required? For example, this policy talks about a Landscape Assessment whereas policy VC ROC1 talks about a Landscape and Visual Impact Appraisal. Why the difference?	Written Representation		Object	Yes	Yes	Yes	1483	

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2647	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	This allocation is in relatively close proximity to Geldeston Meadows SSSI, a floodplain grazing marsh and component of the Broads SAC/Broadland SPA which is currently in an 'unfavourable condition' with a small part in an 'unfavourable declining' condition. National Planning Policy Framework (NPPF) 180: 'When determining planning applications, local planning authorities should apply the following principles: b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.....'	In light of the NPPF policy quoted above, we recommend that policy wording in VC GIL1 should reflect this. The policy wording should be revised to clearly signpost the need for any application to review any potential indirect disturbances to this site in an ecological assessment, in particular with respect to potential visitor pressure impacts. This site is also noted as being amber for great crested newts, a protected species. We therefore recommend that any policy wording also includes reference to the need for an appropriate great crested newt assessment prior to determination, in order to ensure that the allocation is supported by the appropriate ecological evidence.	Written Representation		Object	No	No	Yes	1484	
2818	Ms Kirsty Aldis [20146]		Policy VC GIL1: South of Geldeston Road and Daisy Way	Policy VC GIL1REV: South of Geldeston Road and Daisy Way	- The previous consultation has not been responded to meaning due process has not been followed. - South Norfolk Council should look at the objections made to planning application 2022/1993 as it is clear that the LLFA and NCC have severe doubts about the suitability of this site. - This is gross over development of a service village.	The North site should be properly considered with an exit onto the roundabout via Hearts services.	Written Representation		Object	No	No	No	1482	

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2620	Broads Authority (Ms Natalie Beal, Planning Policy Officer) [12415]		Policy VC GEL1: North of Kell's Way	Policy VC GEL1: North of Kell's Way	Policy does not mention assessing the potential impact on the Broads.	2nd bullet point of the policy needs to mention assessing potential impact on the Broads, as is written in para 16.17. Where it says in 2nd bullet point there is a need for a fill Landscape Assessment, is that a LVIA? Does it need to mention the term LVIA to make it clear what is required? For example, this policy talks about a Landscape Assessment whereas policy VC ROC1 talks about a Landscape and Visual Impact Appraisal. Why the difference?	Written Representation		Object	Yes	Yes	Yes	1478	
2869	Mr Nick Goodge [20166]		Policy VC GEL1: North of Kell's Way	Policy VC GEL1: North of Kell's Way	This proposal will only make matters worse along "The Street" in Gillingham on the dangerous ninety degree bend where it is not only "single file" traffic but also a bling ninety degree with cars parked on the road. Anyone in these new dwellings will need use that bend to get to Beccles for any shopping etc.	Don't build there	Written Representation		Object	Yes	No	Yes	1481	

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3170	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC GEL1: North of Kell's Way	Policy VC GEL1: North of Kell's Way	There are no designated heritage assets on site. However, the site is adjacent to the Gedleston Conservation Area. There is also a pair of grade II listed cottages to the west of the site at West End. Any development of the site has the potential to impact on the significance of these designated heritage assets. We welcome the preparation of the HIA. The HIA recommends that development needs to respect the form and layout of the Kells Estate. This is reflected in criterion 2. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1479	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3218	Saffron Housing [11465]	Brown & Co (Mr Paul Clarke, Head of Planning) [12840]	Policy VC GEL1: North of Kell's Way	Policy VC GEL1: North of Kell's Way	We consider this form of development that is part of the draft allocation for this village, led by the green credentials of the locality would result in tangible benefits for the community and provide housing in a holistic and sustainable way in order to create a vibrant and resilient community and support the move to a post-carbon economy. Government has recognised the role that residential development can have in achieving sustainability and creating communities, where there is no choice between quality and quantity and green spaces amount to more than token verges and squares.	We are seeking amendments to the policy to increase the potential number of units on the site. Having undertaken some initial work on the site, we believe that the site is capable of delivering up to 25 units. This is in accordance with paragraph 119 of the NPPF which seeks to ensure the effective use of land in meeting the need for homes and other uses. Plans confirming that up to 25 units can be accommodated on the site, accompany these representations as separate documents showing an illustrative site layout, and a concept layout with opportunities and constraints.	Not specified		Support	Not specified	Yes	Not specified	1480	Reg19 reps for Kells Way, Geldeston - https://southnordfolkandbroadland.oc2.uk/a/y8 VC GEL1 opportunities and constraints plan - https://southnordfolkandbroadland.oc2.uk/a/y9 VC GEL1 site layout - https://southnordfolkandbroadland.oc2.uk/a/yv
2792	Hales and Heckingham Parish Council (Mr Craig Broadley-Naylor, Parish Councillor) [20110]		Hales, 17.1	Hales, 17.1	Individual dwellings and farmsteads are NOT sparsely distributed through the remainder of the parish. The A143, Yarmouth Road runs through the centre of the village with dwellings (houses and dwellings) sited next to each other on either side of the road, off which other roads run leading to other concentrations of dwellings. Dwellings are not sparsely distributed as can be seen from the map of the village.	This wording needs to be amended to reflect a contradictory statement which is far more accurate below in 17.2.	Written Representation		Object	Yes	Yes	Yes	1429	

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2809	Hales and Heckingham Parish Council (Mr Craig Broadley-Naylor, Parish Councillor) [20110]		Hales, 17.1	Hales, 17.1	Individual dwellings and farmsteads are not sparsely distributed through the remainder of the parish. The B1136 Yarmouth Road runs through the centre of the village with dwellings (houses and dwellings sited next to each other on either side of the road, off which other roads run leading to other concentrations of further dwellings. Dwellings are not sparsely distributed as can be seen from the map of the village attached.	This wording needs to be amended to reflect a contradictory statement which is far more accurate and stated below in 17.2. 17.2. The village has developed along the historical road network of Yarmouth Road, School Lane and Briar Lane. There has been significant modern infill development together with some limited estate development which has resulted in a more nucleated settlement form.	Written Representation		Object	Yes	Yes	No	1429	Hales and Heckingham Map.pdf - https://southnorfolkandbroadsland.oc2.uk/a/jc
2799	Hales and Heckingham Parish Council (Mr Craig Broadley-Naylor, Parish Councillor) [20110]		Services and Community Facilities, 17.11	Services and Community Facilities, 17.11	Hales and Heckingham does not have a range of social and community facilities/services. We are concerned that further development will turn our village into a dormitory that could potentially erode the sense of community and wellbeing for residents. We are also concerned about the strain on local services from GP and dentistry services to access to education which are already buckling under the strain of further development taking place in Loddon.	We would like to see as part of the development plans to build a Community Hall to allow residents to run social groups, crèches, hold celebratory and social events as well as providing a hub around which other essential services could be offered to enhance resident's wellbeing and welfare. We would like you to consider the creation of a local/community shop and café to support and enhance village life which bring people together and provide a sense of community and togetherness.	Written Representation		Object	Yes	Yes	Yes	1430	

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2801	Hales and Heckingham Parish Council (Mr Craig Broadley-Naylor, Parish Councillor) [20110]		VC HAL1, 17.17	VC HAL1, 17.17	We would like to make clear, that there must be no vehicular access given to Briar Lane from the VC HAL1 and HAL2 development. We are also aware from the original design in 2018, that there appears to be creep of the boundary line onto Briar Lane and West toward a property's boundary. The map attached, shows the boundary line running directly along Briar Lane and up to existing and existing property boundary to the West of the HAL1 development. This was never agreed to in the original plan dating back to 2018.	Because we have seen throughout the short space of time that the development has been taking place that amendments and changes have been sought by the developer. The most recent being January 2023 Planning Application 2023/0048 and a variation of Section 106 Agreement to reduce affordable housing provision from 3 units to 2 units.	Written Representation		Object	No	Yes	No	1431	Hales and Heckingham Map.pdf - https://southnordfolkandbroadland.oc2.uk/a/jb
2327	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC HAL1: Land off Briar Lane	Policy VC HAL1: Land off Briar Lane	FW Properties consider VC HAL1 to be a suitable and deliverable location for new homes within the village. Development in this location, which is close to an established community, represents sustainable development as defined within the National Planning Policy Framework. The site is immediately available and its development for 35 homes is considered to be viable and deliverable. The site is not subject to any constraints which would prevent its development for housing and FW Properties believe that the site specific requirements attached to this draft allocation can all be fulfilled. Therefore VC HAL1 should be taken forward for allocation.		Not specified		Support	Not specified	Not specified	Not specified	1378	Reg 19 Promoter Engagement Form - VC HAL1 - https://southnordfolkandbroadland.oc2.uk/a/g3

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3058	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC HAL1: Land off Briar Lane	Policy VC HAL1: Land off Briar Lane	With no village primary school, pupils will need to attend the next nearest schools, both based in Loddon and both with a PAN of 60. This development will bring a population increase of approximately 139 new residents in Hales, which is considerable for a village with limited services and facilities. With the average UK household having '1.24' cars, it is likely that in addition the allocation will also result in approximately 70 additional cars which will feed into the local highways network. In the absence of a village primary school, there will be an increase in car movements between Hales and Loddon, which will put additional pressure on the surrounding infrastructure, and will ultimately lead to reliance on the private car. This is considered contrary to the objectives of both the VCHAP and the GNLP, which is seeking to promote 'sustainable' growth.		Not specified		Object	Not specified	No	Not specified	1432	Village Clusters Representation s - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my
3083	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC HAL1: Land off Briar Lane	Policy VC HAL1: Land off Briar Lane	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC HAL1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend Policy VC HAL1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1377	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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3171	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC HAL1: Land off Briar Lane	Policy VC HAL1: Land off Briar Lane	Whilst there are no designated heritage assets on the site, the former Hales Hospital (grade II listed) lies to the east of the site. Therefore, any development of this site has the potential to impact upon the setting (and significance) of this heritage asset. We welcome the preparation of the HIA and revised HIA for the enlarged site. We have some concerns for the north eastern portion of the site. We welcome the reference in paragraph 17.16 of the supporting text to views and heights and layout. However, this should be incorporated into the policy itself. The policy should be amended to include a new criterion to read, Protect views of the grade II listed Hales Hospital from Briar Lane, careful layout, design and landscaping, including 1 and 1.5 storey dwellings in the north east of the site to protect and enhance the listed building as recommended in the HIA. Bullet point 5 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 5 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Add criterion to read Protect views of the grade II listed Hales Hospital from Briar Lane, careful layout, design and landscaping, including 1 and 1.5 storey dwellings in the north east of the site to protect and enhance the listed building as recommended in the HIA. Amend criterion 5 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1434	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3059	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	With no village primary school, pupils will need to attend the next nearest schools, both based in Loddon and both with a PAN of 60. This development will bring a population increase of approximately 139 new residents in Hales, which is considerable for a village with limited services and facilities. With the average UK household having '1.24' cars, it is likely that in addition the allocation will also result in approximately 70 additional cars which will feed into the local highways network. In the absence of a village primary school, there will be an increase in car movements between Hales and Loddon, which will put additional pressure on the surrounding infrastructure, and will ultimately lead to reliance on the private car. This is considered contrary to the objectives of both the VCHAP and the GNLP, which is seeking to promote 'sustainable' growth.		Not specified		Object	Not specified	No	Not specified	1433	Village Clusters Representation s - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my

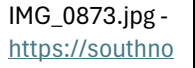
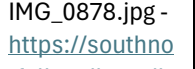
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3172	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	Whilst there are no designated heritage assets on the site, the former Hales Hospital (grade II listed) lies to the east of the site. Therefore, any development of this site has the potential to impact upon the setting (and significance) of this heritage asset. We welcome the preparation of the HIA and revised HIA for the enlarged site. We appreciate that this site was allocated in the previous local plan and also has the benefit of planning permission and that development has commenced. Reference should be made to the nearby listed Hales Hospital with the addition of a criterion to read: ‘Protect and enhance the grade II listed Hales Hospital through careful layout, design and landscaping’. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Add criterion to read: ‘Protect and enhance the grade II listed Hales Hospital through careful layout, design and landscaping’. Amend criterion 4 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1435	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3259	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	Policy VC HAL2: Land at Yarmouth Road west of Hales Hospital	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1379	

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3173	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC HEM1: Land at Millfields	Policy VC HEM1: Land at Millfields	Whilst there are no designated heritage assets on the site, the disused windmill (grade II listed) lies to the east of the site. Therefore, any development of this site has the potential to impact upon the setting (and significance) of this heritage asset. We welcome the preparation of the HIA. The HIA makes a number of helpful recommendations. We welcome the references to the HIA and recommendations in paragraph 18.15 and also in bullet points 1 and 2 of the policy. However, not all of the recommendations are reflected in the policy. Therefore, we suggest the addition of a bullet point to read: ‘Careful layout and design to keep views open, retain visual prominence of windmill and incorporate views of windmill from public spaces’. Bullet point 6 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 6 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Add criterion to read: ‘Careful layout and design to keep views open, retain visual prominence of windmill and incorporate views of windmill from public spaces’. Amend criterion 6 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1374	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3256	Hempnall Parish Council (Hempnall Parish Clerk) [13769]		Policy VC HEM1: Land at Millfields	Policy VC HEM1: Land at Millfields	Hempnall Parish Council policy states that the current recent development at Willow Drive together with infill (windfall) developments and the hoped for provision of social housing on the site now called VC HEM1 is considered the right amount of new housing for the village. In total these developments will increase the number of houses in the village by around 10% - a manageable amount which will enable the successful assimilation of the new households into the community but not an over large number which would threaten the character and environment of Hempnall.	Notwithstanding our opposition to the whole concept of village clusters Hempnall Parish Council does welcome the fact that none of the other sites (other than VC HEM1) put forward by landowners/developers for inclusion in the SNVC plan have progressed in to the documents that are being circulated in the Regulation 19 consultation and we re-state our strong opposition to the inclusion of any further sites in Hempnall other than VC HEM1.	Not specified		Object	Not specified	No	Not specified	1375	
3049	Mrs Fiona Bowen [20200]		Form and character, 22.1	Form and character, 22.1	We have already had enough infill in our village and the proposed 'village cluster' is extending our village beyond its boundary and creating a whole new estate. Ellingham is a small, quiet, country village, and the villagers have moved here for that reason. With the flooding of the road, a blind bend, a poor sewerage system that brings waste into back gardens, and loss of our country views, the effect it will have on the health, safety and overall quality of village life here is unreasonable and undeserving.	Find another area and keep us safe.	Written Representation		Object	No	No	No	1371	

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2876	Kirby Cane Parish Council (Kirby Cane Parish Clerk) [13594]		Services and Community Facilities, 22.2	Services and Community Facilities, 22.2	At its meeting on 20th February, Kirby Cane & Ellingham Parish Council took the view that the plan was unsound because it does not fulfil the objective “to protect village communities and support rural services and facilities” because there was no indication that wider services such as health and education, already under significant strain, would be improved, and also fails to comply with the duty to co-operate as it does not take account of the concerns of the community about this. Also, residents voiced concerns about whether the sewage system could deal with existing demand, let alone 25 more properties.	Greater attention needs to be paid to these wider service and infrastructure issues at local, regional and national level to take an holistic approach to development.	Appearance at Examination	To bring the views of the community to the hearing	Object	Yes	No	No	1369	
2935	Mr Adrian Muttitt [20184]		Services and Community Facilities, 22.2	Services and Community Facilities, 22.2	Sewage and waste water back up and causes houses from 62 to 68 Mill Rd to have their toilets back up until the system is cleared by anglian water (48 hours or more minimum) unable to use toilet or domestic foul water and sewage drainage . Other houses in Mill Rd may suffer from this but I have not canvassed these residents. These houses are at the end of the sewer pipe run opposite where the new house are proposed.	The sewage and waste water network needs to be upgraded to always be fit for purpose as is and certainly upgraded to take the effluent from additional housing and people. The existing sewer system must therefore be inadequate for its intended purpose to service the new proposed development.	Appearance at Examination	To ensure that we can use our toilets going forward and be place on the record as to saying so	Object	Yes	No	No	1370	
3042	Mrs Fiona Bowen [20200]		Services and Community Facilities, 22.2	Services and Community Facilities, 22.2	The present sewers are unable to cope with the houses we have already. We are regularly having blocked toilets and pipes. I am at the end of the line and the first to get blocked pipes and have waste backup from around ten houses, into my garden. Anglian Water have been out many times, but we have to wait two days for them, and use the garden meanwhile. This is totally unacceptable. More houses would have a very negative impact on my neighbours and myself. I'm fed up with receiving other peoples waste.	A completely new sewerage system or even better, a different location for the houses.	Written Representation		Object	No	No	No	1370	

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2489	Mrs Marilyn Pearson [20054]		VC ELL1, 22.5	VC ELL1, 22.5	This is a greenfield site that is outside the development boundary. The access to the site is narrow and has poor visibility. Visibility improvement at the junction with Church Road would be required due to traffic coming from the A143 road, including buses and lorries from the Ellingham Grain Store. Parents park along the road to take and collect children from the school. It is dangerous now having up to 50 additional cars from proposed 25 houses would compound this problem. There would be implications of further flood risk to carriageway due to extensive concrete bases of the houses.	The houses should be built on an alternative site	Written Representation		Object	No	No	No	1346	
2509	Mrs E Moore [13728]		VC ELL1, 22.5	VC ELL1, 22.5	The visibility at the adjacent bends and the junction with Church Road is dangerous at present. The possibility of 50 + additional cars using this access to the site would only make this worse. There is flooding on the bends and up to and including the site entrance which has had numerous attempts to resolve this with no success.	At best this site not to be used for development at all or to be amended to the original allocation of 12 dwellings which would have less impact.	Written Representation		Object	No	No	No	1346	
2874	Kirby Cane Parish Council (Kirby Cane Parish Clerk) [13594]		VC ELL1, 22.5	VC ELL1, 22.5	KCEPC believes the plan is unsound because it does not fulfil the objective “to protect village communities and support rural services and facilities” because there was no indication that wider services would be improved, and specifically that the village’s arterial highway was already considered by residents not to be fit for purpose, especially around the junction with Mill Road. The 2023 site assessment document gives an NCC Highways score of Red, but for some reason the site score for this section is given as Amber.	Significant improvements need to be made to the whole of the road system (not just close to the site(s)) through the village in the interests of the safety of all road users, but particularly children and families on their way to the nearby local village school.	Appearance at Examination	In order to present the views of the community to the hearing	Object	Yes	No	No	1367	 - https://southnorfolkandbroadland.oc2.uk/a/j8  - https://southnorfolkandbroadland.oc2.uk/a/j9  - https://southnorfolkandbroadland.oc2.uk/a/jv

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2938	Mr Adrian Muttitt [20184]		VC ELL1, 22.5	VC ELL1, 22.5	Mill Rd, inadequate width in many parts for large vehicles, buses , lorries, vans to pass without mounting the path or existing verge. At the West of Mill Rd near sharp bend before the school heavy surface water still accumulates after heavy rain. Symptomatic of inadequate drainage. A dangerous blind bend before junction where buses etc frequently mount pedestrian pavement at short notice when meeting oncoming traffic which is also hidden by the large hedge of playing field especially when hedge is in leaf. Lack of pavement continuity throughout Mill Rd.	Improve existing drainage network substantially. Exit proposed onto Mill Rd from new development potentially dangerous as close to blind corner so widen road and provide passing places. Suggest Church Rd considered for such an exit. Extend and provide continuity of pedestrian pavement all along Mill Rd Cut off blind bit of play area. Make Mill Rd One way system or widen the road substantially.	Appearance at Examination	To ensure my objections are discussed	Object	Yes	No	No	1346	
3034	Mrs Fiona Bowen [20200]		VC ELL1, 22.5	VC ELL1, 22.5	The access from Mill Road is totally unsuitable. It's the main road through the vilage, it's near a sharp blind bend and has regular flooding. There are buses, and cars, especially ones carrying young children to the local school that are using this bit of road every day. There are cars turning round on the Church Road/Mill Road junction and cars that are parked on the blind bend itself, for the play area. The road turns into a river with reasonable rainfall, and cars have to drive through the village instead.	A different exit, or preferably, for the villagers safety, a different area.	Written Representation		Object	No	No	No	1346	
3054	Mrs Fiona Bowen [20200]		VC ELL1, 22.7	VC ELL1, 22.7	When the original seven houses were built they were not built at road level as planned. Being higher the water comes off the driveways and field, and causes flooding. They were not compliant with the plans and they did not co-operate with us because they refused to answer the telephone when we tried to get in touch to point out the risk of flooding. There is nothing 'compliant' here and no 'duty to co-operate' either.	The villagers who have to put up with the extra builds need to be listened to, and the building work should be monitored and seen that it is done as planned at all times.	Written Representation		Object	No	No	No	1345	

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2877	Kirby Cane Parish Council (Kirby Cane Parish Clerk) [13594]		VC ELL1, 22.8	VC ELL1, 22.8	At its meeting on 20th February, Kirby Cane & Ellingham Parish Council took the view that the plan was unsound because the site as presented in the Regulation 19 consultation completely enclosed one property as well as impacting others in the vicinity.	One of the previous layouts could be considered as an alternative.	Appearance at Examination	To bring the views of the community to the hearing	Object	Yes	No	No	1344	
2488	Diana Wadley [19272]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	It is my opinion that the agricultural field site south of Mill Road Ellingham for 25 units renders the VCHAP unsound for the following reason: There would be a requirement to update the sewage network in Mill Road as it is not fit for the present dwellings as due to the lie of the land sewage can back up to the drains that the new site would connect to. There is flooding in the road where the site would exit in spite of recent efforts to improve this. The site exit is blind to the left, the road there is too narrow for cars to pass a bus. Surely no developer would want the expense of widening the road even if it were possible. Residential amenity of at least one property would be severely adversely affected. Open views to the Ellingham Mill Conservation Area would be compromised.		Not specified		Object	Not specified	No	Not specified	1338	

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2511	Mrs E Moore [13728]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	I believe the development to the south of Mill Road is unsound for the following points. Major issues with visibility at bends and at the junction. Problems with surface water drainage A loss of landscape views to the Church and surrounding area. The impact it will have to existing dwellings in Mill Road It is outside the village development area 25 houses amounts to a large estate and not a village cluster	If the site approved then the original allocation of 12 houses would have less impact on the road structure and local residents.	Written Representation		Object	No	No	No	1338	
2622	Broads Authority (Ms Natalie Beal, Planning Policy Officer) [12415]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	Site is approximately 300m north of the nearest BA boundary. Unfortunately, the LVA does not fully consider impacts on the Broads. However, it acknowledges that there will be long views to the site from the south (BA area), and identifies a need for substantial planting to contain the site along the southern boundary. This is supported. Bullet point 4 does not really reflect what it is in the LVA – the LVA indicates a need for substantial planting, but the importance is not portrayed in the policy wording and needs improving.	Bullet point 4 does not really reflect what it is in the LVA – the LVA indicates a need for substantial planting, but the importance is not portrayed in the policy wording and needs improving.	Written Representation		Object	Yes	Yes	Yes	1343	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2978	Trustees of the 1997 Martin Smith Settlement [19615]	Ingleton Wood LLP (Miss Nicol Perryman, Associate Planner) [16346]	Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	On behalf of the landowner, we continue to support this site in line with our previous representations made in July 2021. We support the specific requirements set out within the drafted policy. We continue to consider the site to be suitable, available and achievable, and therefore deliverable within the Plan period.		Not specified		Support	Not specified	Not specified	Not specified	1339	
3044	Mrs Fiona Bowen [20200]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	I live opposite the seven houses already built on the land already allocated for the new builds. Since they have been built, we get their seven houses worth of rainwater coming down their paved driveways, across the road and down our driveway, of three bungalows, flooding it completely. You have to wear waders or wellies to get to the road. It has even reached the front door of the first bungalow. We have to endure this stress with each reasonable rainfall and can't imagine the effect that twenty five more would have.	The land should have been brought down to road level as planned but no one wanted to know. We now pay the price.	Written Representation		Object	No	No	No	1338	
3071	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	Removal of the hedge at the south side of Mill Road would be required between house number 81 and the recreation ground to enable a satisfactory layout. It does not appear feasible to achieve acceptable visibility splays within the proposed narrow site access corridor.	To make the allocation sound, the Highway Authority will require that it is extended to include the full frontage of Mill Lane from number 81 to the recreation ground.	Written Representation		Object	Not specified	No	Not specified	1342	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfokandbroadland.oc2.uk/a/nr

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3084	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC ELL1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend policy VC ELL1 to add the following wording as a policy requirement: ‘The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - ‘safeguarding’ (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.’	Written Representation		Object	Yes	No	Yes	1341	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr
3174	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC ELL1: South of Mill Road	Policy VC ELL1: South of Mill Road	We welcome the references to the Conservation Area and Church in bullet point 3.		Not specified		Support	Not specified	No	Not specified	1340	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
2881	Kirby Cane Parish Council (Kirby Cane Parish Clerk) [13594]		VC ELL2, 22.14	VC ELL2, 22.14	The provisions for access to the highway do not address the wider safety issues of a potentially large number of additional vehicles using the existing highways, which residents consider are "not fit for purpose".	The plan needs to make provision for significant improvements need to be made to the whole of the road system (not just close to the site(s)) through the village in the interests of the safety of all road users, but particularly children and families on their way to the nearly local village school.	Appearance at Examination	To bring the views of the community to the hearing	Object	Yes	No	No	1337	IMG_0878.jpg - https://southnorfolkandbroadland.oc2.uk/a/k9

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3088	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC ELL2, 22.16	VC ELL2, 22.16	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed from this paragraph.	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Written Representation		Support	Yes	Yes	Yes	1336	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkandbroadsland.oc2.uk/a/nr
2513	Mrs E Moore [13728]		Policy VC ELL2: Land at Florence Way	Policy VC ELL2: Land at Florence Way	I believe the extension to Florence Way development of 12 houses would be acceptable as part of the infrastructure is already present. It will have less impact on the landscape and be a safer alternative on the road system.		Not specified		Support	Not specified	Not specified	Not specified	1334	
2623	Broads Authority (Ms Natalie Beal, Planning Policy Officer) [12415]		Policy VC ELL2: Land at Florence Way	Policy VC ELL2: Land at Florence Way	No landscape or visual amenity issues identified in the LVA. However, the LVA does not fully consider impacts on the Broads. If site-specific mitigation measures identified in LVA are implemented there would be no concerns. ELL2 is very close to ELL1 and therefore needs to include the criterion in ELL1 that refers to the Broads (including improvements that are needed as set out in our rep to that policy). And also in the relevant supporting text. It is not clear why this wording is in one policy and not the other. It needs to be in both.	ELL2 is very close to ELL1 and therefore needs to include the criterion in ELL1 that refers to the Broads (including improvements that are needed as set out in our rep to that policy). And also in the relevant supporting text. It is not clear why this wording is in one policy and not the other. It needs to be in both.	Written Representation		Object	Yes	Yes	Yes	1335	

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2838	Cornerstone Planning Ltd (Mr Alan Presslee, Director) [13498]		Policy VC ELL2: Land at Florence Way	Policy VC ELL2: Land at Florence Way	We support the proposed allocation via Policy VC ELL2		Not specified		Support	Not specified	Not specified	Not specified	1333	
3221	Ms Jill Margaillan [19964]	Sequence (UK) Ltd (Mr Graham Bloomfield, Land & Planning Partner) [18895]	VC LM1, 23.9	VC LM1, 23.9	Sequence (UK) Ltd support the allocation of land south of School Lane and east of Burnthouse Lane as set out in the above paragraphs, which are considered to be legally compliant, sound and comply with the duty to co-operate. Sequence would suggest that a minor drafting error at paragraph 23.9 can be addressed through modifications, changing 'ariel' to 'aerial' and does not bring into the question the soundness of the plan.	Revise the final line of paragraph 23.9 changing the word 'ariel' for 'aerial' so that this line reads "Archaeological investigation was undertaken for the development of the adjacent site (2019/2485) and will also be required prior to the development of this site, particularly as linear ditch lines are visible in aerial photographs of the site."	Appearance at Examination	As set out in the separate response to Policy VC LM1 where a modification to the plan is being sought, Sequence would suggest that attendance at the hearing sessions would be of value to participate fully in the EiP, expand on any of the matters raised in these representations and answer questions from the Inspector(s).	Support	Yes	Yes	Yes	1380	
2648	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	This site is within an amber zone for great crested newts. This species is protected in the UK under the Wildlife and Countryside Act, 1981. It is a Priority Species under the UK Post-2010 Biodiversity Framework. It is also listed as a European Protected Species under Annex IV of the European Habitats Directive. Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted 2014) Policy 1: All new developments will ensure that there will be..... no adverse impacts on European protected species in the area and beyond....	We therefore recommend that any policy wording includes reference to the need for an appropriate great crested newt assessment prior to determination, in order to ensure that the allocation is supported by the appropriate ecological evidence.	Written Representation		Object	Yes	No	Yes	1384	

3175	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	The grade II listed barn at Elm Farm lies within the site. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset. We welcome the preparation of the HIA. The HIA makes a number of helpful recommendations in relation to the barn. We welcome the references in paragraph 23.8 and in bullet points 4, 5 and 6 of the policy which reflect these recommendations. It is clearly important for this land to remain open and we welcome that being reflected in policy. We do have some concerns about the possibility of one part of the site being accessed across this open land by the barn. Any access road is likely to also include lighting etc and would harm the significance of the listed barn through development within its setting. It would be preferable for that part of the site to be accessed either through the development that is currently being built, or alternatively directly off Burnthouse Lane. We recommend that alternative access options be explored, and the policy wording amended accordingly to reduce harm to the listed building. Bullet point 7 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 7 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Explore opportunities to access the far part of the site by alternative means (not across the open area to protect the setting of the barn). Amend policy wording accordingly.	Not specified		Object	Not specified	No	Not specified	1383	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnord.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnord.oc2.uk/a/s3h

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3204	Hethersett Parish Council (Hethersett Parish Clerk) [14326]		Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Proposed development in neighbouring villages, will put further pressure on existing infrastructure within Hethersett e.g. local schools, doctor's surgery. Hethersett Surgery currently has a patient count of 22,083, making it the fourth largest in the county. Any increase in housing within its catchment areas will further exacerbate its capacity.		Not specified		Object	Not specified	No	Not specified	1381	
3222	Ms Jill Margailan [19964]	Sequence (UK) Ltd (Mr Graham Bloomfield, Land & Planning Partner) [18895]	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Sequence (UK) Ltd support the allocation of land south of School Lane and east of Burnthouse Lane as defined on the Little Melton Policies Map under allocation VC LM1.	n/a	Appearance at Examination	As set out in the separate response to Policy VC LM1 where a modification to the plan is being sought, Sequence would suggest that attendance at the hearing sessions would be of value to participate fully in the EiP, expand on any of the matters raised in these representations and answer questions from the Inspector(s).	Support	Yes	Yes	Yes	1402	

3223	Ms Jill Margailan [19964]	Sequence (UK) Ltd (Mr Graham Bloomfield, Land & Planning Partner) [18895]	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Sequence objects to Policy VC LM1 in its current drafting as it is not considered to be sound. In particular the policy is neither justified as it is not an appropriate strategy, nor effective in terms of being deliverable over the plan period (paragraph 35 of the Framework 2021). The policy as currently drafted is inconsistent with other policies and allocations in the plan in that it does not set out the area of land to be developed in hectares, nor the number of dwellings. Therefore the policy should be updated to include the following: '3ha of land is allocated for approximately 35 dwellings' consistent with paragraph 23.13. This revision to the policy would ensure that the policy is sound and a full text is provided in the 'change to plan' part of this response. This also includes taking the opportunity to address 2 drafting errors. Sequence also confirms that the site remains available, deliverable and viable, as set out in the attached Site Promoter Engagement Form.	Sequence would suggest that Policy VC LM1 is revised to read as follows: "Policy VC LM1: South of School Lane and East of Burnthouse Lane 3ha of land is allocated for approximately 35 dwellings. The developer of the site will be required to ensure: - Access from School Lane, with potential secondary pedestrian and cycle only access onto Braymeadow Lane; - Footway improvements along the School Lane frontage, to link with existing provision; - Provision of a parking area within the site (adjacent to School Lane) principally for school use, the nature and scale to be agreed with the Highways Authority, the Education Authority and Little Melton Primary School, as appropriate; - South-east section of the site to remain undeveloped, and the layout and design on the adjoining areas to protect the rural setting of the listed barn, as detailed in the Heritage Impact Assessment; - Access across the southeast section of the site, between the two elements to be developed, to be sympathetic to the setting of the listed barn; - Proposals for the site to secure the long-term future	Appearance at Examination	Sequence would suggest that attendance at the hearing sessions would be of value to participate fully in the EiP, expand on any of the matters raised in these representations and answer questions from the Inspector(s).	Object	Yes	No	Yes	1401	VC LM1 Site Promoter Engagement Form - https://southnorfolkandbroadland.oc2.uk/a/yd

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						of the listed barn; - Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development; - Protection and enhancement of the ecological/biodiversity features of the site, including the established trees, hedgerows and ponds, including appropriate reinforcement of planting on the southern and western boundaries, to contain the development in the rural landscape; - Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre."								

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3249	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC LM1: South or School Lane and East of Burnthouse Lane	Policy VC LM1: South or School Lane and East of Burnthouse Lane	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary. We suggest that the same approach is taken with other VCHAP allocations within WRC catchments that have in-combination effects with the GNLP developments, including sites within the catchment of Whitlingham WRC:	The small-scale nature of these allocations is unlikely to require phasing in respect of Whitlingham WRC and therefore the policy requirement can be removed.	Not specified		Support	Not specified	Not specified	Not specified	1382	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
3099	Mr Antony Olley [18865]		East Carleton, 25.7	East Carleton, 25.7	We consider that our site (SN5000SL) should be included and can not understand why it hasn't been. We plan a very small-scale, self-build, single development in a garden plot, well inside the exiting settlement limit, which already has services and is situated alongside a track (Rectory Loke) where there already is a precedent for residential dwellings. We cannot understand a planning system that grants permission for the Hornsea windfarm project at Swardeston or office conversions in Norwich. Other development in East Carleton live with the constraint of distance to local services.	We seek that the refusal for our application is overturned because the decision is unreasonable and the South Norfolk Village Housing Allocations Plan is UNSOUND	Written Representation		Object	Not specified	No	Not specified	1324	

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2288	Mr Mark Kerr [19987]		Services and Community Facilities, 25.8	Services and Community Facilities, 25.8	The information provided in section 25.8 (Services and County Facilities) is not correct. 1. There is only one shop (Co-Op) 2. There is no Post Office 3. There are not several Takeaway restaurants 4, The bus service is limited. Only provided during the day no evening services available.	A summary of the area facilities must be correct. Wrong information is misleading to readers	Written Representation		Object	Yes	No	Yes	1323	
2702	Swardeston Parish Council (Mr Justin Barber, Vice-Chair) [19491]		Services and Community Facilities, 25.8	Services and Community Facilities, 25.8	Services in Mulbarton are overstated. Quality of bus service is overstated. Access of Mulbarton from Swardeston is only suitable by car.	More consideration needs to be given to improving the access between Swardeston and Mulbarton by pedestrians and cyclists if the services in Mulbarton are to be accepted as part of the plan for further Swardeston growth.	Written Representation		Object	Yes	No	Yes	1323	

3211	Mr Humphrey Berney [19565]	Rural Solutions (Kate Girling, Associate Director) [20256]	Mulbarton and Bracon Ash, 25.9	Mulbarton and Bracon Ash, 25.9	Site SN2087REVA, South of Cuckoofield Lane, Bracon Ash. Site has no significant constraints (e.g. environmental/ heritage designations or ownership issues) and is available and achievable for approximately 7 dwellings on approx. 1.7 to 2.3ha. GNLP sets out minimum requirements, towards which this site could contribute. The site is well located for services and facilities in Mulbarton (including public transport to Norwich) and could deliver specialist housing to fulfil a local need and/or a mix of housing, including affordable units. The site could be used to fulfil the Council's self build obligations. The site adjoins recent development in Bracon Ash to the south and southwest and has an extant permission for an access (2018/0487). Development would not encroach further east and the TPOs could be supplemented to enhance screening. Landscape appraisal suggests a limited scheme of 7 dwellings with enhanced planting could acceptably mitigate any impacts. Site would be characteristic of the relatively settled nature of the area and would respond to recently permitted development in the vicinity.	Inclusion of site SN2087REVA within the VCHAP.	Appearance at Examination	Not stated.	Object	Not specified	No	Not specified	1322	Land south of Cuckoofield Lane Bracon Ash.pdf - https://southnorfolkandbroadland.oc2.uk/a/y3

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2728	Dr Neil Thomas [20123]		Policy VC MUL1: Land east of Bluebell Road and north of The Rosery	Policy VC MUL1: Land east of Bluebell Road and north of The Rosery	Objection to the proposed development of VCMLU1 on the grounds that the plan is not sufficiently justified by evidence and therefore is unsound. This relates to judgement by NCC Highways that Bluebell Road is unsuitable for access, supported by concerns raised in the Mulbarton Neighbourhood Plan. Additionally the proposed number of dwellings appears to have been increased after discussion between the landowner and developer rather than taking into account available evidence.	Dear Sir/Madam, Re: proposal for construction of 35 dwellings on Site VCMUL1. To be validated as sound, I understand that the proposed plan should be compliant with the criteria set out in Paragraph 35 of the National Planning Policy Framework, namely that it is positively prepared, justified, effective and consistent with national policy. 'Justified' is defined as being an appropriate strategy taking into account the reasonable alternatives and based on proportionate evidence. After reviewing the VCHA plan updated site assessment (January 2023) for the area South of Rectory Lane in Mulbarton, (site Reference SN2038/VCMUL1) I wish to object to the proposal on the grounds that the plans are not justified due to insufficient evidence presented regarding decisions about access to the site and hence should not be considered sound. Referring to the suitability assessment for VCMUL1 on page 262 of the updated Site Assessment (2023) I note that access to the site initially received an Amber HELAA score and subsequently a Red Site score. NCC Highways comment that "Bluebell Road [is] not of a suitable standard to accommodate development over and above existing", whilst	Written Representation		Object	Yes	No	Yes	1315	Mulbarton_Neighbourhood_Plan_0.pdf - https://southnorfolkandbroadland.oc2.uk/a/xp Updated Site Assessments - Allocations and Settlement Limit Extensions.pdf - https://southnorfolkandbroadland.oc2.uk/a/xq

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						I would propose that the postulated VCMUL1 site be considered unsuitable for development on grounds of inadequate safe access according to current evidence. Should re-examination of the evidence such as a further site inspection be undertaken and indicate that limited development may be possible then I would propose that the development is capped at 10-20 dwellings in accordance with the Mulbarton Neighbourhood Plan. To reduce danger to pedestrians along Bluebell Road and along the Northern and Southern approaches to Bluebell Road should development of any size take place, I would propose that an approach for construction traffic directly from the A140 to the site via the Eastern end of The Rosery be considered, which would limit the channelling of construction vehicles through the centre of Mulbarton. Many thanks for your time in considering the above. Yours faithfully, Neil Thomas								

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3064	Hopkins Homes Limited (Mr Chris Smith, Development Planner) [14202]		Policy VC MUL1: Land east of Bluebell Road and north of The Rosery	Policy VC MUL1: Land east of Bluebell Road and north of The Rosery	Hopkins Homes Ltd remains supportive of the proposed allocation of Site VC MUL1, welcoming that the Local Planning Authority has recognised that this site is suitable for development, we nevertheless continue to suggest that the wider available site could be utilised to provide a greater level of growth, given the acknowledged sustainability credentials of Mulbarton. As we have previously outlined, Mulbarton remains a sustainable location to accommodate new development. Village population is in excess of 3,500 residents and approaching 1,500 dwellings. It is well served by local education, sports and community facilities with good transport links to Norwich. The VCHAP would see only approx. 20 further homes added to the housing stock over a 15-year period. A disproportionately low figure. The overall site area could comfortably accommodate up to 200 dwellings, enabling additional benefits to the village including more affordable dwellings; significant areas of new public open space; a diverse mix of house types and opportunities for biodiversity enhancements, together with proportionate financial obligations.		Not specified		Support	Not specified	Not specified	Not specified	1316	Hopkins Homes_Mulbarton_SNVC_Reg 19 Consultation_March 2023_CNS.pdf - https://southnorfolkandbroadsland.oc2.uk/a/mp/1911-400 Ingent - Land East of Bluebell Road Mulbarton - Highways Access Statement July 2021.pdf - https://southnorfolkandbroadsland.oc2.uk/a/mq
2701	Swardeston Parish Council (Mr Justin Barber, Vice-Chair) [19491]		VC SWA1, 25.16	VC SWA1, 25.16	i) Traffic volume and speed on the B1113 is not conducive to development on the eastern side when facilities are on the western side. ii) Consideration should be given to a pedestrian crossing being part of any development consent. iii) Consideration should be given to further speed reduction measures through Swardeston.	i) A pedestrian crossing on the B1113 in Swardeston should form part of any development consent. ii) Speed reduction measures on the B1113 in Swardeston should form part of any development consent.	Written Representation		Object	Yes	No	Yes	1321	

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2703	Swardeston Parish Council (Mr Justin Barber, Vice-Chair) [19491]		VC SWA1, 25.16	VC SWA1, 25.16	Services in Mulbarton are overstated. Quality of bus service is overstated. Access of Mulbarton from Swardeston is only suitable by car.	More consideration needs to be given to improving the access between Swardeston and Mulbarton by pedestrians and cyclists if the services in Mulbarton are to be accepted as part of the plan for further Swardeston growth.	Written Representation		Object	Yes	No	Yes	1321	
2704	Swardeston Parish Council (Mr Justin Barber, Vice-Chair) [19491]		VC SWA1, 25.18	VC SWA1, 25.18	Access to the B1113 from the development site will be troublesome and possibly dangerous.	Consideration needs to be given to a) controlling traffic speed through the village more than is being done at present. b) improvements to the junction of Bobbins Way/B1113.	Written Representation		Object	Yes	No	Yes	1320	
3089	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC SWA1, 25.19	VC SWA1, 25.19	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed from this paragraph.	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Written Representation		Support	Yes	Yes	Yes	1319	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr
2505	Bennett Homes [19097]	Lanpro Services Ltd (Mrs Beccy Rejzek) [16106]	Policy VC SWA1: Land off Bobbins Way	Policy VC SWA1: Land off Bobbins Way	Bennett Homes support the allocation of this site, but have a number of comments to make on the detail of the allocation. It is considered that 25 dwellings could be provided in this location mindful of site constraints and in line with the objectives of the South Norfolk Village Clusters Housing Allocation Plan.		Not specified		Support	Not specified	Not specified	Not specified	1318	BWSW-CF-ZZ-01-SK-A-0001_P1180SketchSitePlan-S0-P2.pdf - https://southnorfolkandbroadland.oc2.uk/a/gxSKM_C450i17121817450.pdf - https://southnorfolkandbroadland.oc2.uk/a/h6

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3082	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC SWA1: Land off Bobbins Way	Policy VC SWA1: Land off Bobbins Way	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC SWA1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognises that underlain mineral resource has been included in the supporting text, however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend VC SWA1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1317	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorbokandbroadland.oc2.uk/a/nr
2705	Swardeston Parish Council (Mr Justin Barber, Vice-Chair) [19491]		VC SWA2, 25.22	VC SWA2REV, 25.23	Access to the B1113 from the development site will be troublesome and possibly dangerous.	Consideration needs to be given to a) controlling traffic speed through the village more than is being done at present. b) improvements to the junction of Bobbins Way/B1113.	Written Representation		Object	Yes	No	Yes	1311	
2644	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC SWA2 Land on Main Road	Policy VC SWA2REV Land on Main Road	This allocation is in close proximity to Swardeston Common CWS which is well used for recreation and has a network of paths running through it. (2 of the ponds in this CWS have been severely affected by run-off from the road.) The allocation for approx.. 30 dwellings could potentially cause additional adverse impacts on this CWS due to increased visitor pressure.	Policy wording should reflect the proximity to the CWS and any application should review any potential indirect disturbances to it in an ecological assessment.	Written Representation		Object	Yes	No	Yes	1299	

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3077	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC SWA2 Land on Main Road	Policy VC SWA2REV Land on Main Road	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, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognises that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend Policy VC SWA2 to add the following wording as a policy requirement: ‘The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - ‘safeguarding’ (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.’	Written Representation		Object	Yes	No	Yes	1300	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadsland.oc2.uk/a/nr
3176	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC SWA2 Land on Main Road	Policy VC SWA2REV Land on Main Road	Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 3 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Amend criterion 3 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1301	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadsland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadsland.oc2.uk/a/s3h
3232	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC SWA2 Land on Main Road	Policy VC SWA2REV Land on Main Road	This policy is an allocation brought forward from the 2015 Local Plan and therefore we consider that the policy text should recognise our feedback on allocation VC SWA1 where no such requirement is included regarding wastewater infrastructure capacity - as confirmed by the Water Cycle Study.	Remove policy requirement that "Wastewater infrastructure capacity is confirmed prior to development taking place."	Not specified		Support	Not specified	Not specified	Not specified	1310	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw

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3260	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC SWA2 Land on Main Road	Policy VC SWA2REV Land on Main Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1299	
2646	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC BRA1: Land at Norwich Road	Policy VC BRA1: Land at Norwich Road	The proposal is in close proximity to Bracon Hall County Wildlife Site, which is sensitive to changes in water quality that would result from run-off from the application site. The current active planning application for this allocation site proposes directing run-off water from the site, via a road side ditch, to an attenuation pond immediately adjacent to the CWS, but it is unclear if the CWS is safeguarded from overspill from the attenuation pond.	Policy wording should reflect the proximity of the CWS and include a requirement for any application to ensure indirect impacts on the CWS are avoided, in particular from off-site routing of run-off water.	Written Representation		Object	Yes	No	Yes	1288	

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3111	Mr Steve Horton [15388]		Policy VC BRA1: Land at Norwich Road	Policy VC BRA1: Land at Norwich Road	We (Bracon Ash Residents Group) consider the continued allocation of BRA1 in the Local Plan to be unsound because the evidence it is based upon is out of date and no longer relevant. There will be a negative social impact on a well-developed supportive community of introducing an urban estate into the village. There will be a negative environmental impact of loss of land and habitat and potential run off into a County Wildlife site. There is a very large proportion of public objection to the development of this site as it is currently proposed.	This site should be removed from the Village Clusters plan based on the above points.	Not specified		Object	Not specified	No	Not specified	1283	

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3177	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC BRA1: Land at Norwich Road	Policy VC BRA1: Land at Norwich Road	Whilst there are no designated heritage assets on the site, there is a grade II listed Thatched Cottage to the north east of the site and the Bracon Ash and Hethel War Memorial to the north of the site. Home Farmhouse, also listed at grade II, lies to the south east of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. We appreciate that this site was allocated in the previous local plan and that an application for the site has been submitted, pending determination. We welcome the reference to Home Farm and Thatched cottage and their settings in bullet point 2. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1287	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
3213	Bracon Ash and Hethel Parish Council (Bracon Ash and Hethel Parish Clerk) [19271]		Policy VC BRA1: Land at Norwich Road	Policy VC BRA1: Land at Norwich Road	Bracon Ash & Hethel was originally allocated 20 – 30 houses and this number has already been built. In a village with no facilities or suitable pedestrian access the parish council believes there has been sufficient new homes built in the parish to satisfy demand.	The parish council believes that this site should be removed from the plan.	Not specified		Object	Not specified	No	Not specified	1283	

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2767	Mr Peter Tavner [19825]		Needham, 26.9	Needham, 26.9	The Needham settlement limit should have been extended to the east of the village from Harmans Lane towards the A143/Harleston roundabout, to the south of High Road where there are already a number of residential/commercial developments. This would have potentially avoided the need for site VCNEE1 to be allocated (which lies to the north of High Road), and hence prevented loss of a valuable open greenfield site. The current settlement boundary in conjunction with VCNEE1 does not comply with paragraph 7c of the NPPF (environmental objective) by not "making effective use of land".	Extend the Needham settlement limit to include 11 High Road, Needham (Greenacres) and the road frontage of Elm Farm. This would encourage development on residential or previously developed land rather than on the greenfield site (VC NEE1) opposite. This would be more consistent with Policy Objective SNVC Objective 3 (Protect the character of villages and their settings), and more compliant with the environmental objective of the NPPF (paragraph 7c - making effective use of land), This will also be more 'justified' in terms of NPPF policy in that these locations are more reasonable alternatives to VC NEE1.	Written Representation		Object	Yes	No	Yes	1286	
2574	Wortwell Parish Council (Wortwell Parish Clerk) [19687]		Wortwell, 26.13	Wortwell, 26.13	Over dominance of numbers and size and a danger to the flow of traffic on High Road. A reduced proposal from the requested build down to five dwellings only would be acceptable	Reduction of housing proposal Space to park, turn and enter and exit highway safely	Appearance at Examination	Local knowledge is paramount to this development being approved.	Object	Yes	No	No	1309	
2832	Durrants (Jasmine Philpott) [20151]		Wortwell, 26.13	Wortwell, 26.13	Please refer to detailed representations submitted on 6/3/23. In summary, we find the settlement limit for Wortwell to be sound. It allows for an allocation and modest infill in sustainable locations. Wortwell has the added benefit of being outside of the Nutrient Neutrality catchment and therefore represents an opportunity to compensate for inevitable under-delivery of housing in areas within the catchment elsewhere in the District.		Not specified		Support	Not specified	Not specified	Not specified	1298	

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3180	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Wortwell, 26.13	Wortwell, 26.13	Although this is not an allocated site in the Local Plan, the settlement limit is being amended to incorporate this land. Although the land does not include any designated heritage assets, the site is located between two grade II listed buildings – the United Reform Church and 155 High Road. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. There does not appear to be an HIA for this site. We recommend the preparation of an HIA for this site ahead of the EIP. Notwithstanding this, we have some reservations about the approach to the extension of settlement limits because it is unclear how site-specific policy requirements e.g. mitigation measures recommended in an HIA, can be secured in the absence of a site-specific policy.	Prepare HIA	Not specified		Object	Not specified	No	Not specified	1308	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3185	Durrants (Jasmine Philpott) [20151]		Wortwell, 26.13	Wortwell, 26.13	The site was assessed by the Council to be a 'reasonable' addition to the existing settlement limit (May 2022), with capacity for around 8 dwellings. The site scored 'green' against nearly all metrics, with any 'amber' areas deemed surmountable by the relevant consultees. The assessment concluded that the site was available and achievable, and that the highlighted landscape and heritage impacts could be addressed within a planning application. Any application would also need to be accompanied by a suitable ecological survey. The landowners of the land within SN5045SL are able to confirm that the site remains available for development, and are confident that the issues highlighted within the site assessment, and summarised above, can easily be addressed through a planning application. The site is in a sustainable location, forming an 'infill' gap, with residences on either side. It is a logical location for further housing development, and we would encourage the settlement boundary to be maintained in its proposed form within the final submission version of the Plan. Wortwell has the added benefit of being outside of any Nutrient Neutrality catchment area, meaning any proposed housing can come forward without delay, unlike in some other villages within the District. SN5045SL is therefore highly deliverable and could provide much-needed housing when allocations within the catchments are delayed.		Not specified		Support	Yes	Yes	Not specified	1298	VCHAPS reps 26.13 Wortwell - Durrants.pdf - https://southnorfokandbroadland.oc2.uk/a/nv

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3090	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC NEE1, 26.19	VC NEE1, 26.19	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed.	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Written Representation		Support	Yes	Yes	Yes	1285	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkandbroadland.oc2.uk/a/nr
2842	Mr Peter Tavner [19825]		Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1 results in the loss of a greenfield site on the edge of the village, when there are more suitable alternative reasonable options available. It is therefore not 'justified' as per paragraph 35b of the NPPF. It is important for Needham to retain the VC NEE1 site as an open field as it helps preserve the rural setting of the village by preventing a continuous line of development from the A143 roundabout. Development opposite site VC NEE1 would be more 'consistent' with paragraph 119 of the NPPF (effective use of land....while safeguarding the environment).	Remove site VC NEE1 from the allocation or materially reduce it in size. Instead allocate the site opposite (Greenacres, 11 High Road) as it is already a residential plot with significant roadside screening. Alternatively extend the Needham settlement limit to include Greenacres, 11 High Road and the frontage of Elm Farm. A full objection statement and evidence to support alternative allocation at Greenacres, 11 High Road (including appendices) is provided as attachments.	Written Representation		Object	Yes	No	Yes	1295	Objection to VCNEE1 and alternative allocation.pdf - https://southnordfolkandbroadland.oc2.uk/a/jj Appendix 1 - Site Assessment Form.pdf - https://southnordfolkandbroadland.oc2.uk/a/jk Appendix 2 - Landscape Visual Appraisal.pdf - https://southnordfolkandbroadland.oc2.uk/a/jz Appendix 3 - Greenacres, Arboricultural Report.pdf - https://southnordfolkandbroadland.oc2.uk/a/jm

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3113	Mrs Mary Craven Whattam [12901]		Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1: Land north of High Road and east of Harmans Lane	South Norfolk Village Cluster site ref: SN0156 & SN0156REV Site opposite village hall, High Road, Needham The development of site VC NEE1 should be considered in conjunction with the site opposite the village hall and church to benefit the contribution to the regional housing shortage and enhance village services/sustainability.	The development of site VC NEE1 should be considered in conjunction with the site opposite the Village Hall and Church. This will provide housing benefit and has the potential to enhance the village services by the provision of additional parking for the village hall and church. The original decision to exclude was made on inaccurate assumptions.	Not specified		Object	No	Yes	No	1296	Views towards Needham High Road - https://southnorfolkandbroadsland.oc2.uk/a/np

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3178	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1: Land north of High Road and east of Harmans Lane	Whilst there are no designated heritage assets within this site, the grade I listed Church of St Peter, its boundary wall listed at grade II and Ivy Farmhouse, also listed at grade II, lie to the south west of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. The site is an important rural gap site in the village and consideration should be given to that role in combination with the setting of the heritage assets. We welcome the preparation of the HIA. Although there are views along the road of the church from in front of the site, the site itself is set back. We welcome the reference to appropriate boundary treatments in the supporting text and policy. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1306	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3233	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1: Land north of High Road and east of Harmans Lane	We suggest that the supporting text and the policy is amended to provide clarity regarding the context of providing foul drainage to the site, given that it is not in close proximity to our WRC network, and other options such as package treatment plants are for the developer to consider and to obtain the necessary permit from the Environment Agency. The site currently has no network connectivity to the sewer system, therefore early engagement with Anglian Water is recommended regarding the requisitioning of new connection or the developer to consider alternative on-site treatment subject to the necessary permits. Modify policy text to read: Early engagement with Anglian Water regarding the requisitioning of new sewer connection or the developer to consider alternative on-site treatment.	Modify supporting text to read: The site currently has no network connectivity to the sewer system, therefore early engagement with Anglian Water is recommended regarding the requisitioning of new connection or the developer to consider alternative on-site treatment subject to the necessary permits. Modify policy text to read: Early engagement with Anglian Water regarding the requisitioning of new sewer connection or the developer to consider alternative on-site treatment.	Not specified		Support	Not specified	Not specified	Not specified	1297	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
3261	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC NEE1: Land north of High Road and east of Harmans Lane	Policy VC NEE1: Land north of High Road and east of Harmans Lane	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1307	

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2572	Wortwell Parish Council (Wortwell Parish Clerk) [19687]		VC WOR1, 26.21	VC WOR1, 26.21	The partnership between two landowners either side of the High Road has been fully explored and discussed at Council meetings and the Council is in favour of the representation of up to 12 dwellings across the two sites.		Not specified		Support	Not specified	Not specified	Not specified	1294	
2285	Mr Nathan Holmes [19982]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	Will create much needed housing in Wortwell including affordable housing so the younger generations don't have to move away from rural villages.low impact of flooding at this end of the village,properties proposed are in keeping with surrounding houses,also would be a plus extending the 30mph speed limit as cars tend to speed out of the village into redenhall.		Not specified		Support	Not specified	Not specified	Not specified	1290	
2537	Mr & Mrs M Wright [18658]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	I am writing to you about the proposed development on Mill Hill Site High Road Wortwell (ref VC WOR1). After living in the village all my life it would be nice to see affordable housing for village people to buy, i.e. 1 mile radius of Wortwell. The dog exercising area is what the village need. It is a great idea for people to meet and exercise their dogs.	It would be nice to see affordable housing for village people to buy, i.e. 1 mile radius of Wortwell. The dog exercising area is what the village need. It is a great idea for people to meet and exercise their dogs.	Not specified		Support	Not specified	Yes	Not specified	1291	
2565	Mrs Kay Soanes [20083]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	As a natural extension to the end of the village this site provides an ideal location for much needed additional housing including affordable housing		Not specified		Support	Not specified	Not specified	Not specified	1290	
2571	Mr Bert Vermunt [20077]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	We are pleased to support VC WOR1 to be included in the VCHAP/LDS, on the basis of compliance to the duty to co-operate and its soundness in terms of its preparation, justification, effectiveness and consistency to national policies.		Not specified		Support	Not specified	Not specified	Not specified	1292	
2583	Mr Bert Vermunt [20077]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	We are pleased to support VC WOR1 to be included in the VCHAP/LDS, on the basis of compliance to the duty to co-operate and its soundness in terms of its preparation, justification, effectiveness and consistency to national policies.		Not specified		Support	Not specified	Not specified	Not specified	1292	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2821	JCPC Ltd (Mr Jake Collinge, Director) [19290]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	As planning consultant acting on behalf of the land owners, I can confirm that the site is available and deliverable and that the planning requirements of the draft Policy (VC WOR1) are noted, understood and accepted. The allocation and policy is, therefore, supported.		Not specified		Support	Not specified	Not specified	Not specified	1293	Viability Response.pdf - https://southnorfolkandbroadland.oc2.uk/a/jh
3067	Mr & Mrs Nigel and Carole Coram [20215]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	We are writing to convey our support for the proposed development to the Mill Hill site, High Road, Wortwell. Your reference - VC WOR1. We have lived in the village for 43 years and feel that it would be beneficial to the parish to allow the housing project, especially with the mix of affordable housing and a dog exercising area.		Not specified		Support	Not specified	Not specified	Not specified	1291	
3068	Mr Tony Evans [20216]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	My family and I have for many years run and lived in The Black Swan, Homersfield. I have recently seen details of the Wortwell Cluster plan and, as a local businessman, would like to offer my support to the development at Mill Hill, High Road, Wortwell (Ref. VC WOR1 inclusively). I believe it offers a good mix of affordable and town housing, hence going some way to addressing the local housing problem. In addition, the dog exercising area would be a valuable asset to the village.		Not specified		Support	Not specified	Not specified	Not specified	1291	
3148	Mr Nigel Bond [12479]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	We are the joint owners of the parcel of land at High Road, Wortwell which, together with the land to the south of High Road Wortwell, makes up the application for South Norfolk Cluster Project designated VC WOR1. We believe that this is a well thought out and deliverable project which, through the collaboration of the site owners, can provide much needed commercial and affordable housing and an asset to the Parish of Wortwell.		Not specified		Support	Not specified	Not specified	Not specified	1293	

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3181	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WOR1: North and south of High Road	Policy VC WOR1: North and south of High Road	Whilst there are no designated heritage assets within the site boundary, Redenhall church (grade I listed) is very visible from the northern part of the site. We welcome the reference to the GI listed St Mary's church, Redenhall in paragraph 26.23 and the reference to design and layout including building heights to the reflect the prominence of the site in the River Valley Landscape. We also welcome bullet point 4 of the policy. We recommend an HIA is prepared for this site to fully assess the impact and ensure the appropriate mitigation is in place within the policy.	Prepare HIA and amend policy, if necessary, with appropriate mitigation measures.	Not specified		Object	Not specified	No	Not specified	1305	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2573	Wortwell Parish Council (Wortwell Parish Clerk) [19687]		VC WOR2, 26.28	VC WOR2, 26.28	We have had site meetings with planning at SNDC and the Council is able to support the original allocation of up to five buildings but anything more than that causes real concerns: access, dominance, flooding to name just three. we have separately submitted documents in 2020 and 2021 to outline our reasons. built on will disallow the run off of water from two directions that currently soak away onto this land. with built up roads, driveways and housing the land could not manage the winter run off without danger to the surrounding buildings including the listed pub and road way	Contain the development to only five dwellings maximum. Provide attenuation basin and flooding protection. Ensure the access is not inhibiting the already busy crossroads between High Road Low Road and Tunbeck Close	Appearance at Examination	It is a complex situation that would benefit from discussion	Object	Yes	No	No	1284	

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3182	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WOR2: land at the junction of High Road and Low Road	Policy VC WOR2: Land at the junction of High Road and Low Road	Whilst there are no designated heritage assets within this site, the grade II listed Bell Inn lies opposite this site. Another grade II listed property, known as Premises of Mr Brown, lies to the north of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. This is an important rural gap site in the village and consideration should be given to that role in combination with the setting of the heritage assets. We welcome the preparation of the HIA. The HIA includes a number of helpful recommendations. Bullet point 3 of the policy reflects the recommendation in relation to historic grain. The policy should also include a criterion reflecting the HIA recommendation in relation to landscaping to read, ‘Enhance landscaping along the west boundary, particularly behind the village green’ Bullet point 2 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 2 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Add criterion to read ‘Enhance landscaping along the west boundary, particularly behind the village green’ Amend criterion 2 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1304	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3262	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC WOR2: land at the junction of High Road and Low Road	Policy VC WOR2: Land at the junction of High Road and Low Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1303	

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3206	Gosford Limited [19199]	Woods Hardwick Planning Ltd (Miss Vanessa Gordon, Planner) [19840]	Newton Flotman, 27.4	Newton Flotman, 27.4	We consider the site [SN0594] is reasonable for an allocation. Considering this is not the conclusion, the council has made, we therefore consider that the plan is unsound. We consider it important to reinforce the merits of the site: 1) can accommodate up to 30 new dwellings 2) The County Council accept the transport technical note in principle, subject to some further works 3) the site has access to a good range of services and facilities 4) development can exclude the area of the site in FZ3B 5) modest impact in landscape terms 6) pedestrian links through the site to adjoin the Shotesham Estates land and provide access to Smockmill Common is proposed In addition to the considerations, we note that both the Preferred Site Reference SN4024 and Shortlisted Site Refence SN4025 for Newton Flotman are noted as being subject to achieving safe and suitable access in the Council's Site Assessment Forms, whereas access to our client's site is readily available with an access solution which is considered to be acceptable in principle by the County Highways Authority.	We consider section 27 be modified to include our client's site and update on the settlement limit [SN0594]. we consider that that our client's site reference SN0594 should be allocated for up to 30 residential dwellings and that the limit of the main built form of the settlement should at least be extended to include the site. Furthermore, we consider that the A140 should not form the settlement limit to the east of the village but rather the limit should be extended to include the existing development to the east of the A140. Residential properties in this location clearly form part of the settlement pattern of the village and would form a logical extension to the settlement limit.	Appearance at Examination	To represent client	Object	Yes	No	Yes	1277	Gosford Ltd Representation to Reg 19 VCHAP March 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/yr

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2484	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC NEW1: Land off Alan Avenue	Policy VC NEW1: Land off Alan Avenue	FW Properties consider Site VC NEW1 to be a suitable and deliverable location for new homes within the village. Development in this location, which is close to an established community, represents sustainable development as defined within the National Planning Policy Framework. The site is immediately available and its development for 25 homes is considered to be viable and deliverable. The site is not subject to any constraints which would prevent its development for housing and we believe that the specific requirements attached to this draft allocation can all be fulfilled. Site VC NEW1 should therefore be taken forward for allocation.		Not specified		Support	Not specified	Not specified	Not specified	1257	
2485	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC NEW1: Land off Alan Avenue	Policy VC NEW1: Land off Alan Avenue	The completed Regulation 19 Promoter Engagement Form for VC NEW1 is attached.		Not specified		Support	Not specified	Not specified	Not specified	1258	Regulation 19 Promoter Engagement Form - VC NEW1.docx - https://southnorfolkandbroadland.oc2.uk/a/h5
3234	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC NEW1: Land off Alan Avenue	Policy VC NEW1: Land off Alan Avenue	We propose that the wording of the policy requirement regarding liaison with Anglian Water is amended to reflect the need for early engagement but given the scale of development we do not consider that there needs to be a policy requirement for phasing in relation to upgrades to the receiving WRC.	Modify policy text to read: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.	Not specified		Support	Not specified	Not specified	Not specified	1260	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw
3235	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC NEW2: Land adjacent Alan Avenue	Policy VC NEW2: Land adjacent Alan Avenue	The supporting text has clarified that the application has been recommended for approval subject to the applicant being able to address nutrient neutrality. For the reasons stated above for Policy VC NEW1, and the application has been through the relevant consultation process, we suggest that the following clause can be removed.	Remove policy text "Liaison with Anglian Water regarding foul water capacity and the potential need to phase the site to later in the plan period;".	Not specified		Support	Not specified	Not specified	Not specified	1259	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw

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3263	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC NEW2: Land adjacent Alan Avenue	Policy VC NEW2: Land adjacent Alan Avenue	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1443	
2333	Mrs Rebecca Bisset [20001]		Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Having this amount of dwellings with all the recent dwellings erected in Pulham market will put a massive strain on the amenities in the area and also course a huge amount of traffic to a small picturesque village which it will no longer be. It will cause devaluation to lots of properties in the area that bowed from having country views etc. It's will have a loss of privacy to certain houses, drainage issues, appearance of the buildings, residential amenity issues, traffic parking safety on the main road. List is endless. Effect on listed buildings in surrounded areas, noise.	For them not to be built and leaving the country side/farm land a countryside/farm land rather than erecting building that won't last longer than 40 years creating mass destruction in the future. We will eventually have no where to grow produce or have livestock. Harleston is massive and has a huge effect on surrounding areas with its traffic issues parking and noise etc. schools, doctors childcare etc is strained.	Written Representation		Object	No	No	No	1274	

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2834	George Durrant & Sons Ltd [20152]	Durrants (Jasmine Philpott) [20151]	Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Please refer to representation submitted on 6/3/23. We support this allocation. The site is in a sustainable location and is the result of significant discussion with the strategic planning team, including amendments made in response to concerns raised. The site can be delivered as per the policy wording below, and has the added benefit of lying outside of the Nutrient Neutrality catchment. This means not only that the housing is deliverable within the Plan period, but also that it can compensate for inevitable delays in delivering housing elsewhere within the district, much of which is within the catchment.		Not specified		Support	Not specified	Not specified	Not specified	1276	
3183	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Policy VC PSM1: Land north of Norwich Road and west of Poppy's Lane	Although Hill Farmhouse, grade II listed lies to the north of the site, the site is screened by the intervening woodland and so no impact would be had on the significance of this asset.		Not specified		Support	Not specified	No	Not specified	1275	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2948	Mr Peter Armitage [16193]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	Rockland has sufficient housing and the roads cannot cope with more traffic	less houses and for those to be affordable	Written Representation		Object	No	No	No	1241	

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3000	Mrs Liz Barradell-Pither [18891]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	It is considered the harm identified within this representation demonstrates that the proposed allocation would have a significant effect on the local environment, highway safety, biodiversity, flood risk and amenity and therefore should be rejected as a proposed allocation. With this evidence, I hope you can see that the proposed allocation is not deliverable nor developable for the reasons highlighted and therefore is clearly unsound and should be rejected as a proposed allocation.	Given the harm identified and the fundamental access constraints, it is clear this proposed allocation is unsound and alternative sites should be considered in place of this site, which respect the existing character of development within Rockland St Mary.	Appearance at Examination	Given the harm identified within the representations, the fundamental access constraints and the requirement for third party land, it is considered necessary that the owners of the third party land impacted, get a chance to voice their concerns and the fact they are not prepared to sell the required land to facilitate the development under any circumstances . It is therefore clear this site is not developable or deliverable.	Object	No	No	No	1241	
3002	mr Christopher Tusting [16821]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	The proposed sites do not maintain the existing linear settlement pattern. Development on either site would compromise the character of the village and its peaceful rural quality. With particular regard to VCROC2 This conflicts with the NPPF(127,130c,174a,190c), the South Norfolk Landscape Assessment (updated 2012), the Site Assessment (Landscape - Amber) and the Heritage and Design Officer's comments (Townscape - Amber). Sites to the north of The Street were rejected on these grounds. Why is the Council taking a different stance on this site?	Reject the proposals on the grounds of compromising the character and rural quality of the village	Written Representation		Object	No	No	No	1241	

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3020	Ms Jeni Barnacle [19646]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	This development is not following the historic linear settlement of the village Visually they will spoil the view by encroaching down the field The development would impact on landscape environment and habitats of a number of species including skylarks , bats, deer Access to any new development is a concern as the visibility is poor and road is busy	Any development should follow the linear settlement	Written Representation		Object	No	No	No	1241	E0335C2F-AA05-4D7B-9AB4-977B11869AD6.jpeg - https://southnorfolkandbroadland.oc2.uk/a/mb
3026	Mrs Lisa Reynolds [19543]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	Rockland St Mary is primarily a linear village, rural in character on the edge of the Broads. Both sites will "intrude onto the landscape... away from the linear pattern of development" were these not the council's own words. Both these sites will significantly change the form and character of this small Broads village	the sites that have been built recently have not intruded in the form or changed the character of the village but have provided a significant uplift in housing numbers - it should be left at that	Written Representation		Object	No	No	No	1241	
3032	Mrs Lisa Reynolds [19543]		Rockland St Mary, 29.1	Rockland St Mary, 29.1	Whilst Rockland does have the facilities above it should be noted that the bus service is irregular, not allowing an easy commute and no service past 6 pm in the evening or at all on Sundays so difficult for recreation/ work etc. The GP surgery runs on limited hours and whilst other times are available it again necessitates the use of a car to access them. Finally the Primary School has poor direct accessibility necessitating many families to drive in poor weather - a car would be a necessity for modern families living in these developments	vast reduction in numbers of properties	Written Representation		Object	No	No	No	1241	

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2601	Mr Andrew Cullum [14947]		Rockland St Mary, 29.2	Rockland St Mary, 29.2	The area to the east of the village has high landscape value consisting of gentle hills with wildlife friendly hedges, scrub and trees It marks the gradual end of a natural ridge and provides good walking and excellent views in almost all directions as the footpath winds through the landscape to Claxton , along the "Beck" and back to the staithe. ECC has broken into this vista and it appears that 25 houses will almost certainly destroy this wonderful area of the village	A change to establish a policy that promotes building, instead of the landscape.	Written Representation		Object	Yes	Yes	Yes	1244	
2951	Mr Peter Armitage [16193]		Rockland St Mary, 29.2	Rockland St Mary, 29.2	The increase in housing will spoil the village's pleasant rural character	less housing	Written Representation		Object	No	No	No	1244	
3012	mr Christopher Tusting [16821]		Rockland St Mary, 29.2	Rockland St Mary, 29.2	The village does indeed have a 'pleasant rural character' - mainly due to the quality of farmland. The Site Assessment states “agricultural soil classification unclear”. However The Natural England classification (ALC008) clearly shows the land as ‘Grade 2 - very good’. The fact that its classification was not confirmed, especially when it is clearly high quality is unacceptable. The loss of this land when agricultural production needs to be intensified is unjustifiable and contravenes Natural England policy (TIN049).	Brownfield sites or areas of poorer farmland should be used for development leaving best quality land for sustainable food production now and in the future.	Written Representation		Object	No	No	No	1244	
2952	Mr Peter Armitage [16193]		Services and Community Facilities, 29.5	Services and Community Facilities, 29.5	The bus service is limited and has been reduced in recent years, meaning more people rely on cars and consequently bus services being used less and causing a downward spiral. This is very difficult for elderly	More public transport	Written Representation		Object	No	No	No	1240	

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2598	Mr Andrew Cullum [14947]		Rockland, 29.6	Rockland, 29.6	I am concerned that the village settlement limit can be varied by SNC to accommodate up to 25 new houses. Rockland is a linear style village and should remain so .The expansion to accommodate the recently built Eel Catchers Close and the proposed new builds that will once again need the settlement limit to be changed thereby moving the tight boundaries that have kept the village in its linear form.	Rockland has had sufficient new building in the recent past (Eel Catchers Close (ECC), Bee Orchid Way (BOW) and various infills) and has reached the stage where further development should be halted. 25 new houses on an estate just round the corner from two other estates will increase the number of vehicle movements on a crowded road unacceptably.	Written Representation		Object	Yes	Yes	Yes	1237	
2714	Mrs Susan Plaw [14876]		Rockland, 29.6	Rockland, 29.6	The existing houses at Eel Catcher Close were built under a Section 106 agreement for the benefit of local people. Any new housing in this area would involve extending the settlement boundary. Rockland St Mary has already had several parcels of new housing. 25 houses on this land would involve an excessive increase in traffic through the village. The entrance to the site will be located on an area of road already considered dangerous. The development would be out of character with linear development creating a block of houses. Detrimental to the rural feel of the village and landsape.	If there must be development in this area it should be reduced in size and continue the linear development of Eel Catcher Close.	Written Representation		Object	Yes	No	No	1237	
2954	Mr Peter Armitage [16193]		Rockland, 29.6	Rockland, 29.6	proposed housing is outside the existing limits	less hosing	Written Representation		Object	No	No	No	1237	
2979	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		Rockland, 29.6	Rockland, 29.6	There is no support for the suggested extension to the settlement limit. The two developments proposed expand beyond the settlement limit and depart from the natural linear development.	Provide further details for the proposed settlment limit extension.	Written Representation		Object	No	No	No	1237	

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2999	mr Christopher Tusting [16821]		Rockland, 29.6	Rockland, 29.6	The settlement limit does not seem to be a 'limit' at all. It changes to accommodate new housing developments. If either of these sites are accepted I am concerned it will set a precedent for further 'back' development on agricultural land compromising Rockland's character and rural quality.	Further consultations about settlement limit changes	Written Representation		Object	No	No	No	1237	
2634	Mr Nigel Kippin [18864]		VC ROC1, 29.8	VC ROC1, 29.8	The proposals are not linear, unlike those on the main route through the village. Any development will be on a prominent position on the ridge overpowering the local landscape	Any development would need to be linear with restricted height to prevent domination of the landscape.	Appearance at Examination	To accept any proposals	Object	Yes	No	No	1236	541C88E8-32C6-4493-8765-CAA97079257.jpeg - https://southnorfolkandbroadland.oc2.uk/a/hp2F1CDAC8-7AA9-491C-A2CA-47E837D29E99.jpeg - https://southnorfolkandbroadland.oc2.uk/a/hqC441724F-CE65-4B8D-AE17-8813A6E6E6FD.jpeg - https://southnorfolkandbroadland.oc2.uk/a/xr
2670	Mrs Janet Rogers [18938]		VC ROC1, 29.8	VC ROC1, 29.8	Road safety is compromised. 25 houses an average 2.5 vehicles per property equates to 125 vehicle movements daily. Due to the linear design the village is already congested with on street parking in particular the area from the surgery and shop up to School Lane. Journeys from this development to these venues will almost certainly be by car. The village is the route for Langly School minibuses(6) and there is a regular bus service. Traffic diverts from the A146 whenever there are issues with that road.	Developments should adhere to the linear design of the village and not encroach into surrounding farmland, which should be used for food production.	Written Representation		Object	Yes	No	No	1236	

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2691	Mrs Tamlyn Francis [20119]		VC ROC1, 29.8	VC ROC1, 29.8	This site is situated too close to Rockland Staithe and Broad and being within 350 yards of the nature reserve which is recognised as a County Wildlife Site, awarded a Countryside Champion Award by CPRE in 2021. It will ruin the rural nature of the nature reserve, the Broads and local marshes.	By only allowing a few houses on the site, for them to be small and unobtrusive viewed the local footpaths.	Written Representation		Object	Yes	No	No	1236	
2734	mr johnny fincham [16061]		VC ROC1, 29.8	VC ROC1, 29.8	Nearly a mile from the centre of the village. Adds to traffic and is not going to close enough for anyone to walk to any of the village amenities.	As we have just had 21 houses built nearby. No more houses should go on this site. One closer to the centre should be chosen.	Written Representation		Object	Yes	No	No	1236	
2893	Sheila Axworthy [19716]		VC ROC1, 29.8	VC ROC1, 29.8	The street has cars parked many times of day infront houses without parking and the shop, businesses, school run causing dangerous driving and crossing conditions. The pavement is too narrow with an adverse camber for wheelchairs. The layby at the top of New Inn hill encroaches onto the main road causing a very dangerous obstruction to vehicles. The run off from proposed houses could flood houses near the Beck and pollutants would destroy the common spotted orchid. The main drain can't cope. The massive increase in traffic pollution would effect life outcomes of all residents. Loss of a beautiful view.	This proposal should only be a 1-2% increase in housing. Only for first time buyers, social housing and bungalows for the elderly. Only first time buyers, and people buying their main home should be allowed. No buy to let or second homes should be allowed. All homes should be future proofed for the climate emergency we are all facing.	Written Representation		Object	No	No	No	1236	
2955	Mr Peter Armitage [16193]		VC ROC1, 29.8	VC ROC1, 29.8	The housing allocation is within site of the Broads area, and will destroy the rural nature of the landscape and will make the area less attractive for tourism as well as affecting the ecological value for wildlife.	No housing	Written Representation		Object	No	No	No	1236	

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2981	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.8	VC ROC1, 29.8	Concerns have been raised about the extent of the research done on the wildlife/ecological impacts, heritage, listed buildings and road safety.	Ensure that extensive research has been undertaken with due diligence.	Written Representation		Object	No	No	No	1236	29.8 Heritage Assessment - Listed Building.docx - https://southnorfolkandbroadland.oc2.uk/a/zy 29.8 Wildlife-Ecological Impacts.docx - https://southnorfolkandbroadland.oc2.uk/a/zb 29.8 Road Safety.docx - https://southnorfolkandbroadland.oc2.uk/a/zc
2637	Mr Nigel Kippin [18864]		VC ROC1, 29.9	VC ROC1, 29.9	The additional area is at odds with the present linear village. The highway and infrastructure does not support this additional housing. The exit for this land is onto a section of highway with limited view and has safety implications to road users.	The reduction in land to support only linear growth adjacent to the existing highway as the existing dwellings.	Appearance at Examination	To agree any potential development	Object	Yes	No	No	1235	
2692	Mrs Tamlyn Francis [20119]		VC ROC1, 29.9	VC ROC1, 29.9	The site already has farm vehicles accessing the land. The road cannot cope with a further influx of cars on a hill with bad visibility and a history of accidents. Eel Catcher Close was a special exception as it was affordable housing, planning applications have already been refused on the site. There is no precedent for this development. This is already the end of the village and to go ahead with this site would be outside of the linear nature of the existing housing.	The plan needs to be abandoned. The environmental impact is too great.	Written Representation		Object	Yes	No	No	1235	
2713	Ms Joanne Norris [19286]		VC ROC1, 29.9	VC ROC1, 29.9	The size of the area is larger than the 1ha stated in National Policy A7.	Areas within the stated National Policy need to be identified.	Written Representation		Object	Yes	No	Yes	1235	
2983	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.9	VC ROC1, 29.9	As advised in 2021 the site is outside the development area, Eel Catcher Close was developed under Rural Exception Site, for social housing only, Eel Catcher Close was (is) an exception site and a public assurance was given of no further development here with two planning applications being refused since the site was built.	No further planning at a Rural Exception Site.	Written Representation		Object	No	No	No	1235	29.9 Rural Exception Site.docx - https://southnorfolkandbroadland.oc2.uk/a/zd

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2586	Mr david easto [20092]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	Inaccurate to describe the site as being to the west of eel catcher close. The site is enclosing eel catcher close on all sides, creating a block of buildings to make only street with no open access to fields at the rear . The site is far too large. The guidelines state that one hectare is the average and best size for a cluster and this is far bigger. We have already had a new development of 30 houses in the last two years and plans have been rejected behind eel catcher close twice.	The site outline states there is a precedent as eel catcher close was built here. But this was a special development for social housing. No other housing has been allowed here and we were promised that no further developments would take place. The best way forward would be to place six or so houses sideways on to the road that run southwards, so dimiishing the visual impact and not enclosing houses in the close.	Appearance at Examination	I wish to hear the justification for housing that exceeds the village boundary, contravenes exceptions for building in this area, as no precedent has been established.	Object	No	No	No	1234	
2671	Mrs Janet Rogers [18938]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	As advised in 2021 the site is outside the development area. Eel Catcher Close was developed strictly under the terms of a Rural Exception Site for social housing only. When permission was granted under those terms, the Parish Council and its parishioners were given assurance at a public meeting that this would not set a precedent for further development of the adjoining land.	The Planning Authority to respect the statements made when Eel Catcher was allowed to be developed for social housing.	Written Representation		Object	No	No	No	1234	
2693	Mrs Tamlyn Francis [20119]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	The visual impact of more housing on this site will be seen for miles, Eel Catcher Close is already clearly visible from the other side of the Valley and more housing of this scale would be unbearable in what is a beautiful and special natural environment, with just arable farming land. There are ancient trees along the footpath. The villagers were given assurance that no more development would be allowed after Eel Catcher Close was built and this must be honoured.	This plan is unacceptable.	Written Representation		Object	Yes	No	No	1234	

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2733	mr johnny fincham [16061]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	The Regulation 18 document claims wrongly that Eel Catcher Close development in 2017 set a precedent for development. Planning permission previously refused in this area. Any development running behind eel catcher close would destroy all access and open views and privacy would be destroyed. There is a covenant stopping building on the land behind Eel Catcher Close (title number NK484850). Councils assessment of site's effect proven to be woefully inadequate by independent report. 21 buildings have been placed opposite Eel Catcher Close.	plans should be scrapped	Appearance at Examination	wish to see that this plan is fully discussed with all legal implications	Object	No	No	No	1234	23.12.Rockland St Mary.DRAFT.V2 (1).pdf - https://southnorfolkandbroadland.oc2.uk/a/jt
2841	Mr paul robinson [20158]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	wrong description of site plan, failure to mention RED indication for traffic access, blocking rear of eel catcher close would mean only these houses in the whole village would be without open access to the rear. No precedent established. Outside village boundary. Protective covenant on land at rear of the close. Footpath would be nearly a mile to centre of village and no pavement or walkway.	As stated in the Highways report, one or two houses may be allowed, but any more would create problems for access, traffic issues, and destruction of trees and fauna.	Written Representation		Object	No	No	Yes	1234	

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2957	Mr Peter Armitage [16193]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	The housing will have a major visual impact on the area making it less attractive as a tourist destination. It will have an adverse affect on wildlife by reductiing habitat space, especially for birds such as skylarks which nest in those fields; a once common bird but whose numbers have plummetted in recent years. Those fields have been frequented by flocks of geese ; I enclose photos I have taken of large flocks of geese using those fields, allocated for housing. Badgers have also been seen in the area. We cannot afford to lose any more mature trees	No Housing	Written Representation		Object	No	No	No	1234	four geese.JPG - https://southnorfolkandbroadland.oc2.uk/a/ztland3.JPG - https://southnorfolkandbroadland.oc2.uk/a/z3whole flock.JPG - https://southnorfolkandbroadland.oc2.uk/a/z4
2984	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.10	VC ROC1, 29.10, 29.11 and 29.12	There are a number of issues regarding Public Right of Way, footpaths and road safety. Please see the attached documents.	Ensure extensive research has been undertaken with due diligence.	Written Representation		Object	No	No	No	1234	29.10 Footpaths.docx - https://southnorfolkandbroadland.oc2.uk/a/zw29.10 Road Safety.docx - https://southnorfolkandbroadland.oc2.uk/a/zf29.10 PROW.docx - https://southnorfolkandbroadland.oc2.uk/a/zg
2336	Mrs Janet Rogers [18938]		VC ROC1, 29.11	VC ROC1, 29.13	The additional footpath next to the Old Hall Barn would be of no real benefit and end on the road with no footpath other than that on the North side of The Street.	Delete the mention of this footpath/cycleway.	Written Representation		Object	Yes	No	Yes	1226	

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2645	Mr Nigel Kippin [18864]		VC ROC1, 29.11	VC ROC1, 29.13	The access to the site has restricted view due to bends, trees and hill crest. The safe access and egress of potentially 50 vehicle movements a day puts the risk of accident very high. The existing entrance to Eel Catcher Close has resulted in accidents and many near misses. Alternative planning in the location has been refused due to the safety of vehicular access and movements. A footpath has similar implications compounded by the need to cross to join a footpath into the village.	No access from New Inn Hill or The Street	Appearance at Examination	As a user of this section of highway a local perspective would allow background to be included.	Object	Yes	No	No	1226	396F80A6-6651-4E1B-ABD9-BA230CE9ACD9.jpeg - https://southnord.oc2.uk/a/x7 FCB5C29C-FD5D-47D6-934D-265A5CC2F3E2.jpeg - https://southnord.oc2.uk/a/x8 B3527485-A99E-4519-9045-B7EC5B80DE08.jpeg - https://southnord.oc2.uk/a/x9
2672	Mrs Janet Rogers [18938]		VC ROC1, 29.11	VC ROC1, 29.13	The Old Hall Barn is a listed building. This dictates that the footpath must be at least a metre from the boundary. There is no benefit from introducing the footpath which would end at the highway with the nearest footpath on the opposite side of the road.	Removal of the plans for the footpath.	Written Representation		Object	No	No	No	1226	
2725	Ms Joanne Norris [19286]		VC ROC1, 29.11	VC ROC1, 29.13	Vehicle access to the site needs to consider road safety. Up to 40% of the traffic (SAM2 data for 2022) entering and leaving the village is exceeding the speed limit in this area. Increasing housing density in this area will increase road traffic throughout the village and put more pressure on parking spaces around the shop and school as more parents drop and pick up their children. Existing footpaths are narrow and difficult for two or more people to pass each other without stepping into the road. The informal footpath, created during Covid, should not be kept.	Has access for agricultural vehicles been considered? Use and routes of existing footpaths should be reconsidered. Current crossing point on New Inn Hill is on a blind bend.	Written Representation		Object	Yes	No	Yes	1226	

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2732	mr johnny fincham [16061]		VC ROC1, 29.11	VC ROC1, 29.13	Access to the proposed site at a very dangerous stretch of road close to junctions with Green Lane and Eel Catcher Close Three accidents in last twelve months have been recorded.. Amber listing for the Highways safety is far to low. The proposed route of the pathway to the back of Eel catcher close, would intrude on the very short gardens and therefore privacy of the residents. The pathway would open onto The Street where there is no pavement at all on that side where the road is very narrow and is on a blind corner.	This plan needs to be abandoned. There is no way to access the site safely. The footpath would destroy privacy and would be pointless as no pavement where it emerges and a mile from the village amenities.	Appearance at Examination	wish to be able to explain why road access is so dangerous.	Object	No	No	No	1226	footpath exit point.jpg - https://southnordfolkandbroadland.oc2.uk/a/jr access to site.jpg - https://southnordfolkandbroadland.oc2.uk/a/js
2839	Mr david easto [20092]		VC ROC1, 29.11	VC ROC1, 29.13	This is from the on site report enclosed:NCC Highways – Red. Satisfactory access likely to require significant removal of mature hedge and affect substantial trees. Site remote from local facilities with poor standard footway, little if no scope for improvement to satisfactory standard. Outside village boundary. Site remote from local facilities with poor standard footway, little if no scope for improvement to satisfactory standard.	There are TWO considerations from the Highways dept and one is amber the other red. The road is very dangerous at this end of the village where traffic is much faster, therefore this development should be stopped.	Written Representation		Object	Yes	No	No	1226	Rockland St Mary Hellington & Holverston Site Assessments.pdf - https://southnordfolkandbroadland.oc2.uk/a/jx

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2958	Mr Peter Armitage [16193]		VC ROC1, 29.11	VC ROC1, 29.13	Any exit onto New Inn Hill will be dangerous as visibilty is restricted by the gradient and bend of the road. Also vehicles, especilly delivery vans tend to go over the speed limit down the hill.	No housing	Written Representation		Object	No	No	No	1226	
2985	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.11	VC ROC1, 29.13	The proposed footpath would provide no benefit as it ends on the highway rendering the footpath useless. Road safety would be compromised due to the increase of vehicular movements at this site.	Review the proposed footpath to be beneficial for use. Review NCC Highways concerns regarding the access and visibility at this site.	Written Representation		Object	No	No	No	1226	29.11 Footpaths.docx - https://southnorfolkandbroadland.oc2.uk/a/zh 29.11 Road Safety.docx - https://southnorfolkandbroadland.oc2.uk/a/zx
2649	Mr Nigel Kippin [18864]		VC ROC1, 29.12	VC ROC1, 29.15	The site is a prominent location on the ridge which looks out across the Yare valley to the east and overlooks the surrounding countryside. There is evidence of historical workings and heritage. This would be lost if a development was permitted in the location.	A archaeological survey would need to be carried out in advance of the works. All development would need to reflect the findings.	Appearance at Examination	To offer a local input to sessions	Object	Yes	No	No	1225	
2716	Ms Joanne Norris [19286]		VC ROC1, 29.12	VC ROC1, 29.15	Medieval and neolithic finds have been found in the area of Eel Catcher Close. Development could destroy important archaeological features due to the proximity to the Broads and the medieval peat workings.	A full scale geo-archaeological assessment should be undertaken.	Written Representation		Object	Yes	No	Yes	1225	
2986	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.12	VC ROC1, 29.15	There are a number of concerns raised with regards to the Heritage Impact Assessment undertaken by SNDC. A listed building has been missed off this assessment. Historic Environment Records should be consulted as within this zone there has been Medical pottery finds, found in 1995 at Eel Catcher Close. Also, various neolithic hand axe finds in this zone.	Undertake an independent Heritage Impact Assessment.	Written Representation		Object	No	No	No	1225	29.12 Listed Building.docx - https://southnorfolkandbroadland.oc2.uk/a/zj
2959	Mr Peter Armitage [16193]		VC ROC1, 29.13	VC ROC1, 29.16	groundwater from other housing developments, such as Bee Orchid Way have found their way into the Staithe and it is likely that groundwater from this develpment will eventually go into the Staithe and then the Broad	No Housing	Written Representation		Object	No	No	No	1224	

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2673	Mrs Janet Rogers [18938]		VC ROC1, 29.15	VC ROC1, 29.18	The drainage and sewage systems in the village are already under considerable stress and do not have the capacity to serve another 25 and certainly not 50 houses if ROC 2 was also to go ahead.	Difficult to comment until AWA is approached.	Written Representation		Object	No	No	No	1223	
2735	mr johnny fincham [16061]		VC ROC1, 29.15	VC ROC1, 29.18	The utility services in this area stretched to breaking point. Water frequently cut off or reduced in pressure. UK Power Network have stated that there is no spare capacity for Electrical supplies. Drainage and sewers at this side of the village at capacity. Further development risks harm to flora, fauna and increased flooding. Site is a flood plain. Increased run off down New Inn Hill would cause flooding at the Staithe and contaminate the River Yare. To rectify the power, water and drainage issues to accommodate such an increase in housing would require a huge investment and disruption.	No more than 5 houses should be built and these should run south, end on to New Inn Hill. This would minimise visual and environmental impact.	Written Representation		Object	Yes	No	Yes	1223	
2960	Mr Peter Armitage [16193]		VC ROC1, 29.15	VC ROC1, 29.18	All new housing development is putting a strain of the capacity for sewerage works to be able to safely deal with increased capacity. Also extra housing is leading to more water being used , and the increased use of either water from rivers or abstraction is reducing the flow of freshwater down the river Yare and more frequent and severe saltwater incursions	No Housing	Written Representation		Object	No	No	No	1223	

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2987	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.15	VC ROC1, 29.18	The drainage and sewage systems are already under considerable stress and concerns have been raised as to whether they have the capacity to serve another 25/50 dwellings.	Liase with Anglian Water to ensure the systems have the capacity to serve the community.	Written Representation		Object	No	No	No	1223	29.15 Drainage and Sewage Systems.docx - https://southnorfokandbroadland.oc2.uk/a/zk
2717	Ms Joanne Norris [19286]		VC ROC1, 29.16	VC ROC1, 29.19	The size of the area is larger than National Policy A7 and the location of the site would destroy the visual beauty of the rolling hill landscape. It also does not meet Objective 3 - Protect the character of villages and their settings.	Reduction in number of dwellings and type of housing should be considered.	Written Representation		Object	Yes	No	Yes	1222	
2736	mr johnny fincham [16061]		VC ROC1, 29.16	VC ROC1, 29.19	21 houses already built opposite the site and only finished 2 years ago. The village boundary would be breached and there is no other area in the line of houses which stretch for over a mile where there are open views of the river valley. This would be destroyed by the current plan. Eel Catcher close would be enclosed by houses on three sides and a busy road on the other side. No consideration has been given to the impact on the wildlife, heritage, covenants on the land, nor the flood plain issues where run off flood water.	Perhaps just three or four houses end on to New INN Hill that run beside Eel Catcher Close and no behind it. This would be in proportion to the new houses just build in the village in terms of impact.	Written Representation		Object	No	Yes	Yes	1222	
2793	Mr david easto [20092]		VC ROC1, 29.16	VC ROC1, 29.19	Only open view with footpaths and land would vanish for villagers use. The area has been refused planning permission before this as it's protected. There is no precedent for housing in this area. The barn which is an ancient building has a covenant that protects the land behind eel catcher sloe. Any buildings behind eel catcher would mean they were the only buildings in the village with no open access behind them. The run off for heavy rain already floods down the hill into the Yare at the bottom where Rockland Dyke is situated.	This plan should be refused. Or maybe 4 or 5 houses could be build beside eel catcher close that would leave open access beside them and to the rear of eel catcher close.	Written Representation		Object	Yes	No	No	1222	

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2988	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC1, 29.16	VC ROC1, 29.19	The revised single scheme of 1.47ha is more than the 1ha advised for small and medium villages.	Refer to the NPPF Rural housing, Paragraph 69, (see A.7 in the site appraisal/Reg19 document) which highlights “the importance of small and medium sized sites up to 1 hectare in size”.	Written Representation		Object	No	No	No	1222	29.16 Area.docx - https://southnorfokandbroadland.oc2.uk/a/zz
2454	Mr John Heathcote [20011]	John Long Planning (Mr John Long, Owner) [13586]	Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The VCHAP has not properly assessed the potential of site SN0531 to be further reduced in size to comply with the Plans site size parameters and assessed accordingly. Part of the site has been accepted as a proposed allocation (VCROC1). This representation is in respect of the part of the promoted site that is not proposed for allocation. The landowner does not agree with the Council's assessment that the site does not lend itself to easily being reduced in size. It is acknowledged that this may require the village's settlement boundary to be designated around the cluster of dwellings/buildings to the north, but a number of other settlements have their settlement boundaries in separate clusters, rather than contiguous. Opportunities exist to connect to site to the footpath network to the west of the site as the intervening land is within the landowner's control, and no trees will require removal to obtain access. Any new dwellings could be very much in keeping with the character of the properties further north along Lower Road. The scheme would also be expected to deliver the 33% affordable housing policy requirement, subject to detailed technical work and the cost of any off-site infrastructure that may be required.	Request that the Council consider the inclusion of the frontage land of site SN0531 in the Village Clusters Housing Allocations Plan for up to 15 dwellings. We suggest that a new assessment of the smaller frontage site will be considerably different from the Council's original assessment of the larger site, and issues such as highways, heritage, flood risk and landscape impact will not be evident or as severe and more easily mitigated. Opportunities exist to connect to site to the footpath network to the west of the site as the intervening land is within the landowner's control, and no trees will require removal to obtain access. Any new dwellings could be very much in keeping with the character of the properties further north along Lower Road. The scheme would also be expected to deliver the 33% affordable housing policy requirement, subject to detailed technical work and the cost of any off-site infrastructure that may be required.	Written Representation		Object	Not specified	No	Not specified	1218	Heathcote Response to VCHAP omission site SN0531 - https://southnorfokandbroadland.oc2.uk/a/gj

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2652	Mr Nigel Kippin [18864]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The Policy assessment highlights the implications. It does not address the ecological aspects such as impact on the wild life inhabitants in the trees, hedgerow and adjacent land. There is a colony of bats that utilise these trees which need consideration and management. Further along the hedgerow badgers and other wildlife populate the location. The exiting water pipe has frequent failures between its source and the village. Upgrades to both this and the sewage network which has failed at the rear to New Inn Hill/Green Lane in recent times. Provision to safely access the site needs review.	The impact and suitable mitigation would be required depending on ecological survey. Protection of the trees and wildlife would need adopting by a developer. Suitable access identified to the highway to prevent potential incidents. Development to be linear in line with existing village profile. The height, number and location needs to be identified to prevent impact on Yare valley views and surrounding valleys.	Appearance at Examination	To provide a local input to proposals.	Object	Yes	No	No	1214	26E2EE5F-73F6-49CE-8139-82614FABC711.jpeg - https://southnordland.oc2.uk/a/xv2170CCE4-D44C-40AB-9F00-5AFDD98F6086.jpeg - https://southnordland.oc2.uk/a/xbECD94619-B925-44A1-897A-48B2B017CF57.jpeg - https://southnordland.oc2.uk/a/xcc
2720	Ms Joanne Norris [19286]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The location does not consider the ecological and environmental pressures on Hellington Nature Reserve and an undesignated marshy field which is habitat to Common Spotted Orchids. The area is habitat for skylarks (red listed species), cuckoos, buzzards, bats, chinese water deer and muntjack, as well as a lot of the more common bird species. In addition, increased surface water run off from urbanisation is likely to increase flood risk and alter the chemical balance of the groundwater, thereby altering the ecosystem viability of the beck and natural environment. Mature oak trees and root systems also need protecting.	Plan needs to consider an already threatened ecosystem and encourage biodiversity, rather than destroying or damaging fragile habitats.	Written Representation		Object	Yes	No	Yes	1214	

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2844	Fordley Hall Farm (Mr David Peter Grant, Sole Proprieter) [19295]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The avarice of the landowner should not be permitted, nor condoned by the Council, to undermine its legal obligation to comply with the Restrictive Covenant originally put in place with the precise purpose of preventing such wanton destruction of community landscapes.	Vehicular access onto The Street needs further analysis in terms of safety to both pedestrians and motorists. 25 dwellings will have a minimum of 30 cars, motorbikes etc - at peak times (morning and evening) the risk is considerable with very restricted visibility for emerging vehicles.	Appearance at Examination	Vehicular Access issues from the proposed development onto The Street	Object	No	No	Yes	1214	
2849	Mrs Nicola Colbeck-Rowe [19030]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	When permission was granted for Eel Catcher Close it was on the understanding that it didn't set a precedence for further building on the site, the opposite is now being stated. Extremely poor vehicular and pedestrian access.. Previously there have been amber warning on access to Eel Catcher Close. The proposed footpath would mean having to cross on the blind summit or use the 'additional' footpath crossing the road on a bend to access the current footpath on the opposite side of the road. Rockland St Mary is a mainly linear settlement, proposed site is out of keeping with this.	The site is unsuitable due to poor access. It is not in keeping with the village building line. The site is too far away from the centre of the village. This means that people will be using their cars to access the villages amenities like the shop, school and GP surgery increasing the volume of traffic on small country roads. The village doesn't have adequate drainage system, the sewage pipes at the end of the village overflows when there is heavy rain. The village suffers from poor internet connection.	Written Representation		Object	No	No	No	1214	

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2866	Dr Juliette Harkin [20096]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Rural landscapes are undermined. Site assessment focuses unduly on landscape from 'The Street' but not from other vantage points in the village, fields and valley. Natural habitat continuity and wildlife is under threat Highways compliance: not achievable for safe pathways for pedestrian access and connection to services. Inclusivity - disabled wheelchair access seems unachievable; VCROC1 encourages more car use into village. v. Climate change: VCROC1 residents car dependant , safer to drive vi. Utilities - at capacity for drainage, increase problems, health hazards and increased flooding in the village. vii Affordability – no evidence, promised in Reg 18 consultations	Evidence affordability allocation for housing Evidence allocation priority for locals and, at least, Norfolk residents Evidence concrete ideas for how to make footpaths and connections viable and safe for pedestrians Show engagement with Anglian Water to ascertain drainage plan and issues - existing settlements subject to water flooding How encourage residents at site to cycle or walk rather than drive into village? How safeguard mature trees, wildlife hedging? How ensure safe vehicular access to and exit from site?	Written Representation		Object	No	No	Yes	1214	R-St-M-pc-response-to-Site-SN2064REV-26-07-21.pdf - https://southnord.oc2.uk/a/ks VCROC1.docx - https://southnord.oc2.uk/a/kt
2878	Mrs Janet Fellows [20168]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	22 houses just completed on other side of the road. Destruction of trees, open access and views of only open area in whole village. Development would be almost a mile from village centre. NO precedent for building in this area as two planning applications already refused. Destruction of trees and habitat. Road access impossible to create in any safe manner. Area behind eel catcher close protected by covenant and would be closing off houses with no privacy or access to open fields and views.	Reduce plan to 4 or 5 houses end ways on to the road, or abandon plans altogether as access always going to be a problem.	Appearance at Examination	I wish to hear any arguments against the proposed plans so that I can seek legal advice.	Object	Yes	No	Yes	1214	legal advice note.docx - https://southnord.oc2.uk/a/k7

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2885	Paddy Hann [15373]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	1) The proposed development of the site would intrude into open landscape to the east of the village and is not in keeping with the historical linear pattern of development of the settlement. 2) It sits at the brow of New Inn Hill, which will cause limited visibility in both directions. The entrance and exit from Green Lane opposite the proposed site currently presents safety issues, with visibility restricted in both directions 3) Appointments at the local Doctors Surgery are difficult make with delays of weeks not uncommon. Any increase in the see this situation deteriorate further	Development not to proceed	Written Representation		Object	Yes	No	No	1214	
2891	Mr Stuart Ellison [20024]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The site is not developable or deliverable because it will: increase traffic use to unsafe levels with dangerous exit onto New Inn Hill/The Street; increase footfall to dangerous levels on narrow and inadequate pavements; result in an exit road not wide enough while disrupting heritage buildings; seriously impair the heritage/visual appearance of the village and fundamentally change the character of the village, destroying the current beautiful long view; threaten local biodiversity, endangering flora and fauna, including the Common Spotted Orchid threatened by run off from the construction site into the steam system feeding the orchid marsh-field.	Given the harm identified and the fundamental access constraints it is clear this proposed allocation is unsound and no further development of this size be considered in the village to preserve the existing character of development within Rockland St Mary.	Appearance at Examination	Given the harm identified with this representation , the fundamental access constraints and the damage to the whole village it is considered necessary that villagers are afforded the opportunity to voice their concerns about the clear case that this site is not developable or deliverable.	Object	No	No	No	1214	Common Spotted Orchid.docx - https://southnorfolkandbroadland.oc2.uk/a/kv

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2910	Mrs Nicola Davey [15367]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Huge visual impact on landscape for the size of development with potential to continue to increase. Unsafe access as road narrows due to cars parked opposite. Unsafe increase of flow of traffic through the village with potential of 50 plus extra vehicles passing through or using shop, school and doctors. Close proximity to Broads causing damage to wildlife. Surface water and sewage capacity concerns.	Much smaller development of affordable housing to mirror Eel Catcher Close.	Written Representation		Object	No	No	No	1214	
2916	Mr Jason Davey [18478]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	It will change the visual impact and character of the village and intrude into the landscape and destroy the wide open space there. It will have a negative impact on the Broads and wildlife especially affecting hedges and trees. Access small with limited vision splay. Unsafe increase of vehicles through the village. Impact on visitors/tourists to the village for the Broads, landscape, views and wildlife. Surface water drainage and sewage concerns as the Broads area has flooded before.	Less than half the properties and to resemble Eel Catcher Close.	Written Representation		Object	No	No	No	1214	
2921	Mr John Stone [19651]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Adverse affect to landscape creating a negative visual impact. Poor access for size of development. Added pressure of vehicles on the street which is busy already at peak times, especially if there are problems with surrounding roads. Development too close to the Broads and will affect wildlife in that area which has regular visitors. Could set a precedent to increase building there further into the future which is what has already happened after Eel Catcher close.	The development does not need to be any bigger than the existing Eel Catcher close.	Written Representation		Object	No	No	No	1214	

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2928	Christine Owens [16157]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	These homes are too be affordable but affordable to who? the young people living in this village on a minimum wage will not be able to buy these to stay in this village. The access for more homes will impact on the one village road and its safety, also the impact to the environment and the arable land with more pollution being generated.	Ensure Just one close to reflect what has already been built and ensure homes are affordable.	Written Representation		Object	Yes	No	No	1214	
2932	Mrs Louisa Godley [19386]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The council's HIA fails at a basic level (it is unsound). Building on this site would substantially erode significance and understanding of a listed farmstead, going against statutory duties outlined in the NPPF- legality is questionable. There is a covenant in the deeds of 3 properties precluding development of the land. The council's use of exemption site as precedent in justifying this site is unsound. Failing to acknowledge precedent set by refusing planning immediately adjacent is hypocritical. Proceeding ignores the concerns of >70 people who objected in the Reg18, and erodes trust in local government processes. See attached independent HIA.	It should not proceed as it is based on an unsound HIA, fails to liaise adequately with Historic England's preferred methodology for assessing impact on Historic buildings, and proceeding will put the council on shaky ground legally due to the substandard HIA and the failure to identify the considerable harm to the historic buildings that developing this land would result in. At the very least the external HIA provided should be considered and adopted. Structural assessment of the effects of a footpath on a listed building which would be less than 1 metre from the proposed footpath to the west of the site.	Appearance at Examination	Trust has been diminished by the use of the council's woefully inadequate Heritage Impact Assessment. We need to know that any decisions are not made on the basis of such a report.	Object	No	No	No	1214	Old Hall Title Register.pdf - https://southnorfolkandbroadland.oc2.uk/a/kc Heritage Impact Assessment 23.12. VCROC1 Rockland St Mary.Final.pdf - https://southnorfolkandbroadland.oc2.uk/a/kj Old Hall - 1960 conveyance plan.pdf - https://southnorfolkandbroadland.oc2.uk/a/kk View from old hall.jpg - https://southnorfolkandbroadland.oc2.uk/a/kz

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2933	Mr Keith Godley [19029]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The Council's Heritage Impact Assessment for this site is lacking in basic detail and evaluation, fails to use Historic England's recommended methodology, and it cannot be trusted to make sound evaluation of the VCROC1 site. Developing here will cause harm to a historic listed farmhouse and farmstead, and ignores its statutory duty to follow the National Planning Policy Framework (NPPF). Causing harm to historical buildings, failing to consider mitigations and enhancements, and going against the NPPF's positive conservation strategy, has been tested in court. We will have no hesitation to do this if the draft Regulation 19 proceeds.	Review of and adoption of the external Heritage Impact Assessment we have commissioned or at the very least re-perform the HIA using Historic England's suggested methodology. Highways Agency has not assessed the impact of the proposed footpath at the West site and how it meets The Street. If this is unsafe either due to its proximity to a Historic Listed building which exclusively looks out onto it and cannot proceed, there is no other practicable, safe pedestrian access to the site.	Appearance at Examination	There is no faith in the process to date made more apparent by the council's woefully inadequate Heritage Impact Assessment. We need to know that any decisions are not made on the basis of such a report.	Object	No	No	No	1214	Old Hall Title Register.pdf - https://southnord.oc2.uk/a/kb Heritage Impact Assessment 23.12. VCROC1 Rockland St Mary.Final.pdf - https://southnord.oc2.uk/a/km Old Hall - 1960 conveyance plan.pdf - https://southnord.oc2.uk/a/kn View from old hall.jpg - https://southnord.oc2.uk/a/ky
2936	Mrs Julie Church [19497]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The Council's Heritage Impact Assessment is not sound as it has not been executed correctly and has failed to identify a Grade II listed property which has an open aspect over the entire site. It does not recognise that the agricultural setting of three Grade II listed buildings is integral to an understanding of their significance, as dictated by the NPPF. This has already been raised as a concern by Historic England. The strong link between the farmstead and the site is evidenced by restrictive covenants in existing deeds which prohibits residential development. Please refer to attached documents.	Surveyor's reports needed on the structural implications to existing listed buildings. Perform a sound heritage impact assessment or review and adopt the attached independent heritage impact assessment	Appearance at Examination	Process to date has proven to be unsound, particularly the heritage impact assessment, and therefore trust has been diminished.	Object	No	No	No	1214	Heritage Impact Assessment 23.12. VCROC1 Rockland St Mary.Final.pdf - https://southnord.oc2.uk/a/kp IMG_5726.jpg - https://southnord.oc2.uk/a/kq IMG_5728.jpg - https://southnord.oc2.uk/a/zr Title register Small Barn 134B the Street.jpg - https://southnord.oc2.uk/a/zs

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2940	Mrs Francesca Underhill [16751]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The proposal is neither legally compliant, nor sound. I have listed several reasons as to why not - and this is not an exhaustive list. To zone in on one compelling reason, the heritage impact assessment carried out by the council has little or no evidence of accuracy - or sufficient detailed researching of the proposed site's historic connections with the heritage assets. Subsequently, an externally commissioned Heritage Impact Assessment has objectively concluded 'the assessment of SSNDC to date has not adequately appraised of or recognized the significance nor potential impact on these statutorily designated heritage assets'.	A precedent for permission refusal was set in May 2017, when an application for a single dwelling directly opposite site SN2007 was refused (2017/0638/O). The grounds for refusal were stated as "outside the development area, had an adverse effect on the character and landscape of the rural area, and was unsustainable". With this in mind, I cannot see how the planning authority can support any application in the same location, for 25 times the number of houses, that would have a far more profound impact on the character and landscape of the rural area.	Written Representation		Object	No	No	No	1214	
2989	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Outstanding/unanswered points • 'Amber' flags regarding Highways and Heritage/Landscape/Visual landscape concerns raised during HELAA/site survey have not been resolved satisfactorily. • The developments will result in a significant vehicular impact across the whole village. • The proposals are in conflict with the stated Objective 3 of the South Norfolk Village Cluster plan which is to "Protect the character of their villages and settings" – which are a natural asset for the County. • The proposals for Rockland St Mary provide no evidence of or commitment to affordable or social housing, as per Annex 2 of the NPPF.	Provide the outcome of the Amber flags issues raised in Reg 18. Provide information regarding social/affordable housing at the proposed site.	Written Representation		Object	No	No	No	1214	

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3001	Mr steve garrard [20201]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	drainage to broads from site would be against broads authority guidelines. road access impossible. no precedent established. protected land to rear of eel catcher close, because of ancient building which is protected. no consultation seems to have been taken notice of as there were an enormous number of objections and the site plan has changed. the land is the only open access for the village and the nature of the village will be destroyed would this to go ahead.	plan should be abandoned, and not viable in many respects.	Appearance at Examination	wish to see how the committe deal with objections and to make sure they are listened to.	Object	No	No	No	1214	

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3008	Mr Jayme Forbes [19445]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	In summary : Large high value private housing attracts 'second home' owners and unlikely to be affordable to the local community that needs them. Local infrastructure impacted. Rockland St Mary already suffers low water pressure, eletrical blackouts. Nutrient Nutrality and no mention of an Habitats Regulations Assement anywhere I can find. Rain water run off and additional sewage load on the system. Development behind existing houses out of character with the village. Poor road, cycle and public transport links to and from nearest employment areas & amenities.	This is a large development for this area. So I would expect the following: All the houses need to be affordable and in keeping with the village structure ie along The Street and not behind it. Improvements to infrastructure required as part of plans - such as water & electrical supply to accommodate additional load on system. Note existing black outs and low water pressure issues. Plans to improve travel links through the village and the link to Norwich for bikes, cars and pedestrians. The main link road is already busy and realistically Norwich is likely the main employment and services hub for this development so an increase in motor vehicle traffic is inevitable. Also note these roads are already becoming increasingly risky for walkers and cyclists with increasing traffic. Long term as well as short term assessments of the impact on the local habitat/environment - especially where it is likely increasing the load on an already overloaded Broad ie Rockland Broad & Surlingham Broad. Impact assessment on flooding from additional run-off with realistic practical long term methods of mitigation.	Written Representation		Object	No	No	No	1214	

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3013	Miss Jessica Church [20207]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The proposal is not sound, nor is it complaint . In particular, the plan falls far short in assessment of the Grade II Listed buildings which are situated adjacent to the site. The Heritage Impact Assessments carry little credibility ; they have been carried out in a slipshod manner, containing many errors, the most significant of which is the omission of one Grade II Listed property which has an open aspect over the entire site. The development of this size in this location is completely unsuitable in terms of road safety, existing utilities and the rural nature of the village.	Given that a planning application for a single storey dwelling was refused in 2017, as it was deemed it would have an adverse effect on the character and landscape of the area, it would be impossible for the LPA to justify permission for a development of 25 homes.	Written Representation		Object	No	No	No	1214	
3017	Miss Bethany Church [20208]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	The plan is not sound or compliant. Objective 3 of the South Norfolk Village Cluster Plan is to ‘protect the character of their villages and settings’ and the plan does not concur with this objective. Additionally, the Heritage Impact assessments are not sound and therefore cannot be used as a decision making tool in the planning process. To place a development of this size at this site would harm the village in every way possible. Historically planning permission has, rightly, been refused at this site and there can be no justification for that decision to be overturned.	Trust in the process has waned due to an unsatisfactory and inaccurate evidence base.	Written Representation		Object	No	No	No	1214	

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3028	Mrs Pamela Stone [18435]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	This site will cause a visual detrimental impact on the landscape which is currently open. It is not in keeping with the latest development, Eel Catcher close and looks to dwarf this site. Also have concerns that this site could be extended further in the future. The access is unsafe and not big enough and does not have enough vision splay . There will be an increase of traffic through the village to access the school, shop, Drs and commute to Norwich. Detrimental to the Broads and wildlife which this village is known for and has visitors for that reason.	The site needs to be significantly reduced to mirror Eel Catcher Close and could therefore share that access way and continue the linear style of the village.	Written Representation		Object	No	No	No	1214	
3050	Mrs Rosanna Stone [19660]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Unsafe access way which appears very tight for the size of this development. The site is too large and will intrude into the landscape creating a detrimental visual impact. It is very close to the Broads which brings visitors to this village for the rural views and wildlife which will both be impacted by a development of this size. There will be an increase to flow of traffic through the village on a road that is already busy and used as a rat run from the A146. Surface water and sewage concerns.	A smaller development of no more than 10 dwellings like Eel Catcher Close and so affordable housing, to run alongside Eel Catcher to continue the linear style of the existing village.	Written Representation		Object	No	No	No	1214	
3078	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC ROC1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend Policy VC ROC1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1219	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadsland.oc2.uk/a/nr

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3102	Mr and Mrs David Richardson [14873]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	We strongly object to the proposed designation of the above site for residential development as, in our view, it is not legally compliant, nor is it sound, for the following reasons:- 1. Distance from village amenities 2. Nearby listed buildings 3. Public utilities at capacity 4. No precedent for development 5. Setting of Old Hall In the early stages of this consultation over 70 letters or submissions objected to the original proposal. Apart from planning considerations, this is part of an important open landscape overlooking the Yare valley, has amazing wildlife including owls, buzzards and skylarks, and is well used by dog walkers and parishioners. It would be very sad if this land is allowed to be developed and in our view we believe that should not be the case.		Not specified		Object	No	No	Not specified	1214	

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3130	Ms Naomi Watts [20247]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Having visual difficulties and having confirmed with a member of the MIND team the website fails to conform to the web accessibility legislation 2018. I and 8 neighbours in Eel Catcher Close have found the website impossible to navigate, impossible to register (no password code sent after email put in) and PDFs on the site will not magnify or indicate letters large enough. Eel Catcher Close would be enclosed by houses destroying access to fields. There is a covenant protecting the land behind Eel Catcher Close for social housing. We have just had 21 new houses built at Bee Orchid Way opposite and there is no excuse to exceed the village boundary.	The consultation process needs to be re-started with a new compliant website. Proposal should be refused.	Not specified		Object	No	No	No	1514	

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3184	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Whilst there are no designated heritage assets within the site boundary, three grade II listed buildings (Old Hall and two barns) lie around the western end of the site. We therefore have concerns about built development on the western end of the site. We welcome the preparation of the HIA. However, we disagree that the impacts Old Hall Barn and Farmhouse will be negligible. The collection of farm buildings has a relationship to the wider landscape. There needs to be a degree of set back and open space in the far western portion of the site to reduce the impact on these listed buildings. This should be added as a new policy criterion. The HIA also suggests that the footpath link near the barn would need to consider the relationship to the barn and use appropriate materials. This should be included in the policy at criterion 4 to read ‘Careful consideration should be given to the relationship of the footpath to the listed barn and appropriate materials used’. Bullet point 5 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 5 should be amended to read, ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Add wording to criterion 4 to read ‘Careful consideration should be given to the relationship of the footpath to the listed barn and appropriate materials used’. Add new criterion to read: ‘The most western part of the site should be left open to protect and enhance the setting of the listed buildings.’ Amend criterion 5 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1221	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

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3250	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC ROC1: Land south of New Inn Hill	Policy VC ROC1: Land south of New Inn Hill	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary. We suggest that the same approach is taken with other VCHAP allocations within WRC catchments that have in-combination effects with the GNLP developments, including sites within the catchment of Whitlingham WRC:	The small-scale nature of these allocations is unlikely to require phasing in respect of Whitlingham WRC and therefore the policy requirement can be removed.	Not specified		Support	Not specified	Not specified	Not specified	1220	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2674	Mrs Janet Rogers [18938]		VC ROC2, 29.17	Removed	As with VC ROC1 the site is 1.33ha which is larger than the 1ha determined for small and medium villages. The National Planning Policy Framework states 'developments should encourage villages to grow and thrive' this development will choke the village destroying it's character.	Decline the development	Written Representation		Object	No	No	No	1250	

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2888	Sheila Axworthy [19716]		VC ROC2, 29.17	Removed	The street has cars parked many times of day in front of shop, businesses, school run causing dangerous driving and crossing conditions. The pavement is too narrow with an adverse camber for wheelchairs. The run off from proposed houses could flood houses near the Beck and pollutants would destroy the common spotted orchid. The main drain can't cope. The site is not visually contained to residents of School Lane and St Marys Close, many of these are the oldest in the village and part of its heritage. The massive increase in traffic pollution would effect life outcomes of all residents.	Any development should be 1-2% of current housing. This proposal is a 16% increase of village . It would not be easily absorbed. The housing should be linear in keeping with the village. What's needed is homes for first time buyers, bungalows for the elderly and social housing. But to let and second homes should be banned and any housing should be climate future proofed with solar, e.v sockets and heat pumps. We do not need anymore executive homes as we have plenty already in Bee orchid way.	Written Representation		Object	No	No	No	1250	
2990	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC2, 29.17	Removed	The site is 1.33ha which is larger than the 1ha advised for small and medium villages.	The 1ha limit is what is set out in the NPPF Rural housing, Paragraph 69, (see A.7 in the site appraisal/Reg19 document) which highlights “the importance of small and medium sized sites up to 1 hectare in size”	Written Representation		Object	No	No	No	1250	29.17 Planning Framework.doc x - https://southnorfokandbroadland.oc2.uk/a/zm
3010	mr Christopher Tusting [16821]		VC ROC2, 29.17	Removed	The increase in vehicle numbers will have a knock on effect, increasing the parking congestion on The Street between the shop and School Lane. Parked cars here are already a problem due to the school and village hall. This and the bends in the road has historically made this a dangerous place for cars, cyclists and particularly pedestrians - most notably school children. Any increase in the number of parked cars will exasperate this problem of safety as well as compromising the amenity of residents due to noise, air pollution and the fact that driveways are not easily accessible.	Reject the proposed site. Developments should be planned on sites that do not increase vehicle congestion and therefore danger in villages - particularly one street villages.	Written Representation		Object	No	No	No	1250	

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2335	Mrs Janet Rogers [18938]		VC ROC2, 29.18	Removed	Access between the boundaries of 24 and 26 The Street is inadequate. There is no explanation of how the footway from the proposed access road and 34 The Street would accomodate the adjacent pond.	Demonstrate how the pond can be retained to address the loss of habitat etc etc	Written Representation		Object	Yes	No	Yes	1251	
2675	Mrs Janet Rogers [18938]		VC ROC2, 29.18	Removed	Both VC ROC1 and VC ROC2 equates to a potential 250 vehicle movements daily. The village is congested with on street parking all day in the area from the Surlingham Lane to School Lane. The village is the route for Langly School minibuses, a regular bus service and diverted traffic from the A146. Area between 24/26 The Street is 4.6 mtrs. Type 6 road requires 5mtrs. Clarify agricultural vehicles accessing farmland and protection of the orchid meadow. There are bends for 3.5 miles from this access. The verge between the pond and the highway is not adequate for a footpath.	Find another access, enable access for farm vehicles, protect the orchid meadow.	Written Representation		Object	No	No	No	1251	
2686	Mrs Tamlyn Francis [20119]		VC ROC2, 29.18	Removed	Private Access Road to Doctors surgery. Access would be difficult because of close proximity to the only shop in the village. There is already a very high volume of traffic for the shop, school and doctors surgery where cars are parked, and only a very narrow pavement for pedestrians on the opposite side of the road.	Two lane road access plus addition of wide pavements, to be as safe as possible for pedestrians and vehicles.	Written Representation		Object	Yes	No	No	1251	

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2848	Mr Philip Lewis [20161]		VC ROC2, 29.18	Removed	Access would be difficult, especially when considering the main road through Rockland itself is narrow. The size of the development seems excessive for the village. The biodiversity on the proposed field includes an impressive range of wild orchids which would be lost. Also any run off from a building site would run down the field towards the Rockland & Hellington Nature Reserve. Much is made of the linear shape of the village and this development would be in keeping, however it will impact enormously for houses which border the site and alter the character significantly.	To reduce the number of houses, or reconsider completely.	Written Representation		Object	No	No	No	1251	
2851	Mr Adrian Rayner [19990]		VC ROC2, 29.18	Removed	This site should be rejected . The Promoter has not shown within the submission, land within his control, to provide Access to comply with the Highway Authority Standards. Land owned by Third Parties is required and said Third Parties have confirmed that the land is not for sale. The Access track is not wide enough, and land for visibility splays and pavements is not available. Previous access submissions have failed for the same reasons. Even if land was available access at this point would be unsafe due to prevalence of parking on the Highway.	Putting this site forward is Unsound . More appropriate , alternative sites able to satisfy The Plan should be sought	Appearance at Examination	Respectfully, we need to ensure that the owners of the Third Party land in question, upon which the access relies, are given a voice in person, The site promotor continues to say they are working on solutions. We need to demonstrate that there are no solutions. The Inspector needs to hear in person that the third party landowners are not prepared to sell.	Object	No	No	No	1251	Vehicles on The Street Rockland St Mary 10.2.23.pdf - https://southnorfokandbroadland.oc2.uk/a/jn Representation objection to VC ROC2.pdf - https://southnorfokandbroadland.oc2.uk/a/jy

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2889	Sheila Axworthy [19716]		VC ROC2, 29.18	Removed	There would be too many cars entering and exiting from a very narrow point with many cars overtaking parked cars at the shop. This would further endanger pedestrians crossing and cyclists.	Inorder for the plan to be safe the road and pavement would need to be widened and a cycle lane would have to be integrated. This is impossible due to the design of the village.	Written Representation		Object	No	No	No	1251	
2900	Mr Rupert Read [20172]		VC ROC2, 29.18	Removed	HELAA/site assessments raised amber concerns in Reg 18 not adequately dealt with in Reg 19. Access for VCROC2 is unworkable and recommended Type 6 for compliance not achievable; also relies on third party land to provide new, safe pathways. iv. Inclusivity and safety: disabled mobility/wheelchair access seems unachievable; VCROC1 encourages more car use into village. VCROC2 vehicular access is not safe and results in bottle neck for residents in high traffic area. The vehicular access point creates new dangers and the increase of pedestrians on existing inadequate safe footpaths increases chances of accidents at dangerous bends and necessary crossing points.	The vehicular access should be reduced to a much lower number - i.e. there is 'room' for far less than 25 houses on this site, given that the roadway will not be type 6 compliant. The exit is chronically unsafe. As a former Councillor who sat as a decision-maker on the Norwich and Norfolk Highways Agency Committee for some years, I have rarely seen a worse-designed proposal. My recommendation would be that the site be abandoned altogether.	Appearance at Examination	I would be keen to share with the examiners my views based on my extensive experience of the grave unsuitability of this site from a highways point of view, and connectedly from a climate point of view. It is not 'necessary', but could be helpful.	Object	No	No	Yes	1251	
2961	Mr Peter Armitage [16193]		VC ROC2, 29.18	Removed	There is no safe access to this housing allocation and it will pose a danger to all traffic, cyclists and pedestrians accessing the shop and surgery	no housing	Written Representation		Object	No	No	No	1251	
2991	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC2, 29.18	Removed	Concerns have been raised regarding the proposed vehicular access, the new access point and footpaths. Please see the attached documents.	Ensure the access track conforms to Type 6 Highway requirements. Liaise with Highways regarding visibility and signage required.	Written Representation		Object	No	No	No	1251	29.18 Entrance.docx - https://southnorfolkandbroadland.oc2.uk/a/zn29.18 Vehicular Access.docx - https://southnorfolkandbroadland.oc2.uk/a/zy29.18 Footpaths.docx - https://southnorfolkandbroadland.oc2.uk/a/zp

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3006	mr Christopher Tusting [16821]		VC ROC2, 29.18	Removed	The proposed access is unsafe and unsuitable. This is the busiest part of the village with a lot of pedestrian use and many cars parking/stopping on the roadside. Furthermore it is also the only road that can be used by lorries and farm machinery and a recognised and well used cycle route. Any addition of vehicles will add to this danger and conflicts with NPPF (110). The proposed access also has many other issues which include road size, pedestrian access, visibility splays, ponds and 3rd party ownership.	The access is dangerous and unsuitable and on these grounds alone the site should be rejected	Written Representation		Object	No	No	No	1251	
3035	Mr Ross Wylie [20209]		VC ROC2, 29.18	Removed	There is no suitable direct vehicular access to the site to support this allocation and it is stated that third party land will need to be purchased. As owners of 24 The Street, which is adjacent to the existing field access in question, we are not prepared to sell any land. Therefore this allocation is unsound.	The allocation should be rejected.	Appearance at Examination	We need to enforce that no land will be sold to upgrade the field access .	Object	No	No	No	1251	
2688	Mrs Tamlyn Francis [20119]		VC ROC2, 29.19	Removed	The site would encroach on the wildlife using the ancient hedges and trees as their thoroughfare.	Retain all hedges and trees so not to upset the wildlife.	Written Representation		Object	Yes	No	No	1252	
2890	Sheila Axworthy [19716]		VC ROC2, 29.19	Removed	This development would not be visually contained for the residents of School Lane and St Marys Close. The Lane is not a back fill but a histical part of the village leading to the school and the church. All the properties on the Lane many of them part of the village heritage were built onto a field with field views. This would be lost and the plan of the village and the historical relocation of the street would be lost.	It needs to maintain the linear design of the village which is impossible at this location.	Appearance at Examination	Because residents who will be impacted and not profiting she be included	Object	No	No	No	1252	
2992	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC2, 29.19	Removed	Concerns have been raised regarding the extent of research undertaken to find out the ecological impacts in the event this site is approved for development. There is a listed traditional Thatched house building on School Lane.	Ensure extensive research is undertaken with due diligence.	Written Representation		Object	No	No	No	1252	29.19 Listed Building.docx - https://southnorfolkandbroadland.oc2.uk/a/zq 29.19 Ecological Impact.docx - https://southnorfolkandbroadland.oc2.uk/a/mr

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3015	mr Christopher Tusting [16821]		VC ROC2, 29.19	Removed	The site and its boundaries provide valuable habitats to a number of species. Any development would decrease this biodiversity (conflicts with NPPF 179). The site is situated on the side of a valley with any water runoff due to development draining into Hellington Low Common and beck, an area of even greater biodiversity and a Norfolk Wildlife Trust county wildlife site. I notice the NWT support the proposal (re hedge, boundary and tree protection proposals) but question whether they have considered the site position relative to one of their county wildlife sites.	further assessment of the impact of this site needs to be carried out.	Written Representation		Object	No	No	No	1252	
2962	Mr Peter Armitage [16193]		VC ROC2, 29.20	Removed	There is already too much extraction of freshwater either from rivers or abstraction in the area	No Housing	Written Representation		Object	No	No	No	1253	
2993	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		VC ROC2, 29.20	Removed	The drainage and sewage systems are already under considerable stress and do not have the capacity to serve another 25/50 dwellings.	Liaise with Anglian Water to ensure the systems are able to serve the community effectively including the increase in proposed dwellings.	Written Representation		Object	No	No	No	1253	29.20 Drainage and Sewage.docx - https://southnorfolkandbroadsland.oc2.uk/a/ms
2676	Mrs Janet Rogers [18938]		VC ROC2, 29.21	Removed	The drainage and sewage systems in the village are already under considerable stress and there is not the capacity to serve another 25 and certainly not 50 houses if both developments were to go ahead.	Reduce the number of properties	Written Representation		Object	No	No	No	1254	
2283	Mrs Jacqueline Robinson [18998]		Policy VC ROC2: South of The Street	Removed	The access proposed is not sufficient for the amount of development proposed, in reality houses are likely to be a 'two car households'. Turning right out of the development will mean a hard right turn made more difficult with the existing on road parking for those attending the local shop and post office. The proposed access point will not allow for two way traffic and pedestrian access therefore making it an accident risk.	The access arrangement to the proposed dwellings to be made more robust and safer, given the existing flow of traffic in this area.	Written Representation		Object	No	No	No	1245	

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2337	FW Properties (Mr Julian Wells, Director) [14226]		Policy VC ROC2: South of The Street	Removed	We consider VC ROC2 to be a suitable and deliverable location for new homes within the village. Development in this location, close to an established community, represents sustainable development as defined within the National Planning Policy Framework. FW Properties, who developed 23 houses in the village in 2020, consider the development of VC ROC2 for 25 new homes to be viable and deliverable. The site is not subject to any constraints which would prevent its development for housing and the specific requirements attached to this draft allocation can all be fulfilled. VC ROC2 should therefore be taken forward for allocation.		Not specified		Support	Not specified	Not specified	Not specified	1248	Reg 19 Promoter Engagement Form - VC ROC2 - https://southnordfolkandbroadland.oc2.uk/a/g6
2395	Mr Stuart Ellison [20024]		Policy VC ROC2: South of The Street	Removed	Resultant increased traffic joining/using the Street is detrimental to safe crossing for school-children, the elderly and disabled. Traffic-flow at school entry and exit times is already beyond safe and environmentally-friendly limits due to the Langley School 8 vehicle-long minibus train twice daily, local commuter traffic from Claxton/Hardley/Loddon and cut-through usage avoiding the A146. This site encourages further site SN5039 the exit road from which constitutes direct danger to life and limb for school-children, the elderly and disabled crossing at the blind junction to School Lane. Secondly, if northern sites rejected then southern sites must too since long-view also impaired.	Change the plan to reject all the sites to the south of The Street and New Inn Hill since they constitute a danger to school-children, the elderly and disabled, and environmental pollution through increased traffic, joining and using the Street, whilst irrevocably destroying a far more beautiful long-view than any of the northern sites, which have been rejected on such grounds. Southern sites will destroy natural habitats which promote biodiversity, including the Common Spotted Orchid which grows wild in this southern valley but not on land adjoining northern sites. If northern sites have been rejected on panoramic/environmental grounds, then the plan must be changed to reject all proposed and revised southern sites too.	Appearance at Examination	To do everything in my ability to save a child, elderly or disabled person being killed or injured by increased traffic passing though this dangerous junction of School Lane and The Street.	Object	No	No	No	1245	

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2399	Mr Stuart Ellison [20024]		Policy VC ROC2: South of The Street	Removed	Additional to my previous Objection ID 2395 evidence of Common Spotted Orchid in valley directly adjoining Sites south of the Street https://www.inaturalist.org/observations/50984746	Additional to my previous Objection ID 2395 evidence of Common Spotted Orchid in valley directly adjoining Sites south of the Street https://www.inaturalist.org/observations/50984746	Written Representation		Object	No	No	No	1245	Common Spotted Orchid from Norwich NR14 7UT, UK on 26 June, 2020 at 01_54 PM by stuartellison · iNaturalist.pdf - https://southnorfolkandbroadland.oc2.uk/a/gh
2597	Mr Michael Hayward [15040]		Policy VC ROC2: South of The Street	Removed	Narrow road, parking, traffic, HGVs road is narrow to the point that two large vehicles cannot pass safely. The single footpath that runs through the village is narrow less than the guidance in The Highways Act 1980 which states the min 1m, Disability Act (DDA) recommends that a minimum of 1.2m is provided, outside the revised settlement limit The central area of the village is linear and creating a site in this location would destroy this historic feature and (regardless of assurances) would set a precedent. negative impact on Climate and wildlife (lots more than you allow, why).	Refuse them, village highway infrastructure unsuitable size of vehicles and volume of traffic, public transport inadequate for commuters to Business parks and only for 09:00 to 17:00 workers, negatively impacting on pollution as would increase car usage. Our Hospital and Doctors surgery's cannot cope with our local population now.	Written Representation		Object	No	No	No	1245	

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2639	Mrs Caroline Pritchard [17172]		Policy VC ROC2: South of The Street	Removed	1. The Street and footway infrastructure is incapable of safely accommodating the increased volume of traffic and footway volume created by 25 dwellings. Street layout (e.g pond in front of No 26) unlikely to accommodate safe new footway proposed by promoter. 2. Village character adversely affected due to the size and dwelling density of plan 3. The proposed access points (currently in private ownership) on to The Street will be dangerous to road users and pedestrians, including school children walking to and from the village school. 4. Agricultural Machinery access. How would this be arranged safely should the plan proceed?	1. Find alternative safe access points before plan can proceed. 2. Reduce significantly the number of proposed dwellings. 3. Village infrastructure not capable of accommodating additional traffic, parking and footfall thus damaging the character of the historic village.	Written Representation		Object	No	No	No	1245	
2650	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC ROC2: South of The Street	Removed	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1249	

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2668	Debbie Roberts [16431]		Policy VC ROC2: South of The Street	Removed	My biggest concern is for the increase in traffic in the 200 meter zone from the new junction to the village shop and GP surgery turning and thus the increase in traffic at peak times, cars turning etc and thus an accident blackspot risk increasing.	Access to this site needs significantly rethinking - I have no idea what the residents themselves think of access from the currently proposed route it sounds pretty odd? I wish I had an easy answer?	Appearance at Examination	I am sorry but again I do not know what this actually means?	Object	No	No	No	1245	
2687	Mrs Tamlyn Francis [20119]		Policy VC ROC2: South of The Street	Removed	To protect the character of the village. 25 Dwellings on this site is too high a number for such a small village, surely a smaller number would be more appropriate for the village of this size. Affordable/social housing must be the most important addition to the village, not large expensive houses.	Fewer houses would be acceptable for this site more than 10 would be disproportionate	Written Representation		Object	Yes	No	No	1245	
2710	Mrs Susan Plaw [14876]		Policy VC ROC2: South of The Street	Removed	Access to the proposed site would cause even more congestion around this area of The Street already over-used with people parking for the shop/post office located nearby. Pavements are narrow and unsafe. You can only walk in single file. Pedestrians whether young or elderly will be at more risk of accident. How will the existing pond be retained, it is located in the proposed access splay. It will destroy the linear development of the Village and have a detrimental impact on the existing footpaths and rural landscape to the rear.	I do not believe this is a suitable site for development.	Written Representation		Object	No	No	No	1245	

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2727	Ms Joanne Norris [19286]		Policy VC ROC2: South of The Street	Removed	The site would be outside the current settlement limits, take up prime agricultural land, put increased pressure on road safety (blind bends, accident hot spot), and impact on the natural beauty of the landscape from the public rights of way (SNVC Objective 3 - Protect the character of villages and their settings), as well as loss of prime hedgerows, green space and habitat. The proposed density of housing is likely to increase surface water flood risk and increase flows into Hellington Beck. Changes to groundwater and surface water flows could adversely affect downstream ecosystems and designated sites.	The scale of development and impact on the landscape needs to be reconsidered to meet Objective 3.	Written Representation		Object	Yes	No	Yes	1245	
2847	Mr Ashley Reynolds [20162]		Policy VC ROC2: South of The Street	Removed	My main concern is the substantial increase in traffic through the village as a result of the building of 25 new homes. The village simply cannot cope with this increase and the risk to life or serious injury should not be overlooked. The negative impact of raised fume and noise pollution is equally concerning. The entrance to the new housing development looks far from safe and thoroughly thought through and this will impact pedestrians using the shop and surgery too. 25 new homes in this development is far too many. Please reconsider your plans here. Best regards.	Certainly far fewer houses. Better consideration with regards traffic in and out of the development and the increased volume of traffic in the village as a whole.	Written Representation		Object	Yes	No	Yes	1245	

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2855	Mr Richard Crabb [20165]		Policy VC ROC2: South of The Street	Removed	The proposed dwellings are desperately required in the village due to the shortage of affordable housing stock buyers (such as myself), are facing at present. The villige lacks homes up to the £300K mark which prices local people out of the area, who have grown up in the village and looking for a 1st time property. The council need to ensure the development contains a mixture of affordable housing (not shared owenerhip), allongside the higher priced homes to help combat this issue.		Not specified		Support	Not specified	Not specified	Not specified	1248	

2864	Dr Juliette Harkin [20096]		Policy VC ROC2: South of The Street	Removed	Rural landscapes are undermined. Site assessment focuses unduly on landscape from 'The Street' but not from other vantage points in the village, fields and valley. Highways compliance: unworkable and recommended Type 6 for compliance not achievable; also relies on third party land to provide new, safe pathways. Inclusivity: disabled mobility access unachievable. Climate change: depart from stated NPPF re working to transitioning to a low carbon future. Utilities - at capacity in terms of drainage; and questions re sewerage. health hazards, ncreased flooding Affordability, housing need – no evidence re affordable, social housing. Sites size exceeds 1 ha (NPPF)	Landscape and heritage concerns should consider not just the primary linear development - The Street and housing along it - but the pathways, walks, views and enjoyment for residents and visitors of vistas from the valley and paths up to the proposed sites. Concrete information about requirements vis Highways and vehicle access and safety still need to be addressed (as raised in Reg 18 and watered down for Reg 19 without resolution) The plan should address NPPF Annex 2 requirements on affordable housing - directly and clearly. Will there be affordable housing, what is the ratio to housing? The sites encourage car centric and reliance living; planning in a climate crisis MUST be designed to ensure transition to carbon neutral and lowering carbon footprints - this plan shows problems in walking and footpath connectivity that cannot be resolved. It is vital residents can walk to key services and can cycle safely. Extra cars on these roads will discourage cycling for those who can and would if felt safe. There is no information about low impact energy provision and eco building credentials - again a must as per NPPF undertaking on Climate mitigation Developers should set out plans for green infrastructure and landscaping mitigation at this early stage - planting of trees, cycle and walking friendly infrastructure, drought tolerant planting,	Written Representation	draft text	Object	No	No	No	Yes	1245	R-St-M-pc-response-to-Site-SN2064REV-26-07-21.pdf - https://southnord.oc2.uk/a/jp VCROC2.docx - https://southnord.oc2.uk/a/kr

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						local community food growing allocations for localism plans and food security Developers should be obliged to set out specifically how they will engage with third parties for access, pathways, disabled access etc. The NPPF guidance suggests 1 hectare maximum for a site for small scale rural housing development. The sites should not exceed this guide amount.								

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2886	Paddy Hann [15373]		Policy VC ROC2: South of The Street	Removed	1) The proposed development of the site would intrude into open landscape to the south of The Street and is not in keeping with the historical linear pattern. 2) Access to the proposed site is opposite the local shop and the only access to the Doctors Surgery, a congested area with cars parked on or around the entrance to the shop car. It also sits just passed a sharp bend when entering the village from the direction of Norwich. The increase in traffic needing access to the site coupled with existing congestion in the area exasperates the existing safety issues,	Development not to proceed	Written Representation		Object	Yes	No	Yes	1245	
2901	Mrs CAROLINE RINGWOOD [15132]		Policy VC ROC2: South of The Street	Removed	Proposed site is too large for Rockland St Mary & degrading good arable farm land. Outside development of the existing linear village. Access is insufficient being not wide enough & developer does not own the access. Parking around shop & street would become even more dangerous. Footpaths are not wide enough & footpaths only on 1 side of the street around the shop area. Negative impact on existing homes .	A different location not on prime arable farm land in keeping with linear village.	Written Representation		Object	No	No	No	1245	Objections to VCROC2 - https://southnorfolkandbroadland.oc2.uk/a/kw

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2907	Mrs Nicola Davey [15367]		Policy VC ROC2: South of The Street	Removed	This access is unworkable for this size development as it is a single track with no footpaths and restricted vision splay and so is unsafe. The volume of extra cars this size of development will bring will also make the current highway infrastructure unsafe due to the increase of traffic which is often impacted by diversions from surrounding villages or problems on the A146 which makes the Street a rat run. The footpath currently servicing this village is narrow at some points and is mainly on one side of the street only so requires crossing for many.	Reduction in dwellings. Unfortunately I cannot see a solution for the access to this site.	Written Representation		Object	No	No	No	1245	
2908	Mrs Rosanna Indge [19372]		Policy VC ROC2: South of The Street	Removed	Extra traffic & parking would be unsafe. Access is insufficient , footpaths too narrow. Too many houses proposed for the Rockland St Mary village . Outside of the development of existing linear village.	Plan needs to be rejected . Wrong location for the village	Written Representation		Object	No	No	No	1245	INDGE Objection to allocations in Rockland St Mary VC ROC2_Redacted.pdf - https://southnorfolkandbroadland.oc2.uk/a/kg
2913	Mr Jason Davey [18478]		Policy VC ROC2: South of The Street	Removed	Access is unsafe, it does not have the vision splay and is on the most congested part of the street due to Post Office, Drs Surgery and Bus Stop. No footpaths on site side of the road and no access to create any. It is not in keeping with the linear shape of the village and protrudes out behind existing properties. It will create a precedent for backland areas and open up access to continue to build behind properties creating townscape concerns. Highway infrastructure not there for extra 50 plus vehicles. Sewage and surface water concerns	Not to proceed at all due to fears of turning our landscape to townscape!	Written Representation		Object	No	No	No	1245	

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2926	Mr John Stone [19651]		Policy VC ROC2: South of The Street	Removed	No suitable access from The Street. Too tight to turn into and out of especially at peak times when cars are Aparked opposite for the Shop/Post Office. The road on that corner is tight and is difficult to pass farm vehicles and the bus. The increase of traffic of anywhere of 25 to over 50 vehicles will impact our straight road through the village which can be difficult to negotiate with cars parked on the street. It is not in keeping with the linear character which Rockland is known for. It will create a precedent for development of backland areas.	Not to build there at all as there is not a suitable access.	Written Representation		Object	No	No	No	1245	
2994	Rockland St Mary With Hellington Parish Council (Rockland St Mary with Hellington Parish Clerk) [19405]		Policy VC ROC2: South of The Street	Removed	This site is felt unsuitable and unachievable for 25 dwellings. There will be a detrimental effect on traffic flow and road safety with the unsatisfactory proposed vehicular access. There are already safety concerns for residents and accidents have occurred. The Street is a major thoroughfare with a regular local private bus service to Norwich city which adds to traffic flows at peak times. Traffic mitigation could be achieved by reducing number of housing units to 8-10 but highway access and new footpath requirements remain unachievable as they cross significant third party private property and road signage, telegraph poles.	Rockland St Mary's current location density average is 0.0, this would increase to an average of 0.3/0.4 just purely based on this proposed site.	Written Representation		Object	No	No	No	1245	

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2995	One Planning (Mr Mark Philpot, Managing Director) [13466]		Policy VC ROC2: South of The Street	Removed	This objection has been prepared by One Planning Consultant on behalf of No.10, 12, 18, 19, 20, 22, 24, 26, 38, 42 and 43 The Street and 3 School Lane in response to the VCHAP Reg 19 Pre-submission draft consultation. This representation considers the proposed site allocation reference VC ROC2 for up to 25 dwellings. This representation evidences significant harm that would arise as part of the proposed allocation and demonstrates it would have a significant effect on the local environment, highway safety, biodiversity, flood risk and amenity and therefore should be rejected as a proposed allocation.	Given the harm identified and the fundamental access constraints it is clear this proposed allocation is unsound and alternative sites should be considered in place of this site, which respect the existing character of development within Rockland St Mary.	Appearance at Examination	Given the harm identified within this representation , the fundamental access constraints and the requirement for third party land it is considered necessary that the owners of the third party land get a chance to voice their concerns and the fact they are not prepared to sell the required land to facilitate the development. It is therefore clear this site is not developable or deliverable.	Object	No	No	No	1245	Objection to Site Reference VC ROC2_Redacted.pdf - https://southnordfolkandbroadland.oc2.uk/a/m3

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3014	Mrs Liz Barradell-Pither [18891]		Policy VC ROC2: South of The Street	Removed	It is considered the harm identified within this representation demonstrates that the proposed allocation would have a significant effect on the local environment, highway safety, biodiversity, flood risk and amenity and therefore should be rejected as a proposed allocation. With this evidence, I hope you can see that the proposed allocation is not deliverable nor developable for the reasons highlighted and therefore is clearly unsound and should be rejected as a proposed allocation.	Given the harm identified and the fundamental access constraints it is clear this proposed allocation is unsound and alternative sites should be considered in place of this site, which respect the existing character of development within Rockland St Mary.	Appearance at Examination	Given the harm identified within this representation , the fundamental access constraints and seeming potential for the promoter/deve looper looking to acquire land which I own, then it is considered necessary that I get a chance to voice my concerns and the fact I am not prepared to sell my land to facilitate this scheme. Aside this, it is clear from this representation that there are a multitude of unsound, non-compliant and viability reasons that the site is not developable or deliverable.	Object	No	No	No	1245	Objection to Site Reference VC ROC2_Liz Pither.pdf - https://southnorfolkandbroadland.oc2.uk/a/m7

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3019	mr Christopher Tusting [16821]		Policy VC ROC2: South of The Street	Removed	1. Site does not maintain linear pattern, compromising character and rural quality of village. 2. Proposed access is unsafe, unsuitable and unviable. 3. Increase in vehicles will increase parking congestion between the shop and School Lane. Already congested, this will increase the dangers and compromise both the village character the residents amenities. 4. Impact the habitats of the field, boundaries, Hellington Common and beck. 5. Requires loss of Grade 2 agricultural land. 6. Sewers and water supply already stretched. 7. Negative impact on residents of The Street and School Lane who have always enjoyed an open landscape to the south.	Reject this Proposal	Written Representation		Object	No	No	No	1245	
3023	Mrs Pamela Stone [18435]		Policy VC ROC2: South of The Street	Removed	Access unsafe and unsuitable for that part of The Street as it is on a bend with current congestion from the Shop/Post Office, Drs Surgery and Bus Stop. There are often cars parked on that part of the street. There are no current footpaths or way to connect to any. It is out of character for the linear village and is not the same as School Lane or St Margarets Way as these are not behind properties on the front of The Street. Road infrastructure could not cope with 50 plus vehicles making it unsafe for the popular cycle routes.	Unable to see where a suitable access can be achieved on The Street.	Written Representation		Object	No	No	No	1245	

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3046	Mrs Rosanna Stone [19660]		Policy VC ROC2: South of The Street	Removed	Access is unsafe with no other suitable options available. The site would set a precedent and create access for backland area to be used further along The Street which would change the landscape and character of the linear village. This would cause a townscape concern. There has already been additional housing recently built at Eel Catcher Close and Bee Orchid Way. Both of these have seen further development or potential for development. Extra vehicles on an already busy road is a worry for children and elderly in the village. Current footpaths are insufficient and more parking on the street unsafe.	The middle of the village where all the amenities are located is no place for a development like this in a linear village which is why there are no suitable access ways for it.	Written Representation		Object	No	No	No	1245	
3047	Mrs Lisa Reynolds [19543]		Policy VC ROC2: South of The Street	Removed	The site is not in keeping with the linear nature of the village. The access is unsafe and will add to the congestion around the shop, surgery etc and relies on 3rd party land for splay! The number of vehicles linked to and servicing the new development will result in a huge increase in congestion, pollution and danger to residents - contrary to SNDC policy of reducing car use this will surely fuel it! The road is already at a dangerous capacity. The land is good for agriculture with a great level of diversity, it should remain so	decline the proposal	Appearance at Examination	to further examine the reasons for the re-submission	Object	No	No	No	1245	

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3048	Mr Richard Ewles [16477]		Policy VC ROC2: South of The Street	Removed	The revised plans for SN5039 provide a more accessible and appropriately positioned alternative to VC ROC2. • SN5039 neatly forms a natural, complementary extension, to the east and south respectively, of existing development on School Lane and The Street. This means the site has less impact on open countryside than VC ROC2, which would also introduce an additional third clustered area to the village, spoiling its historical linear characteristic. • SN5039 will have road frontage of 46 metres to provide excellent access and visibility. • SN5039 will provide direct pedestrian access from the site onto School Lane.	SN5039 was identified as a reasonable alternative for allocation, subject to achieving satisfactory access with sufficient visibility. These comments have been noted and the original proposal has been amended to address the issues highlighted regarding scale, access and visibility, so it can be revaluated and allocated as an alternative preferred site to VC ROC2 (SN2064REV).	Appearance at Examination	As I am submitting an alternative site SN5039	Object	No	No	No	1245	VCHAP SN5039 Land south of The Street, Rockland St Mary_Redacted.pdf - https://southnorfolkandbroadland.oc2.uk/a/mj
3109	Ms Mary Ramsay [19190]		Policy VC ROC2: South of The Street	Removed	I wish to protest against planning permission to build on this PRIME farmland in Rockland St Mary, It produces TWO crops per year. There are other concerns about wildlife as well. Running alongside this field there is an owl sanctuary, new houses built in its vicinity won't help owls or the wildlife and birds, which are already at risk from other causes. We are not seeing any hedgehogs, butterflies even cabbage whites, honey bees and very few bumble bees. These all used to be plentiful. Teresa Coffey Secretary for state and environment, food and rural affairs. Said this week that we should eat food grown and produced in Britain. How do you think this can do this if you insist on building on prime land, or any farmland for that matter. There are lots of brown fill sites.		Not specified		Object	Not specified	No	Not specified	1245	

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3114	Edward Gosling [19722]		Policy VC ROC2: South of The Street	Removed	As the RSM is one of the smallest villages with double the average housing allocation it cannot be seen as reflecting the pattern and scale of the overall plan and so does not comply with the policy of the National Planning Policy Framework in this case.	In its present form, and particularly in view access problems VCR0C2 with the requirements to deliver a Type6 Road, the application seems tentative at best. However, this application should be refused, in doing so the authority would be taking account of the various concerns and issues raised by residents and also bring the situation more in line with NPPF policy.	Appearance at Examination	If you wish me to attend the hearing I'm happy to attend.	Object	Not specified	No	Not specified	1245	
3134	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC ROC2: South of The Street	Removed	The existing GP Surgery access is not sufficiently wide to enable it to be upgraded to an adoptable standard estate road. Visibility splays and footway improvements would also be necessary to enable safe access; these safety improvements require third party land, resulting in an undeliverable allocation. Access between 24 and 26 The Street may be appropriate subject to suitable design. However, there is concern that suitable visibility splays may not be achievable within highway and may require third party land resulting in an undeliverable allocation.	The Highway Authority would request that ROC2 is removed from the draft plan.	Written Representation		Object	Not specified	No	Not specified	1249	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr
3186	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC ROC2: South of The Street	Removed	We welcome the preparation of the HIA. The site should include criterion in relation to archaeology given the presence of finds within the site as identified in the HIA.	Add criterion in relation to archaeology.	Not specified		Object	Not specified	No	Not specified	1249	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3251	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC ROC2: South of The Street	Removed	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary. We suggest that the same approach is taken with other VCHAP allocations within WRC catchments that have in-combination effects with the GNLP developments, including sites within the catchment of Whitlingham WRC.	The small-scale nature of these allocations is unlikely to require phasing in respect of Whitlingham WRC and therefore the policy requirement can be removed.	Not specified		Support	Not specified	Not specified	Not specified	1246	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2882	Dr G M Courtier [14693]		Diss and District Neighbourhood Plan, 30.1	Diss and District Neighbourhood Plan, 30.1	Diss is not a settlement forming part of the South Norfolk Village Cluster mentioned in 30.1 above. See Statement of Representations Procedure which states that it is NOT a Village Cluster parish. Perhaps it should omitted for consistency.		Not specified		Support	Not specified	Not specified	Not specified	1197	

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2902	Dr G M Courtier [14693]		Diss and District Neighbourhood Plan, 30.4	Diss and District Neighbourhood Plan, 30.4	The Roydon allocation of site DDNP06 was conducted undemocratically.	A minimum housing requirement of 25 homes for the Burston, Shimpling and Gissing cluster, 25 homes in the Roydon Cluster and 50 homes in the Scole Cluster is identified in this Plan. This reflects the proposed allocation within the submitted Diss and District Neighbourhood Plan. In Roydon the unsuitable site (GNLP0526) was first put forward by the DDNP Steering Group. On rejection Roydon Parish Council commissioned a second residents' survey on an assumed pretext that 25 homes were 'non-negotiable' from the GNLP process. This subsequently led to the site DDNP06 being offered by a developer. Thus, the specific site has been proposed not by residents, but by misguided coercion, irrespective of any allocation 25 homes in Roydon that might eventually contribute to the GNLP requirement for the South Norfolk Village Clusters. Other sites within Roydon Parish have been included within allocations to Diss (including Roydon).	Written Representation		Object	Yes	No	Yes	1198	

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2929	Dr G M Courtier [14693]		Diss and District Neighbourhood Plan, 30.4	Diss and District Neighbourhood Plan, 30.4	Please note an inadvertent error in identifying a site specified as DDNP06 in my earlier comments on paragraph 30.4. That should have read DDNP8. Please ignore previous text and replace with that now provided below where DDNP8 is the site that lies in the Roydon-Diss strategic gap. I offer my sincere apologies for the error.	A minimum housing requirement of 25 homes for the Burston, Shimpling and Gissing cluster, 25 homes in the Roydon Cluster and 50 homes in the Scole Cluster is identified in this Plan. This reflects the proposed allocation within the submitted Diss and District Neighbourhood Plan. In Roydon the unsuitable site (GNLP0526) was first put forward by the DDNP Steering Group. On rejection, Roydon Parish Council commissioned a second residents' survey on an assumed pretext that 25 homes were 'non-negotiable' from the GNLP process. This subsequently led to the site DDNP8 being offered by a developer. Thus, this specific site has been proposed, not by residents but by misguided coercion, irrespective of any allocation of 25 homes in Roydon that might eventually contribute to the GNLP requirement for the South Norfolk Village Clusters. Other sites within Roydon Parish have been included within allocations to Diss (including Roydon).	Written Representation		Object	Yes	No	Yes	1198	Statement from Roydon PC DDNP pages.docx - https://southnordfolkandbroadland.oc2.uk/a/kx

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2977	G N Rackham & Sons Ltd [20113]	Bidwells (Mr Iain Hill, Partner) [16273]	Settlement Limit, 30.10	Settlement Limit, 30.10	The Settlement Limit for Roydon is fully supported. However, it is is contrary to the Proposed Diss & District Neighbourhood Plan, which proposes development outside the Settlement Limit. The Settlement Boundary for Roydon is only supported on the basis that land is not allocated within the Diss & District Neighbourhood Plan that is contrary to the objectives of the Settlement Limit i.e. to maintain the separation of Roydon and Diss. Failure to do this would result in the Plan being unsound on the basis that it does not represent an appropriate strategy and, therefore, is not justified.	Confirmation needs to be provided that development outside the proposed Settlement Limit for Roydon that will contribute to the coalescence of Roydon and Diss will not be supported.	Appearance at Examination	We reserve the right to appear prior to publication of the draft agendas that will set out the Examiners matters and questions to form the basis of the discussions at the Hearings. The intention to appear is to seek to ensure that the Policy / Plan can be found sound.	Object	Yes	No	Yes	1196	
2831	George Durrant & Sons Ltd [20152]	Durrants (Jasmine Philpott) [20151]	Settlement Limit, 31.4	Settlement Limit, 31.4	Please refer to detailed representations submitted 6/3/23. In summary, the settlement limit has been sensibly drawn to allow modest infill and extension and we find this to be sound.		Not specified		Support	Not specified	Not specified	Not specified	1195	

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3179	Durrants (Jasmine Philpott) [20151]		Settlement Limit, 31.4	Settlement Limit, 31.4	The proposed settlement boundary for Saxlingham Nethergate is sound. The site to the south of Norwich Road (SN4007SL) was submitted for consideration through the Call for Sites process. This was assessed by the local authority and scored ‘green’ or ‘amber’ against all metrics. The only reason it was not proposed as an allocation is because it was deemed suitable for inclusion within the settlement boundary. The site is in a sustainable location, forming an ‘infill’ gap, with potential to improve the entrance to the village from the north-west, which is currently marked only by a small white gate. It is a logical location for further housing development, and we would encourage the settlement boundary to be maintained in its proposed form within the final submission version of the Plan. The landowner of this land is able to confirm that the site remains available for development, and that concerns raised through the call for sites assessment process can be addressed through a suitable planning application, subject to the necessary third party consents.		Not specified		Support	Not specified	Yes	Not specified	1195	Policy 31.4 representations VCHAPS - Durrants - Emms.pdf - https://southnorfolfkandbroadland.oc2.uk/a/n9

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3200	Hopkins Homes Limited (Mr Chris Smith, Development Planner) [14202]		Settlement Limit, 32.10	Settlement Limit, 32.10	Hopkins Homes Ltd supports new housing development in Scole and will continue to engage with Scole Parish Council and the Neighbourhood Plan Steering Group regarding development opportunities.	Whilst the current omission of the site from the South Norfolk Village Clusters Housing Allocations Document is not considered to make the Document unsound, in the event that circumstances change and the Neighbourhood Plan is not progressed as expected, the site could be proposed as an Allocation within the emerging South Norfolk Village Clusters Housing Allocations Document, with the settlement limit for the village correspondingly extended to encompass the totality of this site.	Not specified		Support	Yes	Yes	Yes	1194	Land East of Norwich Road, Scole - https://southnorfolkandbroadsland.oc2.uk/a/nz

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3187	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Seething, 33.5	Seething, 33.5	Part of this land lies within the Seething Conservation Area or adjacent to the Conservation Area. There are two grade II listed buildings opposite. Therefore, any development of these sites has the potential to impact upon the significance of these heritage assets. We note that HIAs have been completed for two of these sites which identified moderate impacts on the historic environment. A number of helpful mitigation measures were proposed in the HIAs but it is not clear how these recommendations will be carried forward into the Plan as there is no policy for the settlement limit amendments. We therefore have concerns that the potential impacts on the historic environment will not be properly addressed. Finally, we suggest that an HIA should be prepared for site SN0588SL. Notwithstanding this, we have some reservations about the approach to the extension of settlement limits because it is unclear how site-specific policy requirements e.g. mitigation measures recommended in an HIA, can be secured in the absence of a site-specific policy.	Prepare an HIA for SN0588SL.	Not specified		Object	Not specified	No	Not specified	1192	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h

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3210	Otley Properties [16980]	John Long Planning (Mr John Long, Owner) [13586]	Seething, 33.5	Seething, 33.5	Otley Properties also SUPPORTS the proposed Settlement Limit extension west of Seething Road to include existing development as well as site refs: SN0406SL, SN0587SL and SN0588SL.		Appearance at Examination	(potentially) To support the proposed settlement limit extension and answer any questions the Inspector may have. A decision will be made, once the Inspector's Issues and Matters has been published.	Support	Yes	Yes	Yes	1193	Regulation 19 Promoter Engagement Form Otley VCSEE1 Seething.pdf - https://southnordfolkbroadland.oc2.uk/a/yt
3091	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC SEE1, 33.9	VC SEE1, 33.9	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed.	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Written Representation		Support	Yes	Yes	Yes	1191	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkbroadland.oc2.uk/a/nr

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3209	Otley Properties [16980]	John Long Planning (Mr John Long, Owner) [13586]	Policy VC SEE1: West of Mill Lane	Policy VC SEE1: West of Mill Lane	The Landowner/Developer (Otley Properties) SUPPORTS the proposed allocation of their land at Seething (SEE 1). The Landowner/Developer confirms that the land is available for and suitable for development and are committed to bringing the site forward for residential development as soon as possible. A Site Promoter Confirmation of Availability, Deliverability and Viability is appended to this submission.		Appearance at Examination	(potentially) To support the proposed allocation and answer any questions the Inspector may have. A decision will be made, once the Inspector's Issues and Matters has been published.	Support	Yes	Yes	Yes	1189	Regulation 19 Promoter Engagement Form Otley VCSEE1 Seething.pdf - https://southnorfolkandbroadland.oc2.uk/a/yt
3236	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC SEE1: West of Mill Lane	Policy VC SEE1: West of Mill Lane	We support the clause regarding the need to address our infrastructure both within and close to the proposed allocation. We suggest that the wording of the clause is amended to address the need to engage with us regarding these matters and the requisitioning of a new sewer connection which should appropriately address the necessary matters for this site in terms of ensuring our own assets are protected and the necessary infrastructure requirements can be assessed.	Modify policy text to read: Early engagement with Anglian Water regarding their infrastructure on and adjoining the site and connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1190	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw

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3016	Ms Karen Dunn Hughes [13001]		Settlement Limit, 34.3	Settlement Limit, 34.3	Map 17, the development boundary in School Lane adjacent to the playing field (SPO3) was created in the current Local Plan for new houses but it continues to have serious highway safety issues for pedestrians and flooding on the highway and surrounding land. The SPO3 site was historically, and still is a drainage field. Was this site ever sound and viable in the first place for extending the settlement boundary? The description says School Playing Field; it is the Village Playing Field and held in trust by the Community Council for residents. The school is granted use of it only.	Reassessment of the proposed settlement boundary due to the long-term safety issues at SPO3. Correction to reflect that it is a Village Playing Field.	Written Representation		Object	No	No	No	1188	
2599	KCS Development Ltd [19681]	Barton Willmore (Mr Nick Pleasant, Planning Associate Director) [20093]	Policy VC SPO1: Land west of Bunwell Road	Policy VC SPO1REV: Land west of Bunwell Road	Part of our client's land off Bunwell Road has been proposed as a draft housing allocation for 15 dwellings (Policy VC SPO1: Land west of Bunwell Road). KCS fully supports the allocation of this site for housing; however it is considered the site could readily accommodate up to 45 homes to meet local needs and the council's own evidence demonstrates a larger allocation is appropriate. Indeed, a larger allocation can deliver a wider range of benefits to the village such as the provision of more extensive open space, a larger quantum of affordable housing, greater highway improvements (such as footpath links), improvement to the existing watercourse, etc. Such benefits may not be realised from a smaller allocation and, indeed, the council will be aware that smaller planning permissions in the village have not unlocked any particular additional benefits locally. Conversely, a larger development on this site can provide measurable benefits for the community.	Despite the evident settlement sustainability and a need for new housing, the draft plan allocates the site for only 15 dwellings due to perceived townscape (clustering) and flood risk concerns. These representations demonstrate a larger development of 45 units can be delivered without compromising the existing flood zones or townscape.	Not specified		Support	Not specified	No	Not specified	1474	SNVCHAP Reg19 - Representations on behalf of KCS - https://southnorfolkandbroadland.oc2.uk/a/hy

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3188	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC SPO1: Land west of Bunwell Road	Policy VC SPO1REV: Land west of Bunwell Road	Whilst there are no designated heritage assets within the site, the site lies immediately to the north east of the grade II listed property, The Orchards. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset. We appreciate that the property is well screened by existing landscaping. We welcome the preparation of the HIA. We welcome paragraph 34.8 and the second bullet point of the policy in relation to strengthening boundary vegetation. Bullet point 5 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 5 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 5 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1186	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h
3237	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC SPO1: Land west of Bunwell Road	Policy VC SPO1REV: Land west of Bunwell Road	As the written justification and WCS suggest, there is limited capacity regarding future connections to our foul drainage network given that the existing WRC only serves a small number of properties in the settlement. The supporting text should emphasise that Spooner Row WRC is constrained due to the small number of properties it serves. Both policies should therefore reference early engagement with Anglian Water to address future connection requirements or the developer to consider alternative on-site treatment subject to the necessary permits.	Modify policy text to include the following criterion for consistency with similar site allocation policies where water recycling centres are particularly constrained: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1187	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw

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3212	Alfred Charles Homes Ltd [20257]	Brown & Co (Mr Paul Clarke, Head of Planning) [12840]	Policy VC SPO2: South of Station Road	Policy VC SPO2: South of Station Road	The purpose of this representation is to: a) Support the continued allocation of the site for residential development and to confirm that Alfred Charles Homes Ltd are committed to working with the Council to deliver the aspirations as set out in draft Policy VC SP02; b) Object to the specific wording of the proposed policy and propose alternative wording and seek amendments to the text to ensure that the policy is justified and effective; and c) Respond to other policies of relevance to delivering our proposals, where comment is necessary. We believe that the draft VCHAP is basically sound, as the strategy proposed is essentially justified and effective and provides a range of sites by which growth can come forward. The site to the south of Station Road in Spooner Row, offers a very good opportunity to deliver growth in a manner that provides an appropriate to the sustainable objectives of the emerging VCHAP and NPPF. By undertaking this form of development on this site in a sustainable manner it would support the emerging VCHAP.	We wish to see the following changes to the wording of the policy: 1.67ha of land is allocated for at least 25 dwellings. The developer of the site will be required to ensure that: - Access from Station Road only with off-site highways works to include a pedestrian footpath along the site frontage or within the site and a crossing point to connect to Spooner Row Primary School; - Protection and enhancement of the trees and hedgerows on the east and west site boundaries and an appropriate boundary to the south of the site, which both contains the site and integrates it with the wider rural landscape; - Site Layout and design to include linear development facing Station Road frontage.	Not specified		Support	Not specified	Yes	Not specified	1363	Reps to South Norfolk VCHAP Reg 19 consultation March 2023 v3.pdf - https://southnorfolkandbroadsland.oc2.uk/a/y4

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3238	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC SPO2: South of Station Road	Policy VC SPO2: South of Station Road	As the written justification and WCS suggest, there is limited capacity regarding future connections to our foul drainage network given that the existing WRC only serves a small number of properties in the settlement. The supporting text should emphasise that Spooner Row WRC is constrained due to the small number of properties it serves. Both policies should therefore reference early engagement with Anglian Water to address future connection requirements or the developer to consider alternative on-site treatment subject to the necessary permits.	Modify policy text to include the following criterion for consistency with similar site allocation policies where water recycling centres are particularly constrained: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1183	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2667	mrs veronica grint [17314]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	The policy for this development was originally SP02, which states that a substantial urban drainage system must be included on the site, to stop excess water draining off the site onto the road. This has been omitted from the new SP03. This causes me a great deal of concern, as my property is directly opposite this site. To make matters worse, the attenuation pond is to be placed directly opposite our driveway, on the lowest point of the road, overflowing into a ditch that is blocked, so the water has nowhere to go.	A substantial drainage system must be included in SPO3 to prevent excess water running off the site onto the road. We are on the lowest part of the road, opposite the site, and our property needs to be protected. The attenuation pond needs to be moved to the corner of the site where there are no properties opposite. The pipe at the corner end of the ditch needs to be unblocked. This pipe is currently on private land.	Written Representation		Object	No	No	No	1181	20180602_165259.jpg - https://southnorfolkandbroadsland.oc2.uk/a/xw 20180602_165254.jpg - https://southnorfolkandbroadsland.oc2.uk/a/xf

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2726	Ms Karen Dunn Hughes [13001]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	Strongly Object and very concerned that the new policy wording for SPO3 has omitted two essential safeguarding conditions that are currently an important part of the policy wording in the existing Local Plan. These important safety policy requirements are to provide a pedestrian refuge (footpath) and a sustainable drainage scheme. If these cannot be included due to problems with delivery then it is questionable if the site was sound and fit for purpose in the first place. Public safety is paramount particularly for children walking to school on the highway. The road often floods after a downpour.	Restore the omitted safeguarding SPO2 policy wording on what was considered sound and legal for School Lane under the existing Local Plan. SPO3 will not be sound without this wording carried over. The existing legal policy wording for both the footpath and sustainable drainage system provides the vital safety protections to residents and the public especially as these safety issues remain current and cannot be omitted because they are now inconvenient. SNC has a duty of care.	Written Representation		Object	No	No	No	1181	
2739	Dr Simon Findlay [15851]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	The current situation is that the water leaving the ditches along School Lane and the ditch running along the other edge of the field for development, merge to go under the road via a culvert and drain in the ditches in the far field and down to the river. At times of significant rainfall especially in winter the drainage from under the road onwards already cannot cope and the road floods significantly. Developing the field will increase the surface water run off and with no provision to improve the downstream drainage the flooding is will worsen.	The planning allows for an attenuation pond which may help to mitigate the increased surface water run off but unless the rate of flow from the under road culvert downstream to the river is improved the current flooding situation is going to worsen. Any future development would exacerbate this further so would need to look at additional downstream capacity, as well as protecting the current drainage ditches and keeping access to them for maintenance (I yearly have a tractor clear vegetation in the ditch and it was needed to be dug deeper after past flooding).	Written Representation		Object	Yes	No	Yes	1181	IMG_7450.JPG - https://southnordfolkandbroadland.oc2.uk/a/j3 IMG_7452.JPG - https://southnordfolkandbroadland.oc2.uk/a/j4

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2879	Dr Richard Hughes [20169]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	With the adoption of SPO3, all new planning applications would comply to the new policy wording. I am concerned that the provision of improved pedestrian access (footpath) from the site to the school has been removed despite the increased safety risks to pedestrians walking on the highway amongst moving vehicles. The SPO3 wording for a sustainable drainage scheme has also been removed. The current network of surface water ditches and drains have little flow, retain water and flood onto the highway and surrounding land. It is essential that the wording is not removed in recognition of the flood hazard.	The current policy wording for both the footpath and the drainage scheme were there for a reason and must continue to be included in SPO3 for public safety.	Written Representation		Object	No	No	No	1181	flooding school lane.jpg - https://southnordfolkandbroadland.oc2.uk/a/k8
2997	Spooner Row Community Council (Spooner Row Parish Clerk) [20198]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	Reinstate conditions as previously given in SP02 Re visit question of pedestrian safety and viable safe passage via footpath or other Revaluate flooding risk and drainage of road and land in particular where nearby properties are at risk. Look at evidenced based documents and photographs.	Restore SPO2 for School Lane under the agreed existing local plan. The plan needs to be fit for purpose. Inclusive of the summary of comments.	Appearance at Examination	To express the concerns and voice of the Community affected	Object	No	No	No	1181	

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3140	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	The current South Norfolk Local Plan includes this site as allocation allocation SPO 2. Requirement 2 of that policy states "Pedestrian refuge should be provided on the western side of School Lane to improve pedestrian access to the school. The Highway Authority would acknowledge that the site is an existing allocation and consent for 7 dwellings was granted as per 2016/0627. The current proposed policy VC SPO 3 includes a requirement to ensure "Off-site highway works to include improvements to the provision for pedestrian safety in the immediate area of the development site, details of which to be agreed with the Highways Authority and the LPA." The less specific policy requirement is noted. The ability of the development to provide suitable measures to make it acceptable to the Highway Authority has not been demonstrated. Notwithstanding the earlier allocation, in the absence of evidence to the contrary, it is considered that School Lane is substandard in nature, without scope for development to provide appropriate highway improvements. Should the existing permission expire, the Highway Authority would not wish to support re-allocation of site.	The Highway Authority would request that site reference SPO 3 is removed from the draft plan	Written Representation		Object	Not specified	No	Not specified	1182	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorbroadland.oc2.uk/a/nr

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3264	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC SPO 3: Land at School Lane	Policy VC SPO 3: Land at School Lane	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1364	
3239	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC SPO4: Land at Chapel Road	Policy VC SPO4: Land at Chapel Road	For clarity and consistency, we would suggest that the wording in the policy is amended to refer to Anglian Water as the ‘appropriate water authority’ or sewerage undertaker.	Advice is sought from Anglian Water regarding the need for relocation of the existing nearby sewage pumping station, to facilitate maintenance.	Not specified		Support	Not specified	Not specified	Not specified	1180	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2291	Mr Henry Caswell [19348]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	This is exactly the type of small scheme the village needs. It proposes a good proportion of much needed bungalows suited to older people and those less mobile who are seeking to downsize. The proposed developer is well known for building high quality well designed properties. There are not likely to be any overlooking issues if the proposed developer is able to proceed.		Not specified		Support	Not specified	Not specified	Not specified	1176	

2542	Stoke Holy Cross Parish Council (Mr Charles Bussey, Vice Chairman) [20070]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	Stoke Holy Cross is defined as a service village in the JCS. Paragraph 6.61 explains that 20 dwellings may be exceeded where a site will improve local services or help maintain services under threat. The JCS lists the presence of a village hall as an important facility expected in service villages. The PC has consistently pointed out that the existing village hall is now too small and outdated to serve the village. This was brought to SNC's attention during the determination of major housing development proposals at Broomefield Road/Harrold Place and resulted in a financial contribution which was significantly less than required for a new hall. The PC has since been trying to fundraise and has obtained planning permission and costings for a larger hall. Unfortunately, substantial funds are still needed to realise these plans. The PC accepts that VCSTO1 is a logical extension to the village but it strongly disagrees with the suitability assessment justifying the allocation of this site, which considers the existing village hall as having a site score of 'green', when this is clearly not the case.	The Parish Council considers that there should be an additional requirement in policy ST 01 for a financial contribution to be made towards a new village hall/community facilities that would facilitate replacement of the existing Pavilion that is unsustainable as a village hall serving Stoke Holy Cross. The Parish Council considers that this request for a financial contribution would not only be in accordance with the adopted policy for service villages in the JCS. It would also meet the planning obligations test set out in paragraph 57 of the National Planning Policy Framework and the need to address community needs. Paragraph 93 of the NPPF states that : To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses, and places of worship), and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this	Not specified		Object	Not specified	No	Not specified	1179	Full response to VCHAP Reg 19 - Stoke Holy Cross PC - https://southnorfolkandbroadland.oc2.uk/a/hv

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						would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.in order to promote Healthy and safe communities, planning policies need: If the Parish Council considers that Policy VC ST01 fails to meet these requirements by not addressing the negative impact that the resultant housing development would have on the existing community facilities in the village. It would therefore not deliver sustainable development and is unsound, unless modified to include a financial contribution to rectify this.								
2638	Mr Simon Harper [15482]		Policy VC ST01: Land north of Long Lane	Policy VC ST01: Land north of Long Lane	Expedient solution to aid Parish Council funding for new pavilion without proper consideration to existing drainage and sewerage issues, allied to ill-considered site access and road safety aspects including legal aspects to be overcome.	Ideally to scrap it, but under the cynical conclusion that it is already a done deal with the known developer, to insist on site access via a new roundabout to be built opposite Broomefield Road which makes much more sense particularly from a road safety viewpoint on entering the village from Upper Stoke.	Appearance at Examination	To reinforce the road safety/new roundabout argument	Object	No	No	Yes	1175	

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2843	Mrs Diane Barrell [15585]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	The fact that after 5 years the sewage and drainage system for H.P. has still not been adopted by Anglia Water is a cause for concern especially if new dwellings are to be added to the system. Accessing the new development via Harrold Place is dangerous as the new junction is approached by a blind corner from the direction of H.P. The traffic along Long Lane is not safe and free flowing during start and finishing times at school. In fact it is dangerous. Any more development along Long lane would add to the danger for children, parents and motorists.	I agree with Mr Harper that having a separate entrance from Long Lane if necessary via a mini roundabout would be safer. The sewage and drainage issues need to be addressed.	Written Representation		Object	Yes	No	Yes	1175	
2909	Mr Graham Chalmers [19431]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	Problems with sewage which is controlled by Hopkins Homes and after 5 years has still not been handed over to Anglian Water. Problems with foul smells coming from drains during hot weather. Suggested access road into Harrold place belongs to residents and suffers from traffic congestion issues during school closing times with parents parking on Long Lane and on the access road into Harrold Place Designated building area prone to flooding, gardens adjacent to site have had serious flooding and there was a large pool of water for a few months in field at right hand side of entrance	If development proceeds, access road should be via roundabout at Broomefield road entrance for the following reasons - Harrold Place entrance gets heavily congested at school times with parents parking in entrance to Harrold Place causing access and exit difficulties for residents, more traffic coming this way would increase traffic problems. A roundabout at the entrance to Broomefield would slow down traffic on Long Lane as there has already been some minor accidents at Broomefield Road exit caused by vehicles speeding down road from Poringland and also alleviate problems at entrance to Harrold Place. Limiting the buildings to 1 storey would reduce the detrimental visual impact. Reducing the number of dwellings would also alleviate the traffic problems on a already congested road.	Appearance at Examination	If I participated I would be able to give the viewpoint from the Harrold Place residents.	Object	Yes	No	No	1175	

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3021	A Squared Architects (Mr Rob McVicar, Architect) [13682]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	The site can be developed to ensure the identified points are considered and addressed, this follows detailed discussions with NCC Highways and specialist surveys undertaken by ecologists and arboriculturalists during the consultation process and as part of pre-application discussions. Sufficient land is available to provide new planting and landscaping features to link to existing.		Not specified		Support	Not specified	Not specified	Not specified	1178	Regulation 19 Promoter Engagement Form.docx - https://southnorfolkandbroadland.oc2.uk/a/mc
3022	A Squared Architects (Mr Rob McVicar, Architect) [13682]		Policy VC STO1: Land north of Long Lane	Policy VC STO1: Land north of Long Lane	There are public benefits proposed associated with this site. Namely, funding to be allocated to facilitate the construction of the new Village Hall via a S106 agreement, as well as the provision of a footpath along the site frontage with Long Lane for public use. The Parish Council support the development of this site for housing as a method of enabling the village hall development, as confirmed during pre-application discussions with SNDC. Ingram Homes has developed a scheme which could be progressed via a formal plannign application.		Not specified		Support	Not specified	Not specified	Not specified	1178	Parish Council Letter Nov 21.doc - https://southnorfolkandbroadland.oc2.uk/a/md
2947	Privatetown Property Management Ltd (Miss Hannah Southon, Director) [20183]		Bramerton, 36.3	Bramerton, 36.3	This is a representation for the 25 properties of Bramerton Lodge. It is felt there are issues with the housing development on East Hill Lane, these include supply of services and sewage issues, road inadequacies and disruption to local lives who use the lane for leisure activities. Ecological concerns for Great crested newts, several bats species and Tawny and other nocturnal species. It is felt that the building of homes would not fit the character of the area.	East Hill Lane is not suitable for development of more housing.	Written Representation		Object	Yes	No	Yes	1470	

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2949	Dr Anthony DARWOOD [20173]		Bramerton, 36.3	Bramerton, 36.3	Access from East Hill Lane is abysmal, totally unfit for access to the site. In Bramerton Lodge there is a colony of great crested newts right next to the proposed development, and I have often seen avian and mammalian wildlife on the land. Traffic from Surlingham Road to the entrance to Bramerton Lodge would double. Other infrastructure eg schools, water, sewerage, medical services, and public transport are over stretched and this development would make it worse.	Development in East Hill Lane should be completely abandoned.	Written Representation		Object	Yes	No	Yes	1470	
2525	Mr Dominic Coleman [20068]		Bramerton, 36.8	Bramerton, 36.8	Dear Sir i am a resident at Bramerton Lodge East Hill Lane and object strongly to any proposed development to the paddock that borders our property. In the first instance the access to this site from both directions would prohibit the use of HGV vehicles as it is in both directions single carriage way and from the direction of Kirby Bedon village there are no passing places for cars or vans there is also no drainage and as we are now having a drainage problem rectified in Surlingham Lane after 5yrs of pressure , i find it incredible that this is being considered. There is also the added factor of the enviromental and conservation impact of this area as it sits between 2 conservation areas and is considerd an area of natural beauty. The water supply locally is very often compromised ie water pressure and where we live on Bramerton Lodge the sewage system is very old and very problematical ,both these issuses would put more pressure on an already compromised system. I feel these issues make this development untenable.	I feel these issues make this development untenable.	Not specified		Object	No	No	No	1172	

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2526	Mrs Frances Coleman [20069]		Bramerton, 36.8	Bramerton, 36.8	The road is unsuitable with no passing spaces and heavy vehicles cannot pass this way. There is no lighting, poor drainage and the roads are narrow and often untreated in bad weather. We have poor water supply, there has been an unresolved issue with water supply to this site that Anglian Water are aware of but have not repaired in 8 months. There are great crested newts immediately adjoining this proposed site and bats in the wooded area around our site bordering this proposed building land.		I strenuously object to any building on this proposed site (SN5017) and wish this to be taken into account if there appeal process is activated on behalf of the applicant.	Not specified		Support	No	No	No	1172	
2538	Mr Stuart Brand [19967]		Bramerton, 36.8	Bramerton, 36.8	I note the subject application (SN5017) has not been recommended by SNDC which I agree with, however I recognise there can be an appeal process. As such I am writing to concur with the council decision and also raise some key points around this site applications that may or may not have been considered in the process, so at highlight them in writing, should a subsequent appeal be received. They are as follows:- 1. TRANSPORT AND HIGHWAYS IMPACTS 2. INABILITY OF BRAMERTON TO SUPPORT SIGNIFICANT DEVELOPMENT 3. ENCROACHMENT INTO COUNTRYSIDE 4. IMPACT ON SETTING OF BRAMERTON CONSERVATION AREA		Not specified		Support	Not specified	Yes	Not specified	1172		

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2602	Mrs Angie Yeomans [20094]		Bramerton, 36.8	Bramerton, 36.8	Site reference SN5017, Easthill Lane, Bramerton I agree with the District Council report, dated 28/04/2022, that I recently received a copy of, that site reference SN5017, Easthill Lane, Bamerton, is not suitable for development. I also support the decision that the site, Land north of Church Farm, was deemed unreasonable. REASONS AS FOLLOWS: 1. EASTHILL LANE IS VERY, VERY NARROW 2. ACCESS TO THE LAND IN QUESTION IS VERY LIMITED 3. MAJOR IMPACTS RE TRANSPORT AND HIGHWAY 4. BRAMERTON HAS NO AMENITIES e.g SCHOOL, SHOP, DOCTOR'S SURGERY		Not specified		Support	Not specified	Not specified	Not specified	1172	
2619	Bramerton Parish Council (Bramerton Parish Clerk) [19041]		Bramerton, 36.8	Bramerton, 36.8	Bramerton Parish Council agrees with the District Council report and that site reference SN5017, Easthill Lane is not suitable for development. Bramerton Parish Council also supports the decision that the site, Land north of Church Farm was deemed unreasonable.	Bramerton Parish Council has concerns with regards to limited access to site SN5017 on a single track lane.	Written Representation		Object	Yes	Yes	Yes	1172	
2678	Mrs Rebecca Elliott [20114]		Bramerton, 36.8	Bramerton, 36.8	I would support the protection of the rural nature of the Bramerton, Surlingham and Kirby Bedon settlement and consider that the prevalence of poorly maintained, high hedged, single track highways without passing places, the wealth of wildlife and the lack of light pollution in the area make any development, but in particular development along East Hill Lane and/or Mill Lane completely unsuitable.		Not specified		Support	Not specified	Not specified	Not specified	1172	East Hill Lane.jpg - https://southnorfolkandbroadland.oc2.uk/a/xg East Hill Lane 2.jpg - https://southnorfolkandbroadland.oc2.uk/a/xh

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2871	LA Robinson Architectural Services Ltd (Mrs Louise Robinson, Architectural Technologist) [19003]		Bramerton, 36.8	Bramerton, 36.8	A new response report has been submitted in response to the report SN5017 and the recommendations / comments made within it. The client is offering a revised site plan with a lower site density of 4 dwellings on a reduced area of the original proposed site. The new site is now approx 7300 sqm.		Not specified		Support	Not specified	Not specified	Not specified	1174	SN Village Clusters Housing Allocation - Agent response - March 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/k3001 Proposed site plan fo 4 dwellings on Easthill Lane, Bramerton A3.pdf - https://southnorfolkandbroadland.oc2.uk/a/k4
2894	Mr Graham Luck [20171]		Bramerton, 36.8	Bramerton, 36.8	Agree with the council's assessment that SN5017 concerns a site that is inappropriate for development. Due to poor highways infrastructure, distance and safe access to facilities, damage to character of the area, risk of flooding and risk to habitat.		Not specified		Support	Not specified	Not specified	Not specified	1172	
2950	Privatetown Property Management Ltd (Miss Hannah Southon, Director) [20183]		Bramerton, 36.8	Bramerton, 36.8	This is a representation for the 25 properties of Bramerton Lodge. It is felt there are issues with the housing development on East Hill Lane, these include supply of services and sewage issues, road inadequacies and disruption to local lives who use the lane for leisure activities. Ecological concerns for Great crested newts, several bats species and Tawny and other nocturnal species. It is felt that the building of homes would not fit the character of the area.		Not specified		Support	Not specified	Not specified	Not specified	1172	

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2953	Miss Julia Idris [20190]		Bramerton, 36.8	Bramerton, 36.8	I strongly object to the building of houses along East Hill Lane. Due to chronic illnesses I cannot walk far. Often my entire walk is along the paddock on East Hill Lane. I sometimes use a wheelchair to walk my assistance dog. East Hill Lane is a quiet lane making this safe for our daily walks. If this area were built on that would increase traffic dramatically making it unsafe for us as we are hearing impaired. An increase in traffic would make us very vulnerable on a daily basis.		Not specified		Support	Not specified	Not specified	Not specified	1172	
2956	Mr David Prince [20189]		Bramerton, 36.8	Bramerton, 36.8	I agree with the assessment of the site being unsuitable for development (sn5017). It is out of tune with the area, poor access and the infrastructure is not suitable for any development. Also is extremely close to sensitive wildlife areas (Broads Authority, two conservation areas and the Yare Valley Wildlife catchment area) with general species loss of 80% over the last 40 years further development at a such location is unwise. Road is used by a lot of pedestrians walking dogs and for leisure with a bridleway further down the lane so increased traffic with no space is not safe.		Not specified		Support	Not specified	Not specified	Not specified	1172	

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3108	Ms Jane Shaw [20229]		Bramerton, 36.8	Bramerton, 36.8	I fully support the Council's decision to decline application SN5017 and should like my comments to be taken into consideration: Bramerton Lodge and the adjoining paddock support a thriving population of Great Crested Newts, occasional Common Toads, Barn Owls and at least two bat species. This proven habitat would be destroyed if the construction of dwellings were to proceed now or in future. Bramerton and Kirby Bedon lack the amenities which people seem to demand nowadays. The Kirby Road is likely to become rather congested once the huge Bom Group greenhouses are fully staffed, further reducing access to Kirby Bedon and Bramerton for residents. Imagine traffic jams in our little corner! I sincerely hope that future appeals or modified planning applications will be rejected, too		Not specified		Support	Not specified	Yes	Not specified	1172	

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2944	Mrs Sarah Manning [15550]		Services and Community Facilities, 37.5	Services and Community Facilities, 37.5	I agree that the parish /Village has a range of facilities including a primary school, pub, social club, church all within the conservation area. Although SNDC fail to have an adopted conservation appraisal available, therefore can't correctly assess impact further development in the village will have on the conservation area, historical asset, facilities within. Commuting pressure can have greater impact on assets/conservation areas than development within the area it's self, directly benefit historical (public) assets to remain viable, sustainable, including supporting development to support works required or bring approved planning/Listed BC applications to come to fruition.		Not specified		Support	Not specified	Not specified	Not specified	1171	
2859	Mrs Sarah Manning [15550]		Settlement Limit, 37.6	Settlement Limit, 37.6	I object to this statement- The main settlement of Tacolneston was established well before the Domesday Book of 1086, this is the north area of the village where the Church, Pub and village primary school are located within the conservation area which also includes the southern gardens of the estate development of Dovedale, Knipe built in the 60's. (Not as suggested above) A further settlement limit 1200m south offers no facilities/amenities, only housing established in more recent years.	A more transparent character appraisal correctly identifying the center of the old established village including amenities (location)	Written Representation		Object	Yes	No	Yes	1168	

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2946	Mrs Sarah Manning [15550]		Settlement Limit, 37.6	Settlement Limit, 37.6	I support - Extension settlement limits -site submission GNLPSL0016 , GNLPSL0016REV, GNLPSL0016REVB. Site assessment has't followed due process. It isn't subject to section 4, Offers vehicle access (granted 1949). The footpath directly connects site/facilities,. I disagree with highways- a 2 m footpath is't required in a rural community not urban. Site assessment fails to include planning history 2021/1044, 2021/1045 granted- a benefit to the historical (public) asset- conversion of building to create annex to the listed building. An extension to the settlement boundary would be enabling, 2020/0048 demonstrates open space is achievable, removal - septic tank (AW) drains enables neutrality.		Not specified		Support	Not specified	Not specified	Not specified	1170	

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3224	Tacolneston Parish Council (Tacolneston Parish Clerk) [20258]		Settlement Limit, 37.6	Settlement Limit, 37.6	Tacolneston Parish Council agree in principle to modest, well planned, development in the village. However, we have concerns on the soundness and appropriateness of these proposals. The proposals are unsound as the plans are inaccurate with anomalies in boundaries, size of plots and a general lack of clarity meaning that meaningful analysis and consultation is not possible.	Our first concern is over the proportion of social housing to be included in the development. We ask that any development includes social and market housing, and that housing be targeted at the needs of local people and families. Secondly, we ask that the development should include a mix of building types, in keeping with existing housing in the area. This would conserve the contour and aspect of the village. Thirdly, we ask that we be provided with accurate and informative plans and maps. These should give accurate indications of the size of the proposed areas for development and clearly show the proposed and existing settlement boundaries. Fourthly, we require information on how issues resulting from problems of drainage and increased traffic flow will be managed. Finally, we request an extension of the consultation period to allow for consideration by the council and parishioners of the updated proposals and materials.	Not specified		Object	Not specified	No	Not specified	1169	

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2860	Mrs Sarah Manning [15550]		VC TAC1, 37.7	VC TAC1REV, 37.7	I don't agree with part of the above statement- To the north of the site is a linear development of 4-5 bungalows fronting west of B1113 Norwich Road. Bleach Cottage and its setting within the conservation area extends deep into Hall road, therefore there will be no separation from VC TAC1 across the E1 Ashwellthorpe plateau at this point.	Reword statement	Written Representation		Object	No	No	No	1167	
2861	Mrs Sarah Manning [15550]		VC TAC1, 37.8	VC TAC1REV, 37.8	I object that a continuous footpath on the other side of the road offers any benefit to the site. The volume of traffic parking on the B1113 extends far past the hairdressers south of the site, into Dovedale , north into Hall Road/the school. Crossing the road with limited visibility is detrimental to highways safety. I object to how the site assessments have been carried out, there is no coherence, site SN0016REV north of the school was considered to require a 2m footpath when a 1.5m path extends on the same side as the site throughout the village.		Not specified		Support	Not specified	Not specified	Not specified	1166	
2862	Mrs Sarah Manning [15550]		VC TAC1, 37.11	VC TAC1REV, 37.11	Already commented in response to 37.8 All assessments of sites should be consistence and non bias.	Address Assessment of sites are consistences, transparent and non bias.	Written Representation		Object	Yes	No	No	1165	
2863	Mrs Sarah Manning [15550]		VC TAC1, 37.12	VC TAC1REV, 37.12	I agree and the limited capacity at the receiving water recycling center (Forncett End) is critical. The three dwellings allowed at appeal 2016/2635 and a large development site south 2022/2400,2021/0205,2021/0206,2014/0812 approx 70m apart suggest releasing water into the road side ditch adjacent to B1113 in an area that suffers surface water flooding on the bend.		Not specified		Support	Not specified	Not specified	Not specified	1164	

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2865	Mrs Sarah Manning [15550]		VC TAC1, 37.13	VC TAC1REV, 37.13	I consider the Greater Norwich Local Housing Need Assessment (LHNA) is out of date and does not reflect an up to date need. If one and two bedroom dwelling don't accord why submit this as a statement within the consultation, its misleading. I note the same weight has not been applied to single 'self build' proposals, rather ignored in all supporting documents and written statements even when evidence is available on SNDC self build register.	state clear facts only.	Written Representation		Object	Yes	No	No	1163	
2286	Mr john Hooper [19986]		Policy VC TAC1: Land to the west of Norwich Road	Policy VC TAC1REV: Land to the west of Norwich Road	As a community Tacolneston is badly lacking volunteers to serve the community. I believe that some new development could see an injection of new people into the community which would be beneficial to creating a more cohesive community. It is likely that on current demographics the school will in the years ahead see a reduction in numbers. New developments frequently produce more children of primary school age and this would help to future-proof sustainability of the school. A new crossing would also aid traffic calming much needed in this location.		Not specified		Support	Not specified	Not specified	Not specified	1159	
3074	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC TAC1: Land to the west of Norwich Road	Policy VC TAC1REV: Land to the west of Norwich Road	The site appears to be remote from the highway, the proposed allocation does not seem to include land required for suitable and safe access along with highway improvements (as per paragraph 37.11). It has not been clearly demonstrated that an acceptable means of access can be provided, which will require land beyond the proposed extents of allocation and highway. The earlier Highway Authority comments supported allocation of site reference SN1057 that had significant frontage at B1113 Norwich Road and was considered able to deliver the required highway improvements and this is reflected in the current policy wording.	The Highway Authority would wish for the allocation area to be revised to include suitable direct access to the highway and frontage at the B1113 Norwich Road to provide the required visibility splays and footway. This would make the allocation area consistent with the policy wording.	Written Representation		Object	Not specified	No	Not specified	1366	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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3225	Tacolneston Parish Council (Tacolneston Parish Clerk) [20258]		Policy VC TAC1: Land to the west of Norwich Road	Policy VC TAC1REV: Land to the west of Norwich Road	Tacolneston Parish Council agree in principle to modest, well planned, development in the village. However, we have concerns on the soundness and appropriateness of these proposals. The proposals are unsound as the plans are inaccurate with anomalies in boundaries, size of plots and a general lack of clarity meaning that meaningful analysis and consultation is not possible. Our first concern is over the proportion of social housing to be included in the development. We ask that any development includes social and market housing, and that housing be targeted at the needs of local people and families. Secondly, we ask that the development should include a mix of building types, in keeping with existing housing in the area. This would conserve the contour and aspect of the village. Thirdly, we ask that we be provided with accurate and informative plans and maps. These should give accurate indications of the size of the proposed areas for development and clearly show the proposed and existing settlement boundaries. Fourthly, we require information on how issues resulting from problems of drainage and increased traffic flow will be managed. Finally, we request an extension of the consultation period to allow for consideration by the council and parishioners of the updated proposals and materials.		Not specified		Object	Not specified	No	Not specified	1160	

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3240	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC TAC1: Land to the west of Norwich Road	Policy VC TAC1REV: Land to the west of Norwich Road	As raised in paragraph 3.4 above, Anglian Water suggests that due to the relatively small-scale nature of the sites, that the policy requirement regarding the capacity of the WRC and phasing of development is unnecessary. The draft DWMP has identified growth for the WRC catchment area to 2050 and has included medium-term strategy to increase capacity and a long-term strategy for a new permit. The policy requirement should be amended to reflect that strategies are in place to increase capacity within the network.	Modify policy text to read: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1161	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2287	Mr john Hooper [19986]		Policy VC TAC2: Land adjacent The Fields	Policy VC TAC2: Land adjacent The Fields	As a community Tacolneston is badly lacking volunteers to serve the community. I believe that some new development could see an injection of new people into the community which would be beneficial to creating a more cohesive community. It is likely that on current demographics the school will in the years ahead see a reduction in numbers. New developments frequently produce more children of primary school age and this would help to future-proof sustainability of the school.		Not specified		Support	Not specified	Not specified	Not specified	1156	
3189	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC TAC2: Land adjacent The Fields	Policy VC TAC2: Land adjacent The Fields	Bullet point 6 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 6 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 6 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1157	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadsland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadsland.oc2.uk/a/s3h

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3226	Tacolneston Parish Council (Tacolneston Parish Clerk) [20258]		Policy VC TAC2: Land adjacent The Fields	Policy VC TAC2: Land adjacent The Fields	Tacolneston Parish Council agree in principle to modest, well planned, development in the village. However, we have concerns on the soundness and appropriateness of these proposals. The proposals are unsound as the plans are inaccurate with anomalies in boundaries, size of plots and a general lack of clarity meaning that meaningful analysis and consultation is not possible.	Our first concern is over the proportion of social housing to be included in the development. We ask that any development includes social and market housing, and that housing be targeted at the needs of local people and families. Secondly, we ask that the development should include a mix of building types, in keeping with existing housing in the area. This would conserve the contour and aspect of the village. Thirdly, we ask that we be provided with accurate and informative plans and maps. These should give accurate indications of the size of the proposed areas for development and clearly show the proposed and existing settlement boundaries. Fourthly, we require information on how issues resulting from problems of drainage and increased traffic flow will be managed. Finally, we request an extension of the consultation period to allow for consideration by the council and parishioners of the updated proposals and materials.	Not specified		Object	Not specified	No	Not specified	1158	

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2982	Tasburgh Parish Council (Tasburgh Parish Clerk) [13006]		VC TAS1, 38.7	VC TAS1REV, 38.8	This statement is unsound because the continuous access from Henry Preston Road is unsafe and contrary to the previous. plan.	The plan should state 'vehicular access from Church Road and pedestrian/cycle access from Henry Preston road' as stated in emerging Neighbourhood Plan.	Appearance at Examination	This proposal would advocate a dangerous loop between Church Road and Henry Preston road directly passing the school.	Object	Yes	No	Yes	1282	
2996	Tasburgh Parish Council (Tasburgh Parish Clerk) [13006]		Policy VC TAS1: North of Church Road	Policy VC TAS1REV: North of Church Road	The first bullet point is unsound because the continuous access from Henry Preston Road is unsafe and contrary to the previous plan.	The first bullet point should state 'vehicular access from Church Road and pedestrian cycle access from Henry Preston road' as stated in the emerging Neighbourhood Plan	Appearance at Examination	The plan is unsafe and advocates a dangerous loop between Church Road and Henry Preston Road passing the school.	Object	Yes	No	Yes	1278	
3081	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC TAS1: North of Church Road	Policy VC TAS1REV: North of Church Road	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC TAS1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognises that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below.	Amend Policy VC TAS1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1279	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

3190	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC TAS1: North of Church Road	Policy VC TAS1REV: North of Church Road	While there are no designated heritage assets within the site, the grade II listed Old Hall Farmhouse lies immediately to the north west of the site. In addition, the scheduled monument (a hillfort, known as ‘Camp in Village’), lies to the north of the site, which also includes the grade I listed Church of St Mary, and grade II listed war memorial and Rectory. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. We are particularly concerned about the potential impacts on the Farmhouse, given its proximity. We do however appreciate this is seeking to increase the density of an existing allocation. We welcome the preparation of the HIA. However, we disagree with some of the HIA findings. It is our view that the setting of the Old Hall Farmhouse would be affected by development across the whole site. We would like to see approximately one third (the northeast) of the site left as orchard or, potentially a playing field extension for the school, but with no built development. Housing development should be contained within the south eastern two thirds of the site to reduce harm to the significance of the listed building by development within its setting. This may have an impact on the capacity of the site and it may not be possible to accommodate 25 dwellings on the site at a density in keeping with the surrounding character of the village. The policy should be amended to include this area of open space/orchard/playing field in the north eastern third of the site to protect and enhance the setting of Old Hall Farmhouse. The capacity of the site should	The policy should be amended to include this area of open space/orchard/playing field in the north eastern third of the site to protect and enhance the setting of Old Hall Farmhouse. The capacity of the site should be reduced accordingly. Amend criterion 4 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’	Not specified		Object	Not specified	No	Not specified	1281	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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					be reduced accordingly. Bullet point 4 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 4 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'									
3265	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC TAS1: North of Church Road	Policy VC TAS1REV: North of Church Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1280	

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2366	Mrs Katie Welton [19202]		Hapton, 39.8	Hapton, 39.8	We want to support the removal of this site SN4048SL for any future development and have veeb told to do this here.	This site would be useful suitable for a number of reasons other than those given in the initial reasoning. The land in this area is very subject to flooding when there is very high levels of constant rain which will result in the houses along the street opposite this proposed site being flooded. The road through the village is very busy and access from this proposed site will be extremely dangerous as there is a blind corner just before it, lots of parked cars in rhe village obstructing the view and the cow Lane junction so it would be very dangerous to try and get in and out of the site safely. Traffic often comes through the village very fast. There is also no pavement along that section of road and this would kake walking along the road very dangerous as well. We have no services in the village, no public transport and no employment opportunities so Hapton is not a good site	Written Representation		Object	Yes	No	No	1155	
2578	Mr Rodney Fryer [19829]		Flordon, 39.9	Flordon, 39.9	SN5043 - I agree with this being rejected. Highways access would be a nightmare and potentially dangerous - cars accelerating away from the Tasburgh hill turning could come over the brow and meet backed up traffic trying to access a single track access to the site. Also impractical for a refuse collection perspective, all existing houses off the road in this vicinity have to bring their bins to the roadside - up a short track is one thing, across a small estate is another!		Not specified		Support	Not specified	Not specified	Not specified	1154	

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2750	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		Thurlton, 40.2	Thurlton, 40.2	The Parish Council wish to record that, as a village, we are not against development, but stress that it should be in agreement with both the needs of the village and the South Norfolk Council. During the last round of housing allocations, we were “allocated 12” and actually received 30 as a result of the Blacksmiths Gardens development. This represented roughly a 10% increase in the number of properties in the village – rising to 342 as a result. We therefore would argue that, at present, the village does not require further housing.	The Parish Council wish to record that, as a village, we are not against development, but stress that it should be in agreement with both the needs of the village and the South Norfolk Council. During the last round of housing allocations, we were “allocated 12” and actually received 30 as a result of the Blacksmiths Gardens development. This represented roughly a 10% increase in the number of properties in the village – rising to 342 as a result. We therefore would argue that, at present, the village does not require further housing. We would also highlight that both of the proposed site allocations will use the primary route into the village (Beccles Road C516) which will further increase traffic around the notorious problem corner at Hall Farm. This is a blind corner and subject to regular flooding. Highways have repeatedly tried to resolve but every fix is temporary. The Parish Council therefore ask that any agreement for the sites to be taken into planning MUST include a guarantee to provide a long-term solution to the corner.	Written Representation		Object	No	No	Yes	1153	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2751	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		Services and Community Facilities, 40.5	Services and Community Facilities, 40.5	The Parish Council would also comment that the bus links to the village are poor and do not easily link the village to the local town Loddon, where the majority of the required services (Doctors, Dentists, Library, Supermarket, etc) thus requiring residents to rely on cars for access. The Bus service to both Norwich/Beccles and Loddon is provided by Our Bus. Should this company fail to operate then no bus service is available from the village.	We wish that the plan reflects the very limited buys service available	Written Representation		Object	No	No	Yes	1152	
2963	Mr Wayne Gaze [20193]	Mr james Cann [20192]	Thurlton/Norton Subcourse, 40.6	Settlement limit, 40.6	We have submitted this site for consideration as a matter of soundness relating to the existing settlement limit for Thurlton and Norton Subcourse (para 40.6). As a consequence we do not consider that the proposed settlement limit is sound. We believe that the site is a logical extension to the village and comprises an infill opportunity between the existing settlement boundary and adjoining properties to the north and cluster of dwellings to the south. The site is considered to a sustainable location and would not set a precedent for further development to the south beyond the existing cluster (Norton Lodge).	The settlement boundary for Norton Subcourse should be extended to include the site within the red line boundary on the submitted plans under application 2023/0489 which is currently pending.	Written Representation		Object	Yes	No	Yes	1473	Planning Statement Croft Road Norton Subcourse.pdf - https://southnorfolkandbroadland.oc2.uk/a/z5 Appendix 1 Location Plan Ref 2257 Drawing 01 Rev 3.pdf - https://southnorfolkandbroadland.oc2.uk/a/z6 Appendix 2 Existing Site Plan Ref 2257 Drawing 02 Rev 1.pdf - https://southnorfolkandbroadland.oc2.uk/a/z7 Appendix 3 Proposed Site Plan Indicative Ref 2257 Drawing 03 Rev 3.pdf - https://southnorfolkandbroadland.oc2.uk/a/z8

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2752	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU1, 40.7	VC THU1, 40.7	The course of Thurlton FP3 must be retained in its existing location and guaranteed to be a safe / open footpath. It is in constant use by local residents for both access to the school and general walkers (including dog walkers). The Parish Council do not want to see fenced “dark alleys” created which could be a target for crime, nor do the Parish Council wish for street lighting to be installed to try and alleviate this as it would not be in keeping with the rest of the village or with Norfolk’s clear skies policy.	The course of Thurlton FP3 must be retained in its existing location and guaranteed to be a safe / open footpath. It is in constant use by local residents for both access to the school and general walkers (including dog walkers). The Parish Council do not want to see fenced “dark alleys” created which could be a target for crime, nor do the Parish Council wish for street lighting to be installed to try and alleviate this as it would not be in keeping with the rest of the village or with Norfolk’s clear skies policy.	Written Representation		Object	No	No	Yes	1149	
2541	Mrs Sandra Bell [20049]		VC THU1, 40.8	VC THU1, 40.8	We live adjacent to the existing right of way and are concerned about the proximity of the proposed development to our property. We have a private plot at the moment and no wish to be overlooked by new builds which will affect our privacy and view. The boundary of the new development should not run too close to the existing public right of way.	There must be adequate space between boundaries alongside the public right of way to ensure privacy for properties on Blacksmiths Gardens.	Appearance at Examination	To ensure the privacy of our property.	Object	Yes	Yes	Yes	1148	
2753	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU1, 40.8	VC THU1, 40.8	The Parish Council stress that should the site be taken forward any development on this site MUST be sympathetic to the existing properties surrounding (on 3 sides) the proposed location. This should take into account the range of existing home bordering – both bungalows and houses – with regard to light pollution, overlooking and noise pollution.	The Parish Council stress that should the site be taken forward any development on this site MUST be sympathetic to the existing properties surrounding (on 3 sides) the proposed location. This should take into account the range of existing home bordering – both bungalows and houses – with regard to light pollution, overlooking and noise pollution.	Written Representation		Object	No	No	Yes	1148	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2480	Mrs Sandra Bell [20049]		VC THU1, 40.9	VC THU1, 40.9	Loss of privacy as access is directly in front of our property. Increased noise. Damage to existing road. Disruption to Blacksmiths Gardens residents from heavy plant traffic during construction also danger to existing residents, children, pets. Losing the green space and hedging in front of our property therefore ruining our view. Potential risk of damage to our property during construction of road extension needed and connection of mains sewerage and water to proposed development.	A different method of access to the new development should be found.	Appearance at Examination	The direct impact on our property.	Object	No	No	No	1147	

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2754	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU1, 40.9	VC THU1, 40.9	The Parish Council agree that, should the site be taken forward, all vehicular access to the new site must be via Blacksmiths Gardens. Further, the existing access to the rear of the properties on Beccles Road MUST be retained, but must be segregated from the Blacksmith Gardens access The Parish Council also wish to stress that should 12 houses not be feasible within the allocated site, that the footprint is not simply increased to allow it to fit.	The Parish Council agree that, should the site be taken forward, all vehicular access to the new site must be via Blacksmiths Gardens. Further, the existing access to the rear of the properties on Beccles Road MUST be retained, but must be segregated from the Blacksmith Gardens access, and must not be able to provide an alternate access to the site During any planning phase, detailed consideration must be given to the access for construction traffic to and from the site – especially in light of the impact on FP3 (see earlier comment) During any planning phase, detailed consideration must be given to the access for agricultural traffic to and from the adjacent fields. Although access is technically possible Blacksmith Gardens, we would ask that consideration is given to enforcing access via the fields adjacent to the area, rather than through the entire estate. The Parish Council also wish to stress that should 12 houses not be feasible within the allocated site, that the footprint is not simply increased to allow it to fit. The village will have no chance to comment on such proposals, but have experienced exactly that with the existing Blacksmiths Gardens allocation.	Written Representation		Object	No	No	Yes	1147	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
3086	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC THU1, 40.12	VC THU1, 40.12	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed from this	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Not specified		Support	Yes	Yes	Yes	1146	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadsland.oc2.uk/a/nr
2755	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU1, 40.13	VC THU1, 40.13	The Parish Council also wish to stress that should 12 house not be feasible within the allocated site, that the size/area is not simply increased to allow it to fit. The village will have no chance to comment on such proposals, but have experienced exactly that with the existing Blacksmiths Gardens allocation.	The Parish Council also wish to stress that should 12 house not be feasible within the allocated site, that the size/area is not simply increased to allow it to fit. The village will have no chance to comment on such proposals, but have experienced exactly that with the existing Blacksmiths Gardens allocation.	Written Representation		Object	No	No	Yes	1145	
2611	Mrs Patricia Thurgood [20097]		Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	Thurlton's infrastructure has not been developed in the 23 years I have lived here, despite further dwellings being built. The corner at Hall Farm often floods and despite my and other villagers representations at the potential dangers of approaching the village on an acute blind bend, nothing changes. The potential increase in traffic exponentially increases the potential dangers to residents. The footpath from Beccles Road to the Rectory will be compromised by the proposed development.	Reduce the proposed number of new dwellings.	Written Representation		Object	No	No	No	1142	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2729	Mrs Carole Teasdale [20128]		Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	Objections to development on land to north of Blacksmiths Gardens: Variation in land levels to the houses in Links Close adjoining the boundary. Increase in traffic using the main road in and out of the village particularly Barn Corner. Storm water disposal resultant from land given over to concrete. The loss of natural sunlight and the impact on privacy for houses in Links Close / Meadow Close The increase in crime (already a serious issue in Thurlton) Lack of amenities, particularly a regular bus service for commuters resulting in more people using cars to get to and from work.	The plans for the developments in Thurlton should be dismissed and natural infil allowed. The proposed development of the property on the west side of Beccles Road is within the parish plan. I was under the impression that development within this area is restricted to infil only and not a development of 15 houses. The development adjacent to Blacksmiths Gardens could be moved and continue to be adjacent to that development without impacting on any other houses and without affecting the route of the existing public footpath. Consideration should be given to the variation in land levels and the impact this will have on adjoining boundaries.	Written Representation		Object	No	No	No	1142	

2757	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	- the village does not require further housing - Existing Highways issues with Beccles Road C516 at Hall Farm - Thurlton FP3 remain be a safe / open footpath - Development on this site MUST be sympathetic to the properties surrounding the site - Vehicular access must be via Blacksmiths Gardens. - Existing access to the properties on Beccles Road MUST be retained - Consideration must be given to the access for construction traffic - Consideration must be given to the access for agricultural traffic - Should 12 house not be feasible within the allocated site the site is dropped	The Parish Council wish to the following in relation to this site - at present, the village does not require further housing - the proposed site allocations will use the primary route into the village (Beccles Road C516) which around the notorious problem corner at Hall Farm to which a long-term solution must be provided . - Thurlton FP3 must be retained in its existing location and guaranteed to be a safe / open footpath - The Parish Council stress that should the site be taken forward any development on this site MUST be sympathetic to the existing properties surrounding (on 3 sides) the proposed location. - The Parish Council agree that, should the site be taken forward, all vehicular access to the new site must be via Blacksmiths Gardens. - Further, the existing access to the rear of the properties on Beccles Road MUST be retained, but must be segregated from the Blacksmith Gardens access, and must not be able to provide an alternate access to the site - During any planning phase, detailed consideration must be given to the access for construction traffic to and from the site – especially in light of the impact on FP3 - During any planning phase, detailed consideration must be given to the access for agricultural traffic to and	Written Representation		Object	No	No	Yes	1142	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
						from the adjacent fields. The Parish Council also wish to stress that should 12 house not be feasible within the allocated site, that the size/area is not simply increased to allow it to fit.								
2835	George Durrant & Sons Ltd [20152]	Durrants (Jasmine Philpott) [20151]	Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	We support this allocation for at least 12 dwellings, which can be delivered as per the policy wording below. The upper limit has only been imposed due to road width restrictions, as the Council recognises that the site is in a sustainable location and is suitable for further development. Thurlton lies outside of the nutrient neutrality catchment area, so this allocation is deliverable in the short-term, whereas allocations within the catchment could face significant delays.		Not specified		Support	Not specified	Not specified	Not specified	1143	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
3062	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	The two sites in Thurlton would result in an estimated population of approximately 64 new residents. Thurlton Primary School has a PAN of 15. There is unlikely to be sufficient capacity available to cater for the increased population locally. In addition, it is worth noting that nearby Haddiscoe has been selected for an allocation of 35 dwellings. As Haddiscoe does not have its own primary school, the closest school is Thurlton, which will add a further drain on school capacity. The need to travel approximately 3.5 kilometres to the nearest primary school will inevitably put further pressure on local infrastructure, especially the highways network, due to additional vehicle movements.		Not specified		Object	Not specified	No	Not specified	1142	Village Clusters Representations - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my
3075	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	The existing shared surface road at the end of Blacksmith Way is appropriate to serve a maximum of 25 dwellings. Presently 14 dwellings are accessed via the shared surface road, providing scope for a further 11 dwellings rather than the 12 described in Policy VC THU1. The proposed allocation area does not extend to the end of the road at Blacksmith's Gardens and requires revision to ensure the site could be accessed as per paragraph 40.9. The development must be laid out in such a way to prevent vehicles from accessing the existing public footpath Thurlton FP3.	The Highway Authority would request: Paragraph 40.9 is revised to allocate 11 dwellings. A policy requirement to prevent vehicles from VC THU1 accessing existing public right of way Thurlton FP3. The Thurlton & Norton Subcourse policy map is updated such that proposed allocation VC THU1 extends to meet the end of the Blacksmith's Gardens carriageway to ensure the site could be accessed as per paragraph 40.9.	Written Representation		Object	Not specified	No	Not specified	1513	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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3191	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC THU1: Land north of Blacksmiths Gardens	Policy VC THU1: Land north of Blacksmiths Gardens	Whilst there are no designated heritage assets within the site boundary, the grade I listed All Saints Church lies to the north of the site. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset. However, the church is at some considerable distance and there is substantial planting between the church and the site and therefore we do not consider it likely to have an impact on the heritage asset. Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 3 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 3 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1144	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadsland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadsland.oc2.uk/a/s3h
2618	Mr Peter Thurgood [20098]		VC THU2, 40.14	VC THU2, 40.14	22 years ago this site had planning permission for 3 houses. I purchased Poppyfields knowing this and having consulted South Norfolk Council. The density of the present proposal greatly exceeds the size of the plot which slopes down to the flood plain.	The plot should be low density bungalows in order to respect its place in a traditional village setting.	Appearance at Examination	I wish to know how this proposal would impact the present habitats and environment.	Object	No	No	No	1141	

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2758	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU2, 40.14	VC THU2, 40.14	The Parish Council wish to state that the proposal to squeeze 15 houses into an extremely small and problematic site is, in our opinion, flawed and should be removed from consideration. In addition to the 2016 application, 2 further applications were submitted to extend development on the site (2018/2593 & 2018/2594), but were subsequently withdrawn. However, in both cases Highways raised significant concerns about the standard of roadway through the development and the access to Beccles Road. In light of these the Parish Council ask that all 8 of the comments/recommendations from highways are considered again.	In addition to the 2016 application, 2 further applications were submitted to extend development on the site (2018/2593 & 2018/2594), but were subsequently withdrawn. However, in both cases Highways raised significant concerns about the standard of roadway through the development and the access to Beccles Road. In light of these the Parish Council ask that all 8 of the comments/recommendations from highways are considered again.	Written Representation		Object	No	No	Yes	1141	
2617	Mr Peter Thurgood [20098]		VC THU2, 40.15	VC THU2, 40.15	The site is bordered by areas inhabited by barn owls, egrets, kingfishers, deer, pheasants ; all this natural beauty will be impacted by the proposed development. The surface water will pollute the beck which will destroy the watercress beds, fish and invertebrates.	This side of Thurlton's Beccles Road should not be developed.	Appearance at Examination	To examine the proposals.	Object	No	No	No	1140	
2760	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU2, 40.15	VC THU2, 40.15	The Parish Council wish to state that, should the site be taken forward, the protection of the wildlife habitats, trees and the pond are given priority. This area is a bio-diverse environment and should be maintained as such	The Parish Council wish to state that, should the site be taken forward, the protection of the wildlife habitats, trees and the pond are given priority. This area is a bio-diverse environment and should be maintained as such	Written Representation		Object	No	No	Yes	1140	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2616	Mr Peter Thurgood [20098]		VC THU2, 40.16	VC THU2, 40.16	The ground levels of the proposed site slopes downward towards my property, meaning surface water will run down and flood our front garden and entrance to our house. With the undulation of the site, should the proposed dwellings be houses, they would overlook our house, and a once traditional village cottage will become part of a housing estate.	Any building should be low level and be joined to the main sewage system, or have cess pits.	Appearance at Examination	To examine the proposals.	Object	No	No	No	1139	
2615	Mr Peter Thurgood [20098]		VC THU2, 40.17	VC THU2, 40.17	Surface water will be a problem as the plot slopes down towards the flood plain, as the Environment Agency has pointed out in plans. This is very near to our property and could compromise it.	Explain explicitly how this water will be dealt with. This land should have no further asphalt or concrete.	Appearance at Examination	I wish to scrutinise the proposals.	Object	No	No	No	1138	
3087	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		VC THU2, 40.18	VC THU2, 40.18	Norfolk County Council notes that the South Norfolk Village cluster plan has included supporting text regarding safeguarded mineral resources where sites are under the threshold of 1 ha and therefore the Minerals and Waste Policy CS16 (or any successor policy) does not apply. Therefore, the support text referring to "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" can be removed from this paragraph.	Remove "The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan" from the supporting text.	Written Representation		Support	Yes	Yes	Yes	1137	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorbroadland.oc2.uk/a/nr
2614	Mr Peter Thurgood [20098]		VC THU2, 40.19	VC THU2, 40.19	The increase in cars will further exacerbate an already chronic problem with traffic along Beccles Road. Turning right onto Beccles Road is already potentially dangerous.	Lessen the density and thereby the impact of this proposed development.	Appearance at Examination	To give input to a modified plan.	Object	No	No	No	1136	

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2759	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU2, 40.19	VC THU2, 40.19	The Parish Council are extremely concerned with the access for the proposed site, based on the allocation. As highlighted the site slopes downwards East to South-West, meaning the access to Beccles Road will be also be sloped. For the proposed target of 15 houses (~30 cars) this is a significant risk accessing the Beccles Road. We also agree with highways that access to the site via Sandy Lane to the South should not be permitted	The Parish Council are extremely concerned with the access for the proposed site, based on the allocation. As highlighted the site slopes downwards East to South-West, meaning the access to Beccles Road will be also be sloped. For the proposed target of 15 houses (~30 cars) this is a significant risk accessing the Beccles Road. We also agree with highways that access to the site via Sandy Lane to the South should not be permitted In addition to the 2016 application, 2 further applications were submitted to extend development on the site (2018/2593 & 2018/2594), but were subsequently withdrawn. However, in both cases Highways raised significant concerns about the standard of roadway through the development and the access to Beccles Road. In light of these the Parish Council ask that all 8 of the comments/recommendations from highways are considered again.	Written Representation		Object	No	No	Yes	1136	
2761	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		VC THU2, 40.20	VC THU2, 40.20	The Parish Council stress that should the site be taken forward any development on this site MUST be sympathetic to the existing properties already bordering the proposed location	The Parish Council wish to state that the proposal to squeeze 15 houses into an extremely small and problematic site is, in our opinion, flawed and should be removed from consideration.	Written Representation		Object	No	No	Yes	1135	
2613	Mr Peter Thurgood [20098]		Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	The proposed development is far too dense for this fragile site in a beautiful traditional Norfolk village.	Reduce the number of proposed dwellings.	Appearance at Examination	To contribute to the modification.	Object	No	No	No	1134	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2654	Mr Richard Attoe [20105]		Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Unreasonable that Thurlton should be subject to these allocations when adjoining parish of Norton Subcourse fails to take share of reasonable development. We ask the LPA to re-consider site SN0309 in Norton Subcourse as infill development and as a suitable alternative to SN0149. Site is accessible, continues linear nature of village, is not close to the listed church, does not constitute a 'breakout' into the countryside, does not require the felling of trees and would not impact wildlife. Any loss of hedging for access would be mitigated by re-planting. Also flexibility in size, scale and numbers.	We ask the LPA to reconsider site SN0309 as infill development for the village of Norton Subcourse and therefore, as a suitable alternative site to SN0149. We ask officers to be mindful of the legal obligation to consider fully alternative sites as to building in the countryside.	Appearance at Examination	The Assessment process so far appears poor and has disregarded significant matters which may affect the planning process.	Object	No	No	No	1134	S22C-6e23030317590.pdf - https://southnorfolkandbroadland.oc2.uk/a/xd

2762	Thurlton Parish Council (Mr Paul Jackson, Chair) [19275]		Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	• The village does not require further housing • The proposal to squeeze 15 houses into an extremely small site is flawed • Highways access is problematic, as highlighted in previous applications on the site 2018/2593 & 2018/2594. • Protection of the wildlife habitats, trees and the pond are given priority. • For the proposed target of 15 houses this is a significant risk accessing the Beccles Road. • Access to the site via Sandy Lane to the South should not be permitted. • Any development on this site MUST be sympathetic to the properties bordering the site	The Parish Council wish to the following in relation to this site • at present, the village does not require further housing • The Parish Council wish to state that the proposal to squeeze 15 houses into an extremely small and problematic site is, in our opinion, flawed and should be removed from consideration. • The Highways access is also problematic, as highlighted in previous applications on the site 2018/2593 & 2018/2594. In both cases Highways raised significant concerns about the standard of roadway through the development and the access to Beccles Road. In light of these the Parish Council ask that all 8 of the comments/ recommendations from highways are considered again. • The Parish Council wish to state that, should the site be taken forward, the protection of the wildlife habitats, trees and the pond are given priority. This area is a bio-diverse environment and should be maintained as such • The Parish Council are extremely concerned with the access for the proposed site, based on the allocation. As highlighted the site slopes downwards East to South-West, meaning the access to Beccles Road will be also be sloped. For the proposed target of 15 houses (~30 cars) this is a significant risk accessing the Beccles Road. We also agree with highways that access to the site via Sandy Lane to the South should	Written Representation		Object	No	No	Yes	1134	

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						not be permitted. The Parish Council stress that should the site be taken forward any development on this site MUST be sympathetic to the existing properties already bordering the proposed location								
3038	Mr Christopher Cockcroft [20211]		Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	The Lower Part of this site is likely to need PUMPED SEWERAGE. Given the proximity of the adjacent watercourse and the possibility of pumping failure leading to contamination of said watercourse, I think that dwellings on the lower part of the site should NOT BE ALLOWED. Additionally, given the water levels near to my home in 1953 and 1908, the lower part of this site is liable to flooding. I have no objections to dwellings on the higher part of the site.	No Dwellings should be built on the lower part of the site West of Beccles Road, adjacent to Holly Cottage.	Written Representation		Object	Yes	No	Yes	1134	

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3061	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	Policy VC THU2: Land adjacent to Holly Cottage, west of Beccles Road	The two sites in Thurlton would result in an estimated population of approximately 64 new residents. Thurlton Primary School has a PAN of 15. There is unlikely to be sufficient capacity available to cater for the increased population locally. In addition, it is worth noting that nearby Haddiscoe has been selected for an allocation of 35 dwellings. As Haddiscoe does not have its own primary school, the closest school is Thurlton, which will add a further drain on school capacity. The need to travel approximately 3.5 kilometres to the nearest primary school will inevitably put further pressure on local infrastructure, especially the highways network, due to additional vehicle movements.		Not specified		Object	Not specified	No	Not specified	1134	Village Clusters Representations - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadsland.oc2.uk/a/my
2577	Ashby St Mary Parish Council (Ashby St Mary Parish Clerk) [20089]		Form and character, 41.1	Form and character, 41.1	The parish council are in support of the South Norfolk Village Clusters Plan for the parish of Ashby St Mary		Not specified		Support	Not specified	Not specified	Not specified	1132	
2749	Mrs Rosalie Hill [16622]		Tivetshall St Mary & Tivetshall St Margaret, 42.1	Tivetshall St Mary & Tivetshall St Margaret, 42.1	The last sentence is not accurate. There are also clusters of development in Hales Street, Moulton Road, Lodge Road and Ram Lane. These clusters of development further show the linear nature of development in The Tivetshalls and the large area the parish covers.	The final sentence of this paragraph needs to reflect that there are other clusters of development and that other buildings are not just farms and isolated properties.	Written Representation		Object	Yes	Yes	Yes	1471	
2302	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Settlement Limit, 42.3	Settlement Limit, 42.3	My worry is that the extra cars will create a problem as all the local services are at the far end of the village. Walkers will also be hindered by this. We would request a footpath to be included.	It is good that the dwellings will not overlook the existing bungalows but again we need a footpath along the development but my worries are still the excess traffic	Written Representation		Object	No	No	No	1271	

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3097	Mr Roger Pye [19116]	Mr Magnus Magnusson [14502]	Settlement Limit, 42.3	Settlement Limit, 42.3	My client supports the inclusion of their land within the settlement boundary and can confirm that the land remains available and appropriate for windfall development.	No modification to the Plan but in respect of the Council's site assessment as this appears at appendix B, my client would like to make the following points for consideration within the context of the emerging VCHAP and the HELAA as an when this evidence base document is next updated: Part 3 - Access to the site. There is an existing gateway (access) onto The Street and approximately 6-8 meters from the sites Southern boundary. This was the original gateway for machinery etc. onto the field on the northern side of the footpath and can be reinstated to serve any development on the site. Furthermore, there is considered to be appropriate visibility both northwards and southwards along The Street from this point of access. Part 3 - Better Broadband for Norfolk – It is identified that the site lies outside of the proposed fibre installation area. My client has a 'tail' into the B4RN fibre broadband network on the plot at the northern end and the main cable runs along the western fence line to the southern boundary. Part 3 - Utilities infrastructure – My client was not aware that there were sewers crossing this site and indeed, considers this not to be the case.	Appearance at Examination	To represent landowner	Support	Not specified	Yes	Not specified	1272	Reg. 19 Tivetshall Statement SV.pdf - https://southnorfolkandbroadsland.oc2.uk/a/nt

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3192	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Settlement Limit, 42.3	Settlement Limit, 42.3	Although this is not an allocated site in the Local Plan, the settlement limit is being amended to incorporate this land. There are no designated heritage assets on the site. There are two grade two listed buildings, Croft House and Croft Cottage to the south east of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. We welcome the preparation of the HIA. The HIA identifies the impact as neutral and does not recommend mitigation.		Not specified		Support	Not specified	No	Not specified	1273	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2756	Mrs Rosalie Hill [16622]		VC TIV1, 42.4	VC TIV1, 42.4	The Old Ram and A140 are some considerable distance away from the proposed site, not nearby. There are no footpaths for pedestrians to walk along between the proposed site and the A140, with several sections where the road narrows, plus a number of dangerous bends in the road. The road from the proposed site to the primary school, village hall and recreation ground is also very narrow in places with a blind bend at the junction of The Street and Mill Road (this junction was identified as unsafe as part of the Regulation 18 assessment of site SN0317SL.	Consistency in the description of distance to the A140 and The Old Ram, para 42.2 describes the location of the A140 in relation to the developed area more accurately.	Written Representation		Object	Yes	No	Yes	1270	
2766	Mrs Rosalie Hill [16622]		VC TIV1, 42.5	VC TIV1, 42.5	In addition to protecting the hedgerows mentioned, Church Lane should also be protected with planting to screen it from the site, thus maintaining the quiet and secluded nature of Church Lane. Church Lane is identified as a non-designated heritage asset in the The Tivetshalls Neighbourhood Plan - adopted.	Planting of hedging along the western boundary of the proposed site to preserve the nature of Church Lane, which is not overlooked by nearby housing along it's entire length.	Written Representation		Object	Yes	Yes	Yes	1269	

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2303	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		VC TIV1, 42.6	VC TIV1, 42.6	My worry is the extra cars coming onto the street with no footpaths planned	Their must be a footpath added to the plan to aid walkers	Written Representation		Object	No	No	No	1268	
2770	Mrs Rosalie Hill [16622]		VC TIV1, 42.6	VC TIV1, 42.6	There are wide grass verges between the site access road and the junction of The Street with Mill Road (blind bend), from there to The Green the road is very narrow and there are limited opportunities to step off the road. Vehicles will also access the site from the direction of Rectory Road, the speed limit is 40mph from the A140 junction with Rectory Road, decreasing to 30mph after approx 1/2 mile, again the road is narrow in places and there are dangerous bends. Older people, people pushing pushchairs and cyclists are not able to move onto verges.	Clarity that extra vehicles will access the site from both directions and that pedestrians and cyclists also walk to the Post Office on Rectory Road and to the bust stops of the A140, not just towards the school and village hall. It also needs to be clear that there would be an increase in vehicles using these roads.	Written Representation		Object	Yes	No	Yes	1268	
2776	Mrs Rosalie Hill [16622]		VC TIV1, 42.7	VC TIV1, 42.7	20 new homes seems rather high considering the need to reflect the form and character of neighbouring properties, as laid out in the design code within the adopted Neighbourhood Plan. The neighbouring properties are all bungalows and their residential amenity must be protected, by allowing sufficient distance between them and any new properties, which should also be bungalows.	A maximum of 16 properties is more reasonable. Protection of the residential amenity of existing properties by ensuring gardens are not overlooked and enough space between the existing and new properties must be allowed to ensure green space. The plan should identify that bungalows should be built on this site.	Written Representation		Object	Yes	No	Yes	1267	
2304	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	It does seem a lot at first but we would not accept more. The dwellings would suffer from a lack of car parking and would need good footpaths around the development	We would like no more than 20 dwellings but 14 would be a better number.	Written Representation		Object	No	No	No	1264	

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2506	Mrs Nicola Boast [16494]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Though we agree with the village being expanded this particular piece of land is not suitable for 20 houses. As it has been left to grow wild it inhabits lots of wild animals including bats. Plus the effect the 20 houses will have on the villages already struggling drainage etc is likely to cause even more issues. Plus I feel it is unfair for 20 houses to be put behind bungalows as this will devalue their homes and are not like for like. The village neighbourhood plan strives to keep the village like for like and this should be considered.	I think the type of houses and volume of houses need to be carefully considered. All the homes these properties will back onto are bungalows. My business is in a cabin at the bottom of my garden. As it is a massage business clients need to feel safe calm and private, not over looked. It's one of the things my clients come for. If bungalows were to be put on the land and less of them then our objection to the proposed plans would be less. No where else in the village is over looked both front and back of their homes. It's part of Tivetshalls charm and why many have moved here and want to move here.	Written Representation		Object	Yes	No	No	1264	

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2567	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Please note: the following representation is being made by the Parish Council on behalf of a local resident Its too many houses for the site It could overlook properties that could impact local parishioners A lack on amenities and local footpaths along the street Is not in linear keeping with the look of the village Impact the local environment and wildlife in the area The worry on the impact access to the building of the plot and the lack of good access The lack of a defined bus service that is over 2 miles form the proposed site The proposed dwelling would impact on the reasons why we moved to the village	We do not want the dwellings built We would like to see the final plans from the developers We think that the land would be better use in an environmental way saving wildlife and the local habitat We would like to see better amenities and facilities such as a shop and better woodland areas to walk in. Local services such as electric and gas where would they run from for the site	Written Representation		Object	No	No	No	1264	

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2568	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Please note: the following representation is being made by the Parish Council on behalf of a local resident I hope that Houses are not built that overlook my property just bungalows or single story homes I think its the wrong site and not appropriate for dwellings to be built there Access to and from the site in not reasonable and very dangerous and its not suitable lack of amenities and paths make the site unsuitable totally The issue with the environment and local wildlife habitat being destroyed is a worry	I do not want lighting on the proposed site i do not want 20 houses being built its too many You must look at the access and exit to ensure we are not hindered by this	Written Representation		Object	No	No	No	1264	
2569	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Please note: the following representation is being made by the Parish Council on behalf of a local resident I do not want the dwellings built due to the site not being suitable I worry about the access and exit to to the site I worry about the local habitat and environment losing this valuable site I worry that our dwelling will be overlooked by others No footpaths and speeding is an issue when walking in the village	I would like the dwellings to built at a better site I do not want lighting as it would hinder the wildlife and myself I do not want my dwelling overlooked and devalued I worry that there are no local amenities such as a shop I think a better site is closer to the A140 and the bus service and pub	Written Representation		Object	No	No	No	1264	

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2570	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Please note: the following representation is being made by the Parish Council on behalf of a local resident I think the site is totally wrong I think it will impacts on the local wildlife I worry about the dwellings overlooking other properties I worry the site will have limited access and exit causing traffic issues We have no amenities in the village such as a shop or pub and the nearest bus service is a 2 mile walk not as you suggest ion your policy	I oppose the 20 dwellings as that 2 many I think there are better sites in the village nearer the A140 I would want assurances that no dwellings would overlook my property I would not like streets lights around the area I worry that the traffic will increase and cause accidents to parishioner's when walking around the village due to the lack of footpaths	Written Representation		Object	No	No	No	1264	
2777	Mrs Rosalie Hill [16622]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	20 new homes is too many and will seriously impact on already low water pressure, which affects properties in The Street. The increase in traffic entering and leaving the site would likely mean an increase of 40 vehicles. This increase in traffic would represent a danger to all road users, including residents accessing their properties who live on the blind bends along Rectory Road. The new properties must reflect the character and form of neighbouring bungalows to protect the privacy of existing properties. The site is not in keeping with the linear rural nature of existing properties.	New properties should be bungalows and not overlook existing properties, with sufficient green space between new and existing properties to protect residential amenity. Reduce the number of properties. Where the road width allows a footpath should be constructed between the site and the school. Protection of the quiet and not overlooked Church Lane by planting of a hedgerow along the western boundary of the site. Plans must ensure the design code and policies specified in The Tivetshalls Neighbourhood Plan are followed.	Written Representation		Object	Yes	No	Yes	1264	

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2914	Mr Carl Ward [18872]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Danger to people and horses from traffic; Insufficient local amenities; Lack of transport (at least one additional car per house); Air quality; Flooding; Low water pressure; Access road not possible due to presence of telegraph pole; Protected wildlife; Sustainability of materials?; Increased pressure on local facilities; Clay soil; Additional concrete impacting runoff; CO2 impacts; Contaminated soil from carcasses; Light pollution; Remainder of site?	Small clusters of 3 or 4 properties spread over several sites would be suitable for the villages, not one large site of 20.	Written Representation		Object	No	No	No	1264	

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2974	Tivetshall St Margaret & Tivetshall St Mary Parish Council (Tivetshall St Margaret and Tivetshall St Mary Parish Clerk) [13074]		Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	Form & character: should be noted that there is large playing field with play equipment next to village hall. Also village pond upgrade in 2023. Settlement limit: the changes will have immediate effect on linear style of village. Preference of the Neighbourhood Plan team was 3 smaller sites, rather than one larger site proposed by VCHAP. PC disappointed that NCC Environment Officer did not recommend any of village trees to be suitable for Preservation Orders. Site allocations: no through village bus service. Bus stops on A140, more than mile from proposed site. Village linear characteristic: proposed development will result in all properties on south of Mill Rd and 10 bungalows to west of The Street losing their only open view of countryside. Linear characteristic of village should be retained, in line with adopted NP. Partial site development: serious concern that development of half original proposed site will in future lead to phase 2, which would pose major roadway safety issues. Neighbourhood Plan Tiv 1: this proposal is not in conformity with policy Tiv1 of the NP (in terms of respecting the form, character and setting of the established pattern of development. The proposal also contradicts NP as regards privacy and open views.	as attached submission	Appearance at Examination	as attached submission	Object	No	No	No	1265	Scan document of Final response from Alyson.pdf - https://southnordfolkandbroadland.oc2.uk/a/z9

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3060	Welbeck Strategic Land III Ltd [16266]	James Bailey Planning Ltd (Ms Ellie Drozdowska) [20214]	Policy VC TIV1: Pear Tree Farm, west of The Street	Policy VC TIV1: Pear Tree Farm, west of The Street	There is a mismatch between the allocation size for the village (20) and the PAN for the primary school which is just 7. As part of the site assessment process, several on-site constraints were recognised. Concerns were raised by County Highways regarding the capacity of the local road network, as well as the lack of existing footpath provision, which would result in an increased use of unsustainable transport modes, which is contrary to the VCHAP's sustainability objectives. County Highways go on to state that: "there is no possibility of creating suitable access to the site". Highways Concerns extend to pedestrian safety, specifically regarding access and connections between the site and existing area. The potential for the land to be contaminated by previous uses has also been acknowledged. The presence of a nearby non-designated heritage asset was also raised as an area of concern. The significant on-site constraints, as identified above, have previously led to unsuccessful applications on the site.		Not specified		Object	Not specified	No	Not specified	1266	Village Clusters Representation s - JBPL submission 02.03.2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/my

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3201	Mr David Castleton [19015]	Durrants (Mr Jonny Rankin, Principal Planner) [20254]	Aldeby, 43.15	Aldeby, 43.15	Site SN5011SL would provide 2no. dwellings and present as a natural addition to the Settlement Limit. The Council has failed to visit The Site, resulting in an incorrect HELAA assessment, failing to meet the objectives of the South Norfolk Village Clusters Housing Allocations Plan (as set out at Paragraph A.1.). The assessment has not been informed by the on-the-ground conditions and is fatally flawed. A corrected HELAA assessment (for Amber and Red elements) is offered to assist consideration of The Site along with site photographs, to assist the Officers who have not visited The Site. The Council's own assessment fails against the published 'Soundness test', again an assessment against the 'Soundness' topics is provided to assist the Council. The Site presents a viable and deliverable opportunity to deliver 2no. windfall dwellings as envisaged by National and Local Planning Policy. Durrants would respectfully request that the Settlement Limit on this section of Lily Lane is reconsidered in light of the provided evidence.	Durrants would respectfully request that the Settlement Limit on this section of Lily Lane is reconsidered in light of the provided evidence.	Not specified		Object	Not specified	No	Not specified	1130	304543 Castleton Aldeby.pdf - https://southnorfolkandbroadland.oc2.uk/a/nk
2833	George Durrant & Sons Ltd [20152]	Durrants (Jasmine Philpott) [20151]	Wheatacre & Burgh St Peter, 43.17	Wheatacre & Burgh St Peter, 43.17	Please refer to detailed representations submitted on 6/3/23. In summary, we find the settlement boundary of Burgh St Peter to be sound. It allows for modest infill and extension. Burgh St Peter has the additional advantage of being outside of any Nutrient Neutrality catchment, meaning it can compensate for inevitable under-delivery of housing elsewhere in the district, some of which is within the catchment.		Not specified		Support	Not specified	Not specified	Not specified	1131	

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2402	Mrs Rosie Moyce [20006]		Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Resident in the village .	I would like to see traffic calming measures introduced in the village , currently it is impossible to cross the road from the loke across the A143 at certain times of the day.There are very few safe footpaths in the village. There are no amenities in the village. Please provide community green space that is safe for children .	Written Representation		Object	Yes	Yes	Yes	1058	
3041	Haddiscoe Parish Council (Haddiscoe Parish Clerk) [20164]		Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Sewer/local wastewater treatment capacity not sufficient, current Water Recycling Centre would not manage additional homes. No mains sewer system in Haddiscoe, surface flooding is frequent, running down The Street towards the dam. No amenities in village. Public house closed in 2020. Limited views in/out of the site onto A143, suitable access must be put in place for safety. Highways have indicated that development here could assist in reinforcing the current 30mph limit, from a SAM2 camera in the village reports prove the majority of traffic coming through Haddiscoe exceed 30mph. Street lighting shouldn't be used in any local development.		Not specified		Support	Not specified	Not specified	Not specified	1058	

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3079	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Norfolk County Council in its capacity as the Mineral Planning Authority considers that Policy VC HAD1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognise that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation. In addition, for your information: The land north of VC HAD1 (adjacent B1136) is proposed for mineral extraction through the emerging Minerals and Waste Local Plan (site reference MIN25). A planning application was submitted in December 2022 for the extraction of sand and gravel at this site (FUL/2022/0056).	Amend Policy VC HAD1 to add the following wording as a policy requirement: ‘The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - ‘safeguarding’ (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.’	Written Representation		Object	Yes	No	Yes	1061	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordland.oc2.uk/a/nr

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3193	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Whilst there are no designated heritage assets on site, the grade I listed St Marys Church, together with a War Memorial and monument to William Salter, both of which are listed at grade II, lie to the west of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets through development within the setting of the assets. We welcome the preparation of the HIA. We welcome the proposal to locate the development further south, leaving an area of open land at the northern end of the site closest to the A143 to protect the setting of the church. We particularly welcome criterion 6 and 7 of the policy. Bullet point 8 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 8 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Amend criterion 8 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Not specified		Object	Not specified	No	Not specified	1060	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnorfolkandbroadland.oc2.uk/a/s3h

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3219	Mr Tony Watson [19258]	Brown & Co (Mr Paul Clarke, Head of Planning) [12840]	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	We consider this form of development that is part of the draft allocation for this village, led by the green credentials of the locality would result in tangible benefits for the community and provide housing in a holistic and sustainable way in order to create a vibrant and resilient community and support the move to a post-carbon economy. Government has recognised the role that residential development can have in achieving sustainability and creating communities, where there is no choice between quality and quantity and green spaces amount to more than token verges and squares.	We are seeking amendments to the policy to ensure the potential number of units on the site is realised. Having undertaken some initial work on the site, we believe that the site is capable of delivering at least 35 units.	Not specified		Support	Not specified	Yes	Not specified	1063	Reg19 reps for land south of A143 Haddiscoe Manor Farm - https://southnordland.oc2.uk/a/yb VC HAD1 concept layout - https://southnordland.oc2.uk/a/yc
3241	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC HAD1: Land south of Haddiscoe Manor Farm	Policy VC HAD1: Land south of Haddiscoe Manor Farm	Anglian Water suggests that due to the small-scale nature of the site, that the policy requirement regarding the capacity of the WRC and phasing of delivery is unnecessary, however early engagement is welcomed.	Modify policy text to read: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1059	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnordland.oc2.uk/a/yw
2588	Mr Anthony Ridley [20021]		VC BUR1, 43.27	VC BUR1, 43.27	This observation is correct		Not specified		Support	Not specified	Not specified	Not specified	1074	
2653	Mr James Winnett [19214]		VC BUR1, 43.27	VC BUR1, 43.27	Facilities and services for Burgh St Peter are overstated and therefore have to be qualified. The Bus service is indeed limited, 1 bus per day between Monday to Friday, nothing weekends or Public Holidays. This will not enable any new residents to forgo their cars for Public Transport. School children will need either to be bussed or rely upon more cars.	New Houses need to be sited much closer to the vital arteries e.g. the Yarmouth Road to enable the residents to take advantage close proximity of Garage, Primary School and a regular bus service. Siting the new houses at the back end of BSP village puts them at the furthest possible distance from these facilities.	Written Representation		Object	Yes	No	Yes	1074	

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2589	Mr Anthony Ridley [20021]		VC BUR1, 43.28	VC BUR1, 43.28	The “mature hedge” is at least one hundred and fifty years old, as it is visible in a photograph dated 1876. This hedge is a haven for our already dwindling wild bird population; as well as shrews, voles, hedgehogs and bats. Our wildlife is in decline through the removal of its natural habitat, as would clearly be the case here, and such removal would effectively be an environmental crime. A harsh statement, but it’s a fact, as replanting will not be habitable for some years, so that hedge needs more than just the utmost consideration and protection.	There is part of the hedge, which is the same width as the road, which is mainly brambles; this section would facilitate an entrance for a service road and allow maximum retention of the hedge. This would mean a reduction to the stated minimum of twelve dwellings	Written Representation		Object	Yes	No	No	1075	
2656	Mr James Winnett [19214]		VC BUR1, 43.28	VC BUR1, 43.28	At the present moment residents on the south side of Staithe Road (opposite your site) enjoy visibility northwards viewing the Waveney Valley and high ground beyond to Somerleyton etc. It is noted that you are prepared to erect a screening of trees to blank the new houses from the Broads Authority land but what about our view where Valley will be replaced the new houses. Destruction of the ancient hedgerow is another way our rural outlook is going to be radically changed for the worse.	Resite nearer to existing facilities	Written Representation		Object	Yes	No	Yes	1077	
2591	Mr Anthony Ridley [20021]		VC BUR1, 43.29	VC BUR1, 43.29	Any improvement to the junction would be welcome		Not specified		Support	Not specified	Not specified	Not specified	1078	
2655	Mr James Winnett [19214]		VC BUR1, 43.29	VC BUR1, 43.29	This section of Staithe Road is classified by the Highways Authority as "unsuitable for HGV" There are no footpaths for pedestrians and it is quite risky walking this stretch especially when the large Agricultural machines are transiting between the farmlands. 12 houses could add another 24 + more cars on this restricted road. It is noted that absence of adequate pedestrian access has already been quoted by the Planning Authority in their rejection of sites SN2005SL, SN4010, SN4014 & SN4004.	Resite close to facilities.	Written Representation		Object	No	Yes	Yes	1078	

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2592	Mr Anthony Ridley [20021]		VC BUR1, 43.30	VC BUR1, 43.30	Waste water is an ongoing problem - anything that improves the situation will be welcome		Not specified		Support	Not specified	Not specified	Not specified	1123	
2640	Mr James Winnett [19214]		VC BUR1, 43.30	VC BUR1, 43.30	Existing residents of Staithe Road - South Side have had to install Private Treatment Units at their expense to deal with foul water and the absence of any Public Sewer. Our subsoil is clay and the area is therefore susceptible to flooding in times of excess rainfall. We are worried that building on ground opposite our houses cause a run-off in our direction.	site new houses nearer to important facilities	Written Representation		Object	Yes	No	Yes	1123	
2593	Mr Anthony Ridley [20021]		VC BUR1, 43.31	VC BUR1, 43.31	Drainage is poor, due to the layer of heavy clay near the surface - any improvement would be welcome		Not specified		Support	Not specified	Not specified	Not specified	1125	
2594	Mr Anthony Ridley [20021]		VC BUR1, 43.32	VC BUR1, 43.32	Any improvement or upgrade will be expensive for the developer, which will have a negative effect on the viability to provide some affordable housing within the proposal		Not specified		Support	Not specified	Not specified	Not specified	1128	
2595	Mr Anthony Ridley [20021]		VC BUR1, 43.33	VC BUR1, 43.33	The proposal that there should be a minimum of twelve dwellings is wholly unrealistic, and would destroy the existing character of the village.	I would suggest that the maximum number of dwellings should be limited to eight, in order to give space for each to have a small garden and off road parking	Written Representation		Object	Yes	No	No	1129	
2596	Mr Anthony Ridley [20021]		Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	A developer will not be able to easily comply with these requirements, due to the plot layout. In order to get a minimum of twelve dwellings, they'd either have to be terraced, or grouped as semi-detached, which is completely at odds with the existing housing layout		Not specified		Support	Not specified	Not specified	Not specified	1066	

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2624	Broads Authority (Ms Natalie Beal, Planning Policy Officer) [12415]		Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	LVA notes that the site is surrounded on three sides by the Broads Authority Area. Significant landscape concern raised due to potential for views out across the valley being adversely affected. Site-specific mitigation measures identified in LVA are supported.	Policy needs to refer to the need for a LVIA given the LVA assessment.	Written Representation		Object	Yes	Yes	Yes	1073	
2690	Mr James Winnett [19214]		Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	Building new houses on first class agricultural land away from all facilities and services is not likely bring any kudos for S.N.C. As already discerned distance to nearest Primary School is over 5 kms with no public transport existing. All other important services, Secondary School, Local Healthcare, Retail services are over 10 kms from this site. Peak time Public Transport does not exist so there would have to be many more car journeys along Staithe Road, a narrow rural road without pedestrian footways much to the detriment of our climate change precautions.	Seek a site nearer to facilities and services.	Written Representation		Object	Yes	No	Yes	1072	
2836	George Durrant & Sons Ltd [20152]	Durrants (Jasmine Philpott) [20151]	Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	We support this allocation for 12 dwellings in a sustainable rural location. It can be delivered in line with the policy wording below and, subject to viability, will deliver much-needed affordable housing for local people. The village is outside the Nutrient Neutrality catchment, meaning this allocation is deliverable in the short term and could compensate for under-delivery elsewhere in the District, much of which is within the catchment.		Not specified		Support	Not specified	Not specified	Not specified	1069	

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3242	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	For consistency we recommend that there is a similar approach in requiring early engagement with Anglian Water, as taken with other site allocations where there is a very small WRC serving only a small proportion of properties within a settlement.	Modify policy text to read: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1070	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolland.oc2.uk/a/yw
3266	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC BUR1: Land north of Staithe Road	Policy VC BUR1: Land north of Staithe Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1447	

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3007	Mr Paul Lewis [20203]	Mr Graham Robinson-Hodges [20202]	Form and Character, 44.1	Form and Character, 44.1	Wacton is a suitable location for development and this is the only site that has been put forward for development in the village and should be considered further. It is well located to the village and nearby school facilities. Whilst the Site was assessed as part of the evidence base, this fails to take into account the technical note produced in relation to transport including potential highways improvements. Furthermore, the Site is well separated from nearby listed buildings and this should not be a reason for failing to allocate the Site. The site should therefore be allocated within the plan.	The proposed site at Stratton Road, Wacton should be allocated within the South Norfolk Village Clusters Housing Allocations Plan as it a suitable and appropriate site for new housing.	Appearance at Examination	To respond to errors in the Site Assessment, and site selection process as a result.	Object	Yes	Yes	Yes	1511	Reg 19 Representations - Stratton Road Wacton.pdf - https://southnorfolland.broadland.gov.uk/a/m4
2312	Wicklewood Parish Council (Wicklewood Parish Clerk) [17040]		Form and Character, 45.1	Form and Character, 45.1	Factual comments have been removed since the Reg 18 submission	Wicklewood Parish Council repeats it's view that an estate development like this in a small village will alter the whole character of the village which has previously developed by small developments which are more easily integrated into the community. The parish council would support smaller, infill, road front developments which would be better integrated	Written Representation		Object	No	No	Yes	1052	
2425	Wicklewood Parish Council (Wicklewood Parish Clerk) [17040]		Form and Character, 45.1	Form and Character, 45.1	In the current plan and reg 18 it states that Hackford and Wymondham Roads benefit from extensive views of the surrounding countryside. This fact has been deliberately removed from the Reg 19 statement as it does not support the site allocations VC WIC1 and WIC2	Reinstate the factual comment about the views from Hackford and Wymondham Roads	Written Representation		Object	No	No	Yes	1052	

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2625	Mr Chris Baines [19409]		Form and Character, 45.1	Form and Character, 45.1	Reg 18 stated that Hackford Rd & Wymondham Rd benefit from extensive PUBLIC views of the countryside. This has been deliberately removed in reg 19. This could lead to a potential legal challenge.	Refuse allocation	Appearance at Examination	Do not trust South Nofrolk DC.	Object	No	No	No	1052	
2661	Ms Sue Knights [19479]		Form and Character, 45.1	Form and Character, 45.1	Regulation 18 draft states 'Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here and on Hackford Road and Wymondham Road benefit from extensive views of the surrounding countryside.' 'Hackford Rd and Wymondham Road extensive countryside views' have been taken out of Regulation 19 draft , these open extensive views will be lost with the proposed plan. Previous assessments of this area also support the far reaching open views.	Regulation 18 draft states it considered an alternative scheme on a smaller parcel of land would be the most appropriate option in this location and yet this was rejected in the new plan. I would ask that the Reg 18 suggestions be re-considered as more appropriate.	Written Representation		Object	Yes	No	Yes	1052	
2964	Mr Alan Highet [19451]		Form and Character, 45.1	Form and Character, 45.1	Road links aren't ideal - to Wymondham/Hingham have dangerous junctions (Crownthorpe/Hackford). All others single-track (few passing-places) - to A11 passing Wymondham College (school run to WC and Wicklewood Primary, return journeys twice-daily), to Kimberley and all surrounding villages feeding the primary school. Flash-flooding. Hackford Road double-bends unsighted; and already threatened by increasingly dangerous/busy traffic (getting heavier and faster) including heavy lorries, supermarket/other deliveries. Increasingly irresponsible parking outside school car-park. Infrastructure already inadequate; facilities poor – few buses outside commuting, pub survival? (rarely busy), church unsafe, nearest shop/post-office/doctor/dentist c4 miles. Rural views provide heritage and amenity value to all passing through.	Scope exists already for more in-fill housing. Restrict otherwise, to preserve amenity value in the face of inadequate infrastructure and to avoid putting further, lsustainable pressure on roads that are mainly inadequate for miles around and include bust school runs to Wymondham College and Wicklewood Primary, and indeed on the routes to Wymondham/Higham. The proposals are too open ended, and likely to be the thin end of a wedge that will destroy Wicklewood as a traditional Norfolk village.	Written Representation		Object	No	No	Yes	1052	

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2311	Wicklewood Parish Council (Wicklewood Parish Clerk) [17040]		Services and Community Facilities, 45.2	Services and Community Facilities, 45.2	In the Reg 18 document you noted that the primary school is operating near or at capacity. This statement has been removed from the Reg 19 document although the situation at the school is believed to be the same.	It needs to be clear what the capacity of the school is	Written Representation		Object	No	No	Yes	1051	
2626	Mr Chris Baines [19409]		Services and Community Facilities, 45.2	Services and Community Facilities, 45.2	The School is already above capacity with local children not being able to secure places. This development will only make this situation worse. Local employment is mentioned, where is this employment? There is mention of a mushroom farm; this has not existed for 10 years.	Remove allocation	Written Representation		Object	No	No	No	1051	
2662	Ms Sue Knights [19479]		Services and Community Facilities, 45.2	Services and Community Facilities, 45.2	I disagree with this statement. There is a lack of facilities, no post office, shops or surgery. A school only services part of the community and not the childless or elderly. There has been extensive building of new homes in our nearby town of Wymondham. This town offers the missing facilities required by our village residents. The density of the proposed plan within our village would feed into Wymondham's intra-structure which is already being challenged and also further increase to its traffic volume. Many residents will need to commute on a daily basis for essential activities.	A reduced scale of development would not put as much stress on the roads for commuting and travelling to access facilities not provided in the village.	Written Representation		Object	Yes	No	Yes	1051	

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2967	Mr Alan Highet [19451]		Services and Community Facilities, 45.2	Services and Community Facilities, 45.2	These facilities exist but I understand the primary school is near capacity already and the traffic associated with it is dangerous with irresponsible parking outside the school car park. We witness it every day!! Can the pub survive? It's rarely busy. I'm not aware of buses in the evenings. It's primarily a commuter service and routes are so long are unlikely to deter car use. The church is closed (unsafe), nearest shop/post-office/doctor/dentist c4 miles. Heritage and amenity value of rural views to all villagers and visitors including those passing through, needs protecting, not damaging.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments at 45.1 are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1051	
2627	Mr Chris Baines [19409]		Settlement Limit, 45.3	Settlement Limit, 45.3	This proposal is quite clearly outside the development boundary which SNDC itself has confirmed is not changing. It has had historic refusals for development, would be detached from other housing in the village and a major intrusion into the landscape.	Remove this allocation	Written Representation		Object	No	No	No	1050	
2965	Mr Alan Highet [19451]		Settlement Limit, 45.3	Settlement Limit, 45.3	I agree with these objectives, but only in the context of a much broader need to preserve the village's ambience and heritage - so, frankly, 45.3 doesn't go far enough.		Not specified		Support	Not specified	Not specified	Not specified	1050	
2396	Mr John Lowe [19349]		VC WIC1, 45.5	VC WIC1REV, 45.5	The site is not at the entrance to the village. That would be opposite the Cherry Tree pub or at the bottom of the High Street near the river bridge. As such this site is incongruous in its position relative to the village proper	Do not build 30 houses on this proposed site.	Written Representation		Object	Yes	No	No	1049	
2628	Mr Chris Baines [19409]		VC WIC1, 45.5	VC WIC1REV, 45.5	This is not a natural entrance to the village as stated. It would seriously impact public views of the countryside.	No to this allocation	Written Representation		Object	No	No	No	1049	

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2966	Mr Alan Highet [19451]		VC WIC1, 45.5	VC WIC1REV, 45.5	Hackford Rd already threatened by increasingly dangerous/busy traffic (heavier and driving faster) including heavy lorries, supermarket/other deliveries. Otherwise only single-track for miles around. Double bends near the site are unsighted. Site comprises arable fields we need now more than ever. Village facilities/infrastructure inadequate; nearest shop/post-office/doctor/dentist c4 miles, hardly a "short" distance. School lacks capacity and any “temporary” accommodation will be unsightly. Plans exceed existing structure plan boundaries. PC suggests proposals appear to ignore issues noted in previous planning discussions. Numbers now appear modest but more already intimated – thin edge of the wedge. Wicklewood Parish Council’s views are relevant.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments at 45.1 are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1049	
2279	Mr Michael Savage [18870]		VC WIC1, 45.6	VC WIC1REV, 45.6	i disagree with para 45.6. A development in this location would be detrimental to the visual impact when you enter the village. All buildings until you reach the school are on the RHS with large views accross open countryside to the left. A development of 30 dwellings here would block this view which would be a significant loss for the village. Furthermore, how can it be said that flooding is noted but is not of a concern. A development of this size would also significantly increase traffic due to the lack of shops and school places within the village.	Remove the site allocation ref VC WIC1	Written Representation		Object	Yes	Yes	Yes	1048	
2629	Mr Chris Baines [19409]		VC WIC1, 45.6	VC WIC1REV, 45.6	This is a greenfield site which would lead to a loss of high grade agricultural land at a time when we need to produce as much of our own food as possible in this country.	Refuse this allocation	Written Representation		Object	No	No	No	1048	

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2663	Ms Sue Knights [19479]		VC WIC1, 45.6	VC WIC1REV, 45.6	The above statement recognises the prominent location on approach to the village and also the landscape and visual impacts associated with development of this site. This development will not maintain the essentially unsettled character with rural dispersed farms. It will not respect the site and setting of landmark features such as the churches in views. It will be very visible at the edge of the village and within the landscape It will extend the built form of the village boundary. Soft landscaping and layout and design will not replace the open rural views that are at threat of being lost.	A smaller scale development would be more appropriate in a less prominent position in the landscape.	Written Representation		Object	Yes	No	Yes	1048	
2968	Mr Alan Highet [19451]		VC WIC1, 45.6	VC WIC1REV, 45.6	Landscaping, while welcome, isn't the issue. Infrastructure, sustainability, ambience and heritage are more important than some new trees and hedges. Hackford Rd already threatened by increasingly dangerous/busy traffic including heavy lorries, supermarket/other deliveries. Otherwise only single-track for miles around. Double bends near the site are unsighted. Site comprises arable fields we need now more than ever. Facilities/infrastructure inadequate; nearest shop/post-office/doctor/dentist c4 miles. School lacks capacity and “temporary” accommodation would be unsightly. Plans exceed existing structure plan boundaries. Numbers now appear modest but more already intimated – thin edge of the wedge. Long-term damage to traditional village ambience.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments at 45.1 are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1048	

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2630	Mr Chris Baines [19409]		VC WIC1, 45.7	VC WIC1REV, 45.7	The Green is a constrained country lane which would not support the extra traffic involved. The road is subject to common flooding, even after moderate rain and would not be fit for purpose even after the recommended Highways alterations.	No to this development	Written Representation		Object	No	No	No	1047	
2664	Ms Sue Knights [19479]		VC WIC1, 45.7	VC WIC1REV, 45.7	Improving the road system in the village to cater for further homes would put the road at risk of heavier vehicles cutting through the village, which is already a problem. The road has poor visibility with sharp bends to negotiate. The junction at The Green can be dangerous and to add further junctions on these bends at the proposed development sites would add to the danger along Hackford Road. This proposed development would increase commuting (to work, school, college, shops, surgery etc) through and out of the village. The construction would also add heavy and noisy HGV traffic.	A reduction in the scale of development to reduce the potential stress on roads. There is little employment and no shops, post office or surgery in this village meaning this proposed development will increase road use to adjacent communities to commute and access their facilities.	Written Representation		Object	Yes	No	Yes	1047	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2969	Mr Alan Highet [19451]		VC WIC1, 45.7	VC WIC1REV, 45.7	Hackford Rd already threatened by increasingly dangerous/busy traffic (getting heavier and driving faster) including heavy lorries, supermarket/other deliveries, and increasing and irresponsible parking outside the school car park. Infrastructure inadequate - single-track roads for miles around except Hackford Road where double bends are unsighted. The traditional heritage and amenity value to all villagers and those passing through is bound to be damaged by the anticipated works. Numbers of new-builds now appear modest but more already intimated – thin edge of the wedge that will further damage/destroy Wicklewood as a traditional Norfolk village.	There's scope for more infill housing and that would save the expense and the damage to Wicklewood's traditional village ambience that the proposals imply. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments at 45.1 are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1047	
2631	Mr Chris Baines [19409]		VC WIC1, 45.9	VC WIC1REV, 45.9	The water supply and sewerage infrastructure is not capable of supporting a development of this size.	No to this allocation	Written Representation		Object	No	No	No	1046	
2970	Mr Alan Highet [19451]		VC WIC1, 45.9	VC WIC1REV, 45.9	This paragraph appears to relate to a technical issue, but it does sound worrying. I heard at a Parish Council meeting some time ago that Anglian Water might be struggling already as a result of the extensive housing programme in and around Wymondham, so it appears to demonstrate yet another example of inadequate infrastructure locally	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1046	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2426	Wicklewood Parish Council (Wicklewood Parish Clerk) [17040]		VC WIC1, 45.10	VC WIC1REV, 45.10	Wicklewood Parish Council repeats its previous submitted view that an estate development like this in a small village will alter the whole character of the village which has previously developed by small developments which are more easily integrated into the community.	The Parish Council would support smaller, infill, road front developments which would be better integrated	Written Representation		Object	No	No	Yes	1045	
2632	Mr Chris Baines [19409]		VC WIC1, 45.10	VC WIC1REV, 45.10	The noted for this allocation state that there is precedent for development to the south of Hackford Road. Where is this development? The only thing to the south of Hackford Road is the school. Yet another inaccuracy by SNDC.	No to this allocation	Written Representation		Object	No	No	Yes	1045	
2665	Ms Sue Knights [19479]		VC WIC1, 45.10	VC WIC1REV, 45.10	This planned policy increases the proposed development site in size from its previous draft. It exceeds the definition of small and medium sized sites stated by the NPPF. The proposed plan of up to 30 dwellings will not enhance the village. There is no other development of this size currently in the village therefore it is not in keeping with character of the village settlement. The proposed soft landscaping of the site will not protect the extensive landscape views.	A smaller scale development would be more appropriate in a less prominent position in the landscape.	Written Representation		Object	Yes	No	Yes	1045	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2971	Mr Alan Highet [19451]		VC WIC1, 45.10	VC WIC1REV, 45.10	Hackford Rd already threatened by increasingly dangerous/busy traffic (heavier and driving faster) including heavy lorries, supermarket/other deliveries. Otherwise only single-track for miles around. Double bends near the site are unsighted. Site comprises arable fields we need now more than ever. Village facilities/infrastructure inadequate; nearest shop/post-office/doctor/dentist c4 miles. School lacks capacity and any “temporary” accommodation would be unsightly. Plans exceed existing structure plan boundaries. PC suggests proposals appear to ignore issues noted in previous planning discussions. Numbers now appear modest but more already intimated – thin edge of the wedge. Landscaping is hardly the issue.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). There's already a published desire for significant extension to whatever is allowed in the proposed plan - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1045	
2584	Mr John Botly [20037]		Policy VC WIC1: Land to the south of Wicklewood Primary School	Policy VC WIC1REV: Land to the south of Wicklewood Primary School	The village of Wicklewood cannot sustain the building of 30 houses on the proposed site next to the school and village sign. Such a build would destroy the outstanding views from Hackford Road. Such a number of new houses would dramatically change the dynamics of the village where we have one pub and no other services.	this proposal needs to be removed from the Wicklewood Village cluster plan.	Appearance at Examination	To support our Village 100%	Object	No	No	No	1042	
2633	Mr Chris Baines [19409]		Policy VC WIC1: Land to the south of Wicklewood Primary School	Policy VC WIC1REV: Land to the south of Wicklewood Primary School	A development of this size is too big for Wicklewood where we have one pub, no shop, no post office and no real employment opportunities. It would destroy the rural nature of the village. I find it worrying that the document prepared by SNDC for this allocation contains so many inaccuracies together with the deliberate removal of important comments in the Form & Character section between reg 18 & reg 19.	Remove this allocation and replace with smaller infill allocations.	Written Representation		Object	No	No	Yes	1042	

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2666	Ms Sue Knights [19479]		Policy VC WIC1: Land to the south of Wicklewood Primary School	Policy VC WIC1REV: Land to the south of Wicklewood Primary School	Regulation 18 draft states 'Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here and on Hackford Road and Wymondham Road benefit from extensive views of the surrounding countryside.' 'Hackford Rd and Wymondham Road extensive countryside views' have been taken out of Regulation 19 draft , these open extensive views will be lost with the proposed plan. Previous assessments of this area also support the far reaching open views.	I would like to object to the proposed plan in that it ignores the previous findings stated above and to include the omitted 'loss of the extensive views of the surrounding countryside, ' for Hackford and Wymondham Roads. Regulation 18 draft states it considered an alternative scheme on a smaller parcel of land would be the most appropriate option in this location and yet this was rejected in the new plan.	Written Representation		Object	Yes	No	Yes	1042	
3217	ESCO Developments Ltd [19417]	Brown and Co (Mrs Amber Slater, Associate Planner) [19416]	Policy VC WIC1: Land to the south of Wicklewood Primary School	Policy VC WIC1REV: Land to the south of Wicklewood Primary School	The proposed development would make a positive contribution to the provision of market and affordable housing in the area. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. By providing sufficient land of the right type in the right place to support growth, the development would address the economic dimension of sustainable development, as defined in the NPPF. We consider this form of development should be considered as part of the draft allocation for this village, led by the green credentials of the locality, given its close proximity to the school. It would result in tangible benefits for the community and provide housing in a holistic and sustainable way in order to create a vibrant and resilient community.	We agree with the allocation of the site. However, we believe an additional policy element should be added to allow for an extension to the proposed boundary to allow for a more comprehensive area of tree belt and open space to the south and west of the site.	Not specified		Support	Not specified	Yes	Not specified	1044	Wicklewood VCHAP reps March 2023 - https://southnorfolkandbroadland.oc2.uk/a/y7

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3246	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC WIC1: Land to the south of Wicklewood Primary School	Policy VC WIC1REV: Land to the south of Wicklewood Primary School	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary.		Not specified		Support	Not specified	Not specified	Not specified	1043	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2397	Mr John Lowe [19349]		VC WIC2, 45.11	VC WIC2, 45.11	This site is poorly situated having to have a vehicular entrance between two blind bends on Hackford road. Also a previous examination of the site revealed that it had very poor drainage. Also local knowledge has it that a Saxon or Roman road from St Andrews church to Primrose Farm crosses the site, and this should be thoroughly investigated prior to any decision.	Do not develop this site.	Written Representation		Object	No	No	No	1041	
2972	Mr Alan Highet [19451]		VC WIC2, 45.11	VC WIC2, 45.11	Hackford Rd already threatened by increasingly dangerous/busy traffic (getting heavier and driving faster) including heavy lorries, supermarket/other deliveries, and increasing and irresponsible parking outside the school car park. Infrastructure inadequate - single-track roads for miles around including Milestone Lane, except Hackford Road where double bends including at the church are unsighted. The traditional heritage and amenity value to all villagers and those passing through is bound to be damaged by the anticipated works. Numbers of new-builds now appear modest but more already intimated – thin edge of the wedge that will further damage/destroy Wicklewood as a traditional Norfolk village.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1041	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2973	Mr Alan Highet [19451]		VC WIC2, 45.12	VC WIC2, 45.12	Sheep/ trees/landscaping are relevant but a side-issue. Hackford Rd's already threatened by increasingly dangerous/busy traffic (heavier and driving faster) including heavy lorries, supermarket/other deliveries, and increasing and irresponsible parking outside the school car park. Infrastructure inadequate - single-track for miles around including Milestone Lane, except Hackford Road. Double bends including at the church are unsighted. Traditional heritage and amenity value to all villagers and those passing through is bound to be damaged by the anticipated development. Numbers of might appear modest but more already intimated – thin edge of the wedge to damage/destroy Wicklewood further as a traditional Norfolk village.	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). There's already a published desire for significant extension to whatever is allowed in the proposed plan - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village, irrespective of any landscaping and creating gaps to see the church (that is closed because it is unsafe and presumably might be at more serious risk). My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1040	
2636	Mr Chris Baines [19409]		VC WIC2, 45.13	VC WIC2, 45.13	The access to this site would be dangerous, being on a blind bend where speeding is a real issue.	Access not on a blind bend	Written Representation		Object	Yes	No	Yes	1039	

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2975	Mr Alan Highet [19451]		VC WIC2, 45.13	VC WIC2, 45.13	Hackford Rd already threatened by increasingly dangerous/busy traffic (heavier and driving faster) including heavy lorries, supermarket/other deliveries. Double bends near the school in both directions are unsighted. It's in a DANGEROUS location, and although that cannot change, it can be mitigated by avoiding planning for the proposed number of new-builds (thin end-of-the-wedge). School lacks capacity and “temporary” accommodation would be unsightly. Parking remains inadequate in spite of changing its playing field into a car park some time ago, and irresponsible parking outside the car park is worsening. Plans exceed existing structure plan boundaries. Accidents waiting to happen!	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Don't put more pressure on Wicklewood Primary, with or without a frontage footway, because Hackford Road is so busy already and becoming more dangerous by the day with heavy lorries travelling too fast, and traffic generally . There's already a published desire for significant extension to whatever new-build housing is allowed in the proposed plan that's being discussed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. Don't exacerbate the damage by encouraging more traffic onto Hackford Road as organic growth is already worrying. Remove the highways department's need for a frontage footway by avoiding building on the proposed sites. My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1039	

Representation ID	Respondent Name and ID	Agent Name and ID	Regulation 19 Paragraph /Policy	Submission Document Paragraph/ Policy	Summary	Proposed Change to Plan	Appearance at examination?	Reason for appearance	Support/ Object	Legally Compliant ?	Sound?	Complies with Duty to Cooperate ?	Council Response ID	Attachments
2976	Mr Alan Highet [19451]		VC WIC2, 45.14	VC WIC2, 45.14	This paragraph appears to relate to a technical issue, but it does sound worrying. I heard at a Parish Council meeting some time ago that Anglian Water might be struggling already as a result of the extensive housing programme in and around Wymondham, so it appears to demonstrate yet another example of inadequate infrastructure locally	There's scope for more infill housing. Stick to that as Wicklewood's contribution to the overall plan, as it's within the existing planning boundary (that I understand the proposals aren't). Proposals suggest modest numbers but there's already a published desire for significant extension to whatever is allowed - and that will destroy the ambience and character of Wicklewood as a traditional Norfolk village. My comments elsewhere in this submission are all relevant, and having attended a recent Parish Council meeting I agree with their views.	Written Representation		Object	No	No	Yes	1038	
2585	Mr John Botly [20037]		Policy VC WIC2: Land off Hackford Road	Policy VC WIC2: Land off Hackford Road	The village of Wicklewood cannot sustain the building of 12 houses on the proposed site next to the school. Such a number of new houses would dramatically change the dynamics of the village where we have one pub and no other services. Equally drainage issues are a serious problem in Wicklewood where high clay content is a real concern when it comes to building on this scale.	WIC2 proposal should be dropped from the plan.	Appearance at Examination	Supporting the village 100%	Object	No	No	No	1036	

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3194	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WIC2: Land off Hackford Road	Policy VC WIC2: Land off Hackford Road	Whilst there are no designated heritage assets on this site, the grade I listed church of All Saints and the grade II listed war memorial lie to the north of the site. However, the intervening trees provide an effective screen to the site. We suggest that additional planting along the northern boundary of the site would help to safeguard the setting of the church. We welcome the preparation of the HIA. We welcome bullet points 1 and 2 of the policy. We suggest the addition of and words, ‘and enhance’ after conserve in the first bullet point to read: ‘to conserve and enhance the immediate setting...’ to more closely reflect the NPPF.	In first bullet point add, ‘to conserve and enhance the immediate setting...’	Not specified		Object	Not specified	No	Not specified	1037	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadsland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadsland.oc2.uk/a/s3h
3247	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC WIC2: Land off Hackford Road	Policy VC WIC2: Land off Hackford Road	Anglian Water agrees with the approach taken regarding the site allocation policies for Wicklewood where matters regarding cumulative/in-combination effects with the development identified in the GNLP may require the phasing of development beyond the early years of the plan, are addressed in the supporting text and therefore a policy requirement is not considered necessary.	The small-scale nature of these allocations is unlikely to require phasing in respect of Whitlingham WRC and therefore the policy requirement can be removed.	Not specified		Support	Not specified	Not specified	Not specified	1034	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2899	Wiklewood Parish Council (Wiklewood Parish Clerk) [17040]		VC WIC3, 45.16	VC WIC3, 45.16	The requirement for social housing appears to have been removed.	The requirement for developments to include social housing should be enforced	Written Representation		Object	No	No	Yes	1033	
2398	Mr John Lowe [19349]		Policy VC WIC3: Land at Hackford Road	Policy VC WIC3: Land at Hackford Road	Outside the village and therefore inappropriate. Combined with very dangerous vehicular access this site is especially unsuitable	Do not include in any Wicklewood development plans.	Written Representation		Object	No	No	No	1031	

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2455	Mr John Botly [20037]		Policy VC WIC3: Land at Hackford Road	Policy VC WIC3: Land at Hackford Road	This proposal (increased to 9 properties at the last count) was not, to my knowledge, part of the original Wicklewood plan but appears now to have become so despite considerable public objections. My particular objections are based around the handling and dispersal of waste and rain water and no proper solution that would be satisfactory long-term to existing residents (including me) has been proposed. Other facts that concern the village include proposed access onto Hackford Road on a very dangerous bend known to have road accidents history.	WIC3 as a plan needs to be removed from the plan for the village. In particular as Wicklewood village council has already considered the proposal at length and rejected it before passing any decisions on to SNDC. It is my hope that SNDC will ultimately agree with our village council and scrap the proposal.	Appearance at Examination	We have taken interest in this plan from day 1 and intend to maintain our interest until conclusion as it directly affects this area of the village, our home for some 33 years.	Object	No	No	No	1031	
2897	Wicklewood Parish Council (Wicklewood Parish Clerk) [17040]		Policy VC WIC3: Land at Hackford Road	Policy VC WIC3: Land at Hackford Road	Wicklewood Parish Council have concerns about drainage at this site. At a presentation given by a developer at a parish council meeting, the parish council and several local residents raised concerns about how the surface drainage of this site would impact on the drainage and septic tanks of nearby properties. We cannot see that anything has been done to mitigate this risk. There are also concerns about the development exiting onto that road on a blind bend where speeding is an issue and which has already seen some accidents	Wicklewood Parish Council does not consider this a suitable site for a housing development	Written Representation		Object	No	No	Yes	1031	

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3195	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WIC3: Land at Hackford Road	Policy VC WIC3: Land at Hackford Road	Whilst there are no designated heritage assets on this site, the grade I listed church of All Saints and the grade II listed war memorial lie to the south of the site. The grade II listed Old Mill House lies to the west of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets through development within the setting of the assets. There is a degree of separation of the site from the church. We do appreciate that this is an existing allocation and it has a planning application pending determination. We welcome the second bullet point relating to the landscaping and the church and its setting and suggest the addition of the words conserve and enhance to more closely reflect the NPPF.	In second bullet point, add "Visual impact on and to conserve and enhance St Andrew and All Saints Church and its setting"	Not specified		Object	Not specified	No	Not specified	1029	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2830	Shelfanger Parish Council (Shelfanger Parish Clerk) [13302]		Winfarthing, 46.5	Winfarthing, 46.5	Although this South Norfolk village clusters plan does not directly involve Shelfanger, the Parish Council has asked me to send their concerns to you. Shelfanger has a history of flooding and in December 2020 was seriously flooded. Therefore with an increase in property development in Winfarthing this can only impact on the surface water that will be discharged and will inevitably flow down from higher ground into the village.		Written Representation		Object	Not specified	Not specified	No	1028	
3244	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC WIN1 – Land west of Hall Road	Policy VC WIN1 – Land west of Hall Road	For consistency we recommend that there is a similar approach in both Winfarthing policies requiring early engagement with Anglian Water, as taken with other site allocations where there is a very small WRC serving only a small proportion of properties within a settlement.	Modify policy text to include the following criterion: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1025	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadland.oc2.uk/a/yw

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3267	Norfolk Wildlife Trust (Mr Mike Jones) [17875]		Policy VC WIN1 – Land west of Hall Road	Policy VC WIN1 – Land west of Hall Road	We welcome the policy wording for hedgerows/trees in Policy VC ROC. We recommend that similar policy wording is applied to the policies listed below to ensure this approach is applied consistently across the Local Plan. Where removal of a tree or any part of a hedgerow is unavoidable, we recommend that policy wording includes reference to mitigation measures, reflecting the updated biodiversity duty required in the 2021 Environment Act to have regard to the enhancement of biodiversity. VC BB1, VC BRE1, VC HAL2, VC SWA2, VC NEE1, VC WOR2, VC NEW2, VC SPO3, VC TAS1, VC BUR1, VC WIN1.		Not specified		Support	Yes	Yes	Yes	1445	
3196	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WIN2: Land off Mill Road	Policy VC WIN2: Land off Mill Road	Whilst there are no designated heritage assets on this site, the Winfarthing Conservation Area and grade II listed School house lie approximately 50metres to the north of the site. Therefore, any development of this site that the potential to impact upon the significance of these heritage assets through development within the setting of the assets. We welcome the preparation of the HIA. The HIA makes a number of helpful recommendations, some of which are incorporated into bullet point 1 of the Policy. We suggest the addition of a bullet point to capture the second recommendation of the HIA to read: ‘Consideration of the local vernacular and distinctiveness especially materials, with reference to the CA Appraisal.’	Add bullet point to read, ‘Consideration of the local vernacular and distinctiveness especially materials, with reference to the CA Appraisal.’	Not specified		Object	Not specified	No	Not specified	1027	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfokandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCCLP-https://southnorfokandbroadland.oc2.uk/a/s3h

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3245	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC WIN2: Land off Mill Road	Policy VC WIN2: Land off Mill Road	For consistency we recommend that there is a similar approach in both Winfarthing policies requiring early engagement with Anglian Water, as taken with other site allocations where there is a very small WRC serving only a small proportion of properties within a settlement.	Modify policy text to include the following criterion: Early engagement with Anglian Water regarding connecting to the local water recycling network.	Not specified		Support	Not specified	Not specified	Not specified	1026	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2278	Mr David Glayzer [19978]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	This is a tick box exercise without real thought, Woodton does not offer young families with any facilities a modern family require to sustain themselves, all it will do is fill landowners pockets and affect wildlife and the peace and tranquility of the countryside, and pollution from homeowners needing to travel for supplies 5-7miles to nearest shop healthcare centre etc, and please don't use the "old bus link is available" as they aren't regular or convenient enough or cost effective for a family	Move the housing to an infrastructure town already set up to cope and facilitate	Written Representation		Object	No	No	No	1018	
2308	Woodton Parish Council (Woodton Parish Clerk) [14289]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	Under the terms of soundness we do not believe the evidence supplied by the promoter is proportionate regarding the scale and provision of adequate benefits, not meeting objective 3. The amended plan is not justified as there were 2 reasonable alternatives which have been disregarded. The 'new evidence' supplied by the promoter is no longer relevant and additional community space was not requested or required, not meeting objective 2. The legal process was not followed correctly, with WPC not being fully consulted of the amendments. In conclusion the plan is not in accordance with SC1 in relation to site VCW001.	WPC would like the plan to be changed to revert back to the Reg 18 plan, which stated that the preferred sites of SN0278, SN02062 and SN0268 had been accepted and adopted (VCH Plan of mid-2021). We believe that site SN0268SL was turned down as was not in an appropriate position for development due to its separation from the main area of development. WPC would therefore request plan reverts back to the two agreed sites SN0278 and SN02062 as per Reg 18. With regards to facilities the village has lost its shop in 2022 and the nursery will close in July 2023. Therefore, it is a shop that this village desperately needs above anything else.	Appearance at Examination	To ensure that Woodton Parish Council is fully aware of the latest developments and has the opportunity to comment accordingly.	Object	No	No	No	1023	

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2934	Mr Jon Spalding [20181]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	Woodton does not have a Post Office, or Shop, and will soon see it's Pub close. It already has a Village Hall and Community Woodland. It therefore has nothing to offer another 50 properties. The existing Primary School could not accommodate the numbers this amount of development would see. The local character and landscape would be severely compromised, and the view from Norwich Road would not be screened by 'established hedgerows and trees'. Woodton is a village and does not need this scale of housing, particularly as the current development is still unsold. More agricultural land loss!	Woodton should be removed from the Plan, but if not the smaller identified sites would be more suitable. Site numbers should be limited to 5 to 10 houses maximum.	Written Representation		Object	No	No	No	1018	
2939	Mr George Kirby [20038]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	I would echo all of the comments made by WPC. The proposed extended development to the south of the site will be extremely prominent and will destroy the whole visual impact of the village in the landscape. The existing dwellings on The Street are in a small valley and hidden from view by the surrounding landscape. Village amenities are limited and dwindling. The local PS cannot cope with the current demand from existing families and there is extremely little scope for expansion of the site.	The sites originally proposed in the Reg. 18 consultation should be adopted and only the original, northern part, of this site considered.	Written Representation		Object	No	No	No	1018	

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3076	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	Norfolk County Council, in its capacity as the Mineral Planning Authority, considers that Policy VC WOO1 is currently unsound; as it is inconsistent with national policy, and the adopted Development Plan in Norfolk, in relation to mineral resource safeguarding. The Mineral Planning Authority recognises that underlain mineral resource has been included in the supporting text; however, we request inclusion of the text in the policy itself. The policy can be made sound by including the wording below, which was contained in the response by the Mineral Planning Authority, to the Regulation 18 consultation.	Amend policy VC WOO1 to add the following wording as a policy requirement: 'The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.'	Written Representation		Object	Yes	No	Yes	1022	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnordfolkandbroadland.oc2.uk/a/nr
3197	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	Whilst there are no designated heritage assets on this site, the grade II listed Rectory lies to the east of the site and the grade II listed Manor Farmhouse lies to the north of the site. Therefore, any development of this site that the potential to impact upon the significance of these heritage assets through development within the setting of the assets. We appreciate that the allocation has been moved away from these heritage assets which is welcomed.		Not specified		Support	Not specified	No	Not specified	1019	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnordfolkandbroadland.oc2.uk/a/n8 230301 HE response letter SNVCLP - https://southnordfolkandbroadland.oc2.uk/a/s3h
3216	ESCO Developments Ltd [19417]	Brown and Co (Mrs Amber Slater, Associate Planner) [19416]	Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	The proposed development would make a positive contribution to the provision of market and affordable housing in the area. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. By providing sufficient land of the right type in the right place to support growth, the development would address the economic dimension of sustainable development, as defined in the NPPF.	We agree with the allocation of the site. However we believe the wording should be 'at least 50 dwellings'....	Not specified		Support	Not specified	Yes	Not specified	1472	Woodton Reg 19 Reps - https://southnordfolkandbroadland.oc2.uk/a/y6

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3243	Anglian Water Services (Tessa Saunders, Spatial Planning Advisor) [19845]		Policy VC WOO1: Land south of Church Road	Policy VC WOO1: Land south of Church Road	Anglian Water suggests that due to the relatively small-scale nature of the sites, that the policy requirement regarding the capacity of the WRC is unnecessary. The draft DWMP has identified growth for the WRC catchment area to 2050 and has not included any medium or long-term strategies over this period. The policy requirement should be amended as suggested.	Modify policy text to read: Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network	Not specified		Support	Not specified	Not specified	Not specified	1021	South Norfolk VCHAP Reg. 19 - Anglian Water Response - https://southnorfolkandbroadsland.oc2.uk/a/yw
2683	Mr Christopher Brighton [19701]		Wreningham, 48.1	Wreningham, 48.1	Any development here must reflect the scale and character of the village and not extend beyond the existing settlement limit other than suitable infill. All roads serving the village are extremely narrow, 2.7mtrs to 3mtrs in width, with poor visibility at road junctions. Passing is only possible by using private driveway entrances on most of the roads.		Not specified		Support	Not specified	Not specified	Not specified	1016	
2684	Mr Christopher Brighton [19701]		Wreningham, 48.2	Wreningham, 48.2	As 48.1 i.e. - Any development here must reflect the scale and character of the village and not extend beyond the existing settlement limit other than suitable infill. All roads serving the village are extremely narrow, 2.7mtrs to 3mtrs in width, with poor visibility at road junctions. Passing is only possible by using private driveway entrances on most of the roads.		Not specified		Support	Not specified	Not specified	Not specified	1017	

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2590	Mr John Hobbs [19208]		Wreningham, 48.5	Wreningham, 48.5	We support the existing settlement limit and therefore are very opposed to the site assessment SN2183, development south of Wymondham Road up to 52 houses.. Such a development is totally disproportionate to the village. Most importantly the assessment ignores the fact that all four access roads from this site are single track in places, especially Wymondham Road, the main route from the site into Wymondham. The significant increase in the number of houses in the village in recent years has already made these roads very dangerous. Further houses with the inevitable two cars per house would make this far worse.		Not specified		Support	Not specified	Not specified	Not specified	1015	
2685	Mr Christopher Brighton [19701]		Wreningham, 48.5	Wreningham, 48.5	I wish to continue my objection to the proposed site REF: SN2183 and consider the site should be REJECTED and not continue as a shortlisted site. The proposed development is totally out of scale and character, and would mean extending beyond the existing settlement limit. Local road network is unsuitable, due to narrowness and blind bends. Wreningham only suitable for infill and small scale development within the settlement boundaries. There is no village shop and the school is already over-subscribed. Would also query whether existing sewerage system could cope with development on this scale.		Not specified		Support	Not specified	Not specified	Not specified	1015	image.jpg - https://southnorfolkandbroadland.oc2.uk/a/xz image.jpg - https://southnorfolkandbroadland.oc2.uk/a/xm image.jpg - https://southnorfolkandbroadland.oc2.uk/a/xn
2296	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.7	VC ASH1, 48.7	I find the development is totally wrong as the amount for the allocation is too many and the density is too high for the issues with parking as everyone has 2 cars minimum. It will also look unpleasant due to the density and will spoil the look of the village. Flooding in this area is a real issue and must not be discounted.	Lower the density of the housing as their needs to be better parking allowance.	Written Representation		Object	No	No	No	1005	

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2376	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.7	VC ASH1, 48.7	There is no footpath on new road so this is incorrect.	There must be a footpath installed	Written Representation		Object	No	No	No	1005	
2405	Mr Robert Smith [19981]		VC ASH1, 48.7	VC ASH1, 48.7	New Road is particularly narrow, there is no pedestrian footpath and we already experience diminishing verges caused by heavy vehicles driving over them. It is a dangerous road for pedestrians. There is a blind bend and an issue with speeding traffic. Unless the houses are in a row it wouldn't be in keeping with the linear nature of New Road . The junction into The Street is dangerous, with visibility and cars cutting the corner. There are mature trees down the centre of the site. The site provides habitat for hares, owls and deer.	The road needs to be made wider. A pedestrian footpath needs to be installed on both sides of the road. Better policing of the speed limit needs to be carried out. The New Road/The Street junction needs to be widened and visibility needs to be improved.	Appearance at Examination	I would like to put over my point of view and experiences in person.	Object	No	No	No	1005	
2377	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.8	VC ASH1, 48.8	There is no footpath so this is not correct	a footpath is needed as the road is dangerous to walk along side	Written Representation		Object	No	No	No	1006	
2409	Mr Graham Conway [18863]		VC ASH1, 48.8	VC ASH1, 48.8	the two parcels of land are currently divided by mature oak trees , Are these trees protected? Should they be regarded as priority Habitat.I believe that we live in a conservation area should this not be considered in the planning inclusion? We also have great crested Newts inhabiting the local ponds in this area what protection would be given to such rare species?	Proper measures to protect current habitats and rare species should be Provided before granting inclusion into the plan.	Written Representation		Object	No	No	No	1006	

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2389	Ms Allyson Rae [20023]		VC ASH1, 48.9	VC ASH1, 48.9	In addition to the hedgerows and mature trees on the south and east boundaries a line of mature oak trees currently forms a boundary between the adjoining sites. These should be protected - they provide important habitat and irreplaceable components in a climate change strategy. Planting new trees cannot come close to recovering the carbon mitigation provided by mature trees.	The mature trees between the sites should be under a protection order.	Appearance at Examination	I live opposite the proposed site and have detailed records of wildlife observed in the area	Object	No	No	No	1008	New Road Oak tress. Photo A Rae.jpg - https://southnorfolkandbroadland.oc2.uk/a/gd
2378	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.10	VC ASH1, 48.10	The main worry is that the footpath does not extend the whole length of New road. Another concern is the make up and entry point to the suggested site.	as above	Written Representation		Object	No	No	No	1009	
2408	Mr Graham Conway [18863]		VC ASH1, 48.10	VC ASH1, 48.10	Whilst a singular Access would indeed be preferable, it would be too close to the blind bend at the current 30MPH limits up New Road. Traffic regularly speeds along New Road within the 30 MPH Limit and this would present a further danger to the inhabitants. Whilst there is inclusion of a footpath in front of the site, it is unclear if this would extend along New Road to the Street. There are intermittently narrow verges along this stretch and would be unsuitable for development of a foot path past the existing properties.	Remove this from the Clusters proposal	Written Representation		Object	No	No	No	1009	
2442	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.10	VC ASH1, 48.10	The new dwellings will be built on an area that floods every year and this must be dealt with before any new dwellings are built along with the pumping station being upgraded also before any further building takes place	as above	Written Representation		Object	No	No	No	1009	
2297	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.11	VC ASH1, 48.11	The flooding is an issue and needs looking at asap	Flooding needs looking at	Written Representation		Object	No	No	No	1010	

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2379	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.11	VC ASH1, 48.11	Their are extra concerns on extra capacity on the sewage now passing along the street and in both directions will cause many issues with this causing the pumping stations to not be able to cope with the extra sewage. The current sewer is at a high level on the street making the flow very insecure and is subject to flooding. the gulley's across the street has natural flow of water along new road which means in time of high rainfall the parishioners gardens flood. the current sewer leaks either from households or land drainage and Anglian water are aware	The sewage system for the whole village needs a full update and is imperative if the new dwellings go ahead to ensure the flooding issue is dealt with before the building on the new site commences.	Written Representation		Object	No	No	No	1010	
2410	Mr Graham Conway [18863]		VC ASH1, 48.11	VC ASH1, 48.11	Please be aware that there are also Raw sewerage issues in this area that have occurred (possibly as a result of Surface water entering the sewer) during times of heavy or even medium rainfall. Gardens and, on one occasion houses are inundated with sewerage and surface water. Houses already have NRV's Fitted. Anglia water engineers also state that the pumping station flow rate cannot be increased any more with out increasing the capacity of the receiving sewer through the whole Village to the treatment works at Wrenningham end of the village.	Whilst there have been some recent minor improvements made to renew the pumps and better maintenance of culverts,further development that increases the load to the pump station can only mean increased risks to existing houses and residents in this area. The sewage handling throughout the village should be guaranteed significant improvement before any further development of sites in the new road are are given	Written Representation		Object	No	No	No	1010	
2300	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.12	VC ASH1, 48.12	There have been problems with flooding in the area and this has been caused by issues with the nearby pumping station and how the sewage is pumped up through the village. Their is a potential problem with the extra dwellings causing more issues with flooding	Consideration must be given to the huge sewage lorries and the junction not being big enough to use this road	Written Representation		Object	No	No	No	1011	

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2411	Mr Graham Conway [18863]		VC ASH1, 48.12	VC ASH1, 48.12	See Comments on 48.11. We have seen an increase in the frequency of inundated sewers in the street in the last 8 years, it never used to happen! The NRV's fitted to the houses regularly close and It has happened during what i would consider normal weather events, of just a few days of Normal British weather.	A Full review of the sewerage system throughout the WHOLE VILLAGE should be made before granting more planning in this area.	Written Representation		Object	No	No	No	1011	
2380	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.13	VC ASH1, 48.13	The worry is that the environment agency are being consulted as in the past they have declined to discuss the issue with any parishioners moving forward	We would request a full environment survey is undertaken and parishioners are consulted on such issues as the great crested newts are looked at too.	Written Representation		Object	No	No	No	1012	
2298	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.14	VC ASH1, 48.14	15 homes on 0.89h is too dense and leaves no room for parking for houses with more than one car	Their needs to be only 8-10 houses at the max	Written Representation		Object	No	No	No	1014	
2299	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.14	VC ASH1, 48.14	15 houses is too much for the size of the development. Car parking is an issue as well as the lack of facilities	as above	Written Representation		Object	No	No	No	1014	
2381	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.14	VC ASH1, 48.14	15 dwellings is too many and there should be no more than 10 at maximum	We would request only 10 dwellings	Written Representation		Object	No	No	No	1014	
2388	Ms Allyson Rae [20023]		VC ASH1, 48.14	VC ASH1, 48.14	15 properties is out of keeping with the nature of existing development along New Road, where a single row of properties with open space / gardens between provide a open village environment	The development at Wood Farm provides more residential potential than can reasonable be expected of a villaage of this size. Further development is very detrimental to quality of life and spirit of place.	Appearance at Examination	My property is immediately opposite the proposed site and so will be seriously impacted.	Object	No	No	No	1014	

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2536	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		VC ASH1, 48.14	VC ASH1, 48.14	The sewage is a major issue along with flooding as the pumping station is not fit for purpose The speeding is a real issue and needs looking at. 15 dwellings is too many houses but then any house do not make up the linear look of the village The extra cars will create problems The environment and local wildlife will be hindered	The pumping station needs upgrading Safer areas to walk Limit larger lorries from using the road. making a weight limit Make the number of dwellings lower	Written Representation		Object	No	No	No	1014	

2284	Mr James Milk [19763]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	This is a major flood risk area. Building more homes will simply exacerbate a serious problem.	You should not build there.	Appearance at Examination	I was flooded on Xmas eve 2019. Building more homes here will simply cause the same to them and potentially other existing houses. The drainage systems/ditch es/road culverts are simply not designed for more houses, and in fact putting more houses will cause more run off in to the ditches and drains where they will not cope causing existing houses to flood. This cannot happen. Also, Anglian Water's main sewers cannot cope as it is as they are continuously backing up now. More houses will make this worse. More culverts (with bigger pipes) are needed along wymondham road / silfield road around to New Road (and further towards wymondham) so that water can run from south to north over the road. Without better infrastructure flooding will be	Object	No	No	No	1003	

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								a major problem going forward for existing properties, especially if more houses are added. If the drainage/ sewers / Road culverts / ditches are drastically changed then this cannot be built upon.						
2325	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	As long as the stipulations are adhered to I support the project		Not specified		Support	Not specified	Not specified	Not specified	1002	

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2375	Mr David Willis [20018]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Local school is at capacity. The alternative has limited capacity and too far. New Road has speeding/traffic problems. Police regularly speed-check this area. The road is not a 2-lane road. Residents often park road-side which creates single lane traffic. Site is on blind corner and will create accident hazard. Not safely accessible for pedestrians to the rest of the village. Area has suffered from flooding, this site will exacerbate this problem. A 15 house estate on a road with only single dwelling sites is not in character. Intrusion into open country side. Previous sites have been rejected for these reasons.	Significant reduction in number of houses (less than 5); corrective action on flooding hazard; limit site to the enclosed field and keep trees on all sides of site. Though will potentially still be problematic depending on the plan.	Appearance at Examination	We have offered modifications to the proposal and would like to be included in discussions. The safety and flooding aspects directly affect our household (with small children).	Object	Yes	No	No	1003	

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2382	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The development is proposed to be built on the lowest point causing flooding issues. The road is not safe to walk along and never gritted. We do not feel 15 homes is the correct number its too many There are worries on the new housing development not keeping the natural environment The local wildlife will be disturbed and not be able to use the habitat by the new development.	we would like to see less dwellings on the site we would like the local habitat to be kept to wildlife not more housing The present oak trees to be kept on the site. We would need the road made safer The flooding issue needs addressing before any building takes place We would need more infrastructure such as doctors, dentists. shops and bus service	Written Representation		Object	No	No	No	1003	

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2390	Ms Allyson Rae [20023]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	In adequate Consultation process. Very high flood risk exacerbated by additional development Inadequate drainage infrastructure. Road safety risks from sharp bend, narrow road, residential driveways, speeding, agricultural vehicals. Unacceptable impact on environment, habitats, wildlife and ammenity landscape. Out of keeping with spirit of place and the existing pattern of development.	Wood Farm Development, Phases 1 and 2, provided very extenisve additional residential accommodation in Ashwellthorpe. No further development should be considered. Give more weight to the habitat importance, climate change mitigation potential and amenity potential of the proposed site in a village which has already lost significant habitat to development.	Appearance at Examination	I live opposite the site and will be very immediately affected by any development. I have around 5 years worth of records of wildlife in the area including observations of the sites themselves - I doubt that anyone else has this level of detail. I have first hand knowledge of the problems with flooding and road use. I don't consider the mitigation actions proposed adequate to manage the problems, especially once Phase 2 of Wood Farm has been built.	Object	No	No	No	1003	
2441	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Ashwellthorpe and Fundenhall Parish Council object to the to the allocation on the grounds of flooding, the area not suitable and the inadequacy of the sewage system and need for a supplementary sewage pipe main drain in Ashwellthorpe to take the extra sewage and the need to upgrade the road due to how busy it is.	The Flooding issue must be sorted out before any building starts along with the sewage issues and the pumping station fully upgraded to take on the extra sewage the new development will cause and the ongoing flood issues get worse	Written Representation		Object	No	No	No	1003	

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2446	Miss Lorraine Gray [20031]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	There has been flooding in new road and any more houses will Make The matters worse. The road is also A very busy road and does not need more traffic it can be dangerous as cars speed along the road	New houses will Cause flooding issues	Written Representation		Object	Yes	No	No	1003	
2456	Mr Mark Racher [20039]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Due to constant flooding we do not need further homes in large numbers built along New Road. We do not need a footpath or crossing or the council would have previously looked at installing one.	Rather than installing a footpath and crossing the developers should have to install a new larger diameter sewage pipe from the site to the pumping station then from the pumping station to the effluent treatment site to future proof any more flooding issues within New Road.	Written Representation		Object	No	No	Yes	1003	

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2457	Ashwellthorpe & Fundenhall Parish Council (mr nick de spon, Parish Councillor) [18446]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Based on the past history of flooding by Raw Sewage in New Road due to ANGLIAN WATER's intransigence in not upgrading the Sewage piping, storage and pumping despite requests and promises to do this any further development in New Road will only make a difficult and unpleasant situation much worse. The sewage system at that end of the village together with the main sewer in Ashwellthorpe running along the Street down to the treatment farm needs a secondary sewer to be laid to cope with the increased demand due to an additional 50 houses built in the last 12 years.	The Village needs a cast iron commitment by ANGLIAN WATER to do the above. Heavy rain and Flooding of several properties with raw sewage has been a problem for over ten years in New Road. At present all the sewage from the 80 properties on The Street West of Greenwood Close, on Wood Farm and New Road go into part of the sewerage system which flows TOWARDS the pumping station on New Road. This is a 70% increase in the last four years and any more building will make it worse. The storage at the Pump station is inadequate, and the pumps are quickly overwhelmed because the pipe taking the sewage back to the main sewer is too small and is pushing against the sewage and surface water leakage already in the main sewer starting a long journey down to the treatment works. A secondary main sewer adjacent to the already overworked current sewer is the only long-term solution.	Appearance at Examination	Because in the past and despite serious flooding recently that led to significant improvements to the surface water culverts n Ashwellthorpe carried out by Highways it seems that no serious action has been taken to make any improvement to the Sewer system. Anglian Water have again done nothing and will continue to put their own profits before essential expenditure. I want to see that this happens.	Object	No	No	No	1003	Anglian Water Letter 20.11.18.docx - https://southnord.oc2.uk/a/gn Draft letter Anglian Water 05.02.19.docx - https://southnord.oc2.uk/a/gy Anglian Water - New Road Response Letter from AW.pdf - https://southnord.oc2.uk/a/gp Correspondence Anglian Water-Local Resident Feb 2021 (1).docx - https://southnord.oc2.uk/a/h4
2507	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	I do think homes is too many It an area that lies low and floods regularly The worries on the extra traffic The worries on lack of infrastructure I rent the field next to the proposed development for sheep and the development would affect them	I wish it was the field opposite as that is better suited and as its higher land and is the lesser of 2 evils I actually do not want the development as it takes away the view across the area. I would like to see a better class of road Better signage on the road Traffic calming measures needed	Written Representation		Object	No	No	No	1003	

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2512	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Flooding - since Wood Farm development, New Rd has suffered bad flooding to road and houses. If further development built on New Rd, it would prevent surface water running into fields - result being more water on the road and flooding houses again. Road - New Rd is already used as through road from Wymondham to Tacolneston, with regular speeding. Road is narrow. Likely that excess cars from any new development would be parked on New Rd, either blocking road or blocking pedestrian access. Potential for accidents. Number of houses - 15 houses seems excessive in the space suggested. Infill - Village has already supported additional houses. No amenities and the local school is already full. Climate change - site has number of old trees and hedges. Development should not impact these features or the village balance of nature. Need for housing, in general, is understood. However, Ashwellthorpe has already received its share of recent development. Views and concerns of residents need to be listened to - the area proposed is not the right place for this type of development.	as attached letter	Written Representation		Object	No	No	No	1003	clusters letter for darren prior.pdf - https://southnorfolkandbroadsland.oc2.uk/a/h7

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2516	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	There is a major issues with the flooding as the field is low land and floods regularly due to the water table is too high The current pumping station is not suitable for exiting homes and extra development would exceed capacity Sewage problems and the lack non return valves. Traffic issues with speeding and road safety and the lack of paths The lack of notification and short time to consult with a lack of transparency for all parishioners	The number of houses is too much and should be greatly reduced The infrastructure needs looking at as we have no shop, doctors or the lack of any bus services. The pumping station needs upgrading to take the extra development and flow from sewage. The road needs upgrading as its very dangerous due to speeding issues and this really needs looking at.	Written Representation		Object	No	No	No	1003	
2521	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	- Flooding risk in severe weather. Drains overflow into road, causing a river of water which flows into gardens. - Small rural road inadequate for increase at certain times of the day. Cars speed along this road and the situation will be made worse by extra 15 houses. - Road not gritted in icy weather. More traffic creating hazard in winter months. - A small housing development with pavement is not in keeping with the rural character of New Road. The present character of the road is mainly cottages with grass verges. - A new development would b damaging to the environment. This area is rich in bird life and small mammals, such as hedgehogs. Tawny owls frequent the proposed site.	The pumping station needs upgrading The trees and habitat needs keeping The traffic issues need dealing with along with speeding issues It does not meet with the local look and character of the road The dwelling should not be 15 its too many the environment will be harmed and needs looking at urgently	Written Representation		Object	No	No	No	1003	jane Wareham Clusters response.pdf - https://southnorfokandbroadland.oc2.uk/a/h9

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2523	Mr Phil Reeder [20064]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Putting houses up in an area where there is already a flood risk from surface water and inadequate sewage pumping facilities would amount to craziness. There is already a development in the village with a phase 2 planned, this alone has caused problems with the sewage and flooding already, so why cause more problems? The field they plan to build on has a flood/drainage problem, every year in the winter it floods.	There should be a new sewage system put into place, involving new pipes from New Road (including New Road) to the treatment facility, a new pumping station and a drainage facility put in place. As there is already a second phase development in the village, this development should NOT happen.	Written Representation		Object	No	No	No	1003	
2527	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The main issues is around the consistent flooding due to the high water table The issues around speeding is a worry and needs addressing The lack of amenities and the site is too far from any amenities we have. The pumping station is not fit for purpose and needs upgrading Damage to the habitat worries me totally	The number of dwellings needs reduced the flooding needs urgent response The speeding issues must be dealt with also The pumping station needs upgrading The road is dangerous for walking on also	Written Representation		Object	No	No	No	1003	
2529	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Flooding is a major issue Excess traffic and speeding Pumping station not suitable and fit for purpose lack of amenities and the distance to any of these is too far away New road is not suitable for a development the number of houses is too many	Flooding needs looking at Pumping station needs upgrading The number of dwellings need reducing The road is dangerous and footpaths need looking at Gritting needs to take place more often especially in the winter	Written Representation		Object	No	No	No	1003	

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2531	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The main objection is the problem with sewage and the pumping station not being fit for purpose. Speeding is a major issue The development is not in keeping with the linear look of the village There is a danger to the environment and this is a worry The number of dwellings is too many	Upgrade of the pumping station is a priority looking at the speeding issues The number of dwellings is too large	Written Representation		Object	No	No	No	1003	
2534	Ashwellthorpe & Fundenhall Parish Council (Ashwellthorpe and Fundenhall Parish Clerk) [13426]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The development will lead to more on road parking The worry is of extra noise The dwellings must meet the linear look of the village The pumping station is not fit for purpose meaning the flooding issues are significant The lack of safe pavements make it difficult for walking along new road The development will add to traffic issues and navigating parked vehicles It look like the dwellings are being built outside the settlement limit	No dwellings should be built on this site until all the flooding issues are dealt with significantly and upgraded There must be no blocks of flats and not in keeping with the village Needs adequate parking allocation for at least 2 cars a house Any dwellings must meet the strict and all building law must be adhered too Land use limited to residential only	Written Representation		Object	No	No	No	1003	

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2635	Mr Brian Martin [20102]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	Increased traffic - each dwelling will probably have 2 cars (or more, depending on occupancy), owing to lack of public transport and access to amenities such as shops, schools. Flooding issues. Road often floods and developers ALWAYS underestimate sewage and drainage capacity, e.g. Wood Farm and the estates in Wymondham. Increased noise in what is essentially a rural area. The Wood Farm estate has already had an impact on noise. Increased light pollution and its effect on wildlife, owls, bats, moths etc - Wood Farm, as above. An estate is totally out of keeping with the locality.	I do not think that the plan for Ashwellthorpe should go ahead at all.	Written Representation		Object	No	No	No	1003	
2651	Ms Joe Mills [20104]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The historical flooding issues of raw sewage along New Road and into residents properties makes this proposed development an environmental disaster. The road safety issues, no local amenities and no local capacity at the school, also make this proposal untenable.	Not to build any houses, in a totally unsuitable location, for the reasons given.	Written Representation		Object	No	No	No	1003	
3072	Norfolk County Council - Strategic Planning Team (Mr Stephen Faulkner, Principal Planner) [13059]		Policy VC ASH1: Land west of New Road	Policy VC ASH1: Land west of New Road	The junction of New Road with Wymondham Road and the Street requires improvement to visibility to enable development traffic to be safely accommodated. This would need to be conditioned as off-site highway works and be delivered by the development. A proportional contribution to the required improvement would not be acceptable to the Highway Authority. The off-site highway works should also include improvement to the nearest bus stops to the site, along with access to them. The stops are located at The Street.	The Highway Authority would request that Policy VC ASH1 is revised to remove reference to proportionate contribution to an upgrade of the existing New Road / The Street junction. The policy should be amended to require off-site highway works as follows: A) Improve visibility from New Road to Wymondham Road and The Street. B) Improve the nearest bus stops to the site, along with access to them. The stops are located at The Street.	Written Representation		Object	Not specified	No	Not specified	1004	NCC Corporate Response VCHAP Reg 19 2023.pdf - https://southnorfolkandbroadland.oc2.uk/a/nr

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3198	Historic England (Mrs Debbie Mack, Historic Environment Planning Adviser) [19732]		Monitoring Framework	Monitoring Framework	We continue to recommend including an indicator for the historic environment included in the framework.	Include an indicator for the historic environment in the framework.	Not specified		Object	Not specified	No	Not specified	1449	230227 Appendix A Table of HE Comments on Reg 19 Draft SNVC LP (002).pdf - https://southnorfolkandbroadland.oc2.uk/a/n8230301HEresponseletterSNVCLP-https://southnorfolkandbroadland.oc2.uk/a/s3h
2403	Mr Ricky Wallsworth [18880]		Appendix B: Summary of Changes to Settlement Limits	Appendix B: Summary of Changes to Settlement Limits	The plan covers two separate issues namely proposed development areas as well as a change in settlement boundaries, the latter of which seem to be intentionally hidden under the detail of the main part of the proposal.	Drop the proposed changes to settlement boundaries	Appearance at Examination	To question the apparent attempt to hide proposed settlement boundary changes in the detail of the main proposal.	Object	No	No	Yes	1417	