



SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS DOCUMENT

STATEMENT OF CONSULTATION

PART 1 - GNLP CONSULTATIONS (REG. 18)

Table of Contents

1.Introduction	3
2.Preparation (Regulation 18) of the South Norfolk Village Clusters Housing Allocations Document	5
3.Identifying Sites & Issues	7
(a) GNLP ‘Call for Sites’ (May-July 2016)	7
(b) GNLP Stakeholder Workshops (September 2016)	11
4.Consideration of Sites	13
(a) GNLP ‘Growth Options & Site Proposals’ (Jan-March 2018)	13
(b) GNLP ‘New, Revised & Small Sites’ (Oct-Dec 2018)	22
(c) Summary of Main Issues Raised	26
Appendix 1: Specific Consultation Bodies	40
Appendix 2: ‘Growth Options & Site Proposals’ – Examples of Advertising and Promotion	42
Appendix 3: South Norfolk Village Cluster Areas – Summary of GNLP Consultation Responses	44

1. Introduction

- 1.1 The South Norfolk Village Clusters Housing Allocations Plan allocates housing sites in the South Norfolk village cluster settlements, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).
- 1.2 Forty eight different clusters have been identified, based on primary school catchments (considered a useful proxy for social sustainability). The document will include sites for a minimum of 1,200 new homes (in addition to the 1,349 already committed) in the identified cluster areas.
- 1.3 Local Plan documents are required to have undergone suitable community and stakeholder involvement in their preparation, as required by Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012. The details of who will be involved in the process of local plan document production, using different methods and at different stages, is set out in South Norfolk Council's Statement of Community Involvement (SCI), adopted in 2017 (with periodic amendments).
- 1.4 The Statement of Consultation details the programme of community and stakeholder consultation that has been carried out in the development of the South Norfolk Village Clusters Housing Allocations Plan.
- 1.5 Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 specifies the supporting documents that need to be submitted to the Secretary of State alongside the proposed local plan. Regulation 22(c) refers to '*a statement setting out –*
 - (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
 - (ii) how those bodies and persons were invited to make representations under regulation 18,
 - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
 - (iv) how any representations made pursuant to regulation 18 have been taken into account,
 - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
 - (vi) if no representations were made in regulation 20, that no such representations were made;
- 1.6 The Statement of Consultation fulfils the requirements of Regulation 22(c) and is presented in five parts, each dealing with different stages of consultation in the development of the South Norfolk Village Clusters Housing Allocations Plan. This document, Part 1, deals with consultations undertaken as part of the GNLP, when allocating sites within South Norfolk's Village Clusters was still

due to be undertaken through that Local Plan document. The remaining parts of the Statement of Consultation detail the later consultation and publication stages that were undertaken by South Norfolk Council, following the decision by that local planning authority to produce its own independent Village Clusters Housing Allocations Plan.

- 1.7 The contents of the Statement are set out in chronological order and, in Part 1, the details of community and stakeholder activity are presented in two main sections: **Identifying Sites & Issues** and **Consideration of Sites**. For each exercise that is presented, the following information is provided:
 - a) The aim of the exercise,
 - b) The timescale of the exercise,
 - c) The consultees invited to take part,
 - d) A description of the exercise methodology,
 - e) A results summary;
- 1.8 The concluding section within the 'Consideration of Sites' chapter highlights the main issues that have been raised by respondents (in relation to the South Norfolk Village Clusters) as part of the GNLP community and stakeholder involvement programme.

2. Preparation (Regulation 18) of the South Norfolk Village Clusters Housing Allocations Document

- 2.1 The Village Clusters approach to the allocation of housing sites in the rural areas of Broadland and South Norfolk districts was initially proposed via the Greater Norwich Local Plan (GNLP) during its 'Growth Options & Site Proposals' consultation in early 2018. This subsequently became the preferred approach for allocating these sites through the GNLP. However, during the production of the GNLP, South Norfolk Council took the decision to pursue the South Norfolk Village Clusters allocations separately from the GNLP process, primarily due to the fact that the choice of potential development sites would not enable an appropriate distribution of development across South Norfolk villages. The housing requirement to be met in the South Norfolk Village Clusters is more than double that in Broadland.
- 2.2 This means that the responsibility for meeting the requirements of Regulation 18, in relation to the areas that subsequently became the South Norfolk Village Clusters, commenced with the Greater Norwich local authorities (producing the GNLP) and subsequently transferred to South Norfolk Council once the decision had been taken to progress this work independently.
- 2.3 This is reflected within this Statement of Consultation, whereby the initial community and stakeholder involvement exercises (up to and including the consultation on 'New, Revised and Small Sites') are categorised as having been co-ordinated by the GNLP team (under the Greater Norwich Development Partnership [GNDP], and subsequent exercises co-ordinated by South Norfolk Council.
- 2.4 As mentioned in the Introduction, South Norfolk Council's Statement of Community Involvement (SCI) sets out the Council's approach to involving communities and stakeholders in planning decisions. It identifies how and when participants from local communities and other partner agencies will be involved in the preparation of Local Plan documents. The requirement for local planning authorities to prepare a SCI is set out in the Planning and Compulsory Purchase Act (2004).
- 2.5 The SCI sets out the different stages of production in the development of local plan documents. These are:
- i) Pre-production / evidence gathering
 - ii) Consultation on draft Local Plan
 - iii) Pre-submission Publication
 - iv) Submission
 - v) Public examination
 - vi) Adoption

- 2.6 For each of these stages, the SCI details a range of potential involvement and publicity methods that can be used, as appropriate, to gather views and/or inform communities and stakeholders as regards the local plan document in question. For the purposes of this Statement of Consultation, the first two stages in the list above are relevant.
- 2.7 The SCI describes the 'Pre-production / evidence gathering' stage as follows: 'The information needed for the plan is prepared and potential issues identified. This stage may encompass a series of discrete exercises.'
- 2.8 The 'Consultation on draft Local Plan' stage is described in the following terms: 'The information gathered at the first stage is taken into account in the drafting of detailed policies and allocations. The Council presents a draft of the Local Plan, setting out detailed policies which meet the aims of the Plan and address identified issues. Depending on the level of complexity, the draft Local Plan stage may involve more than one period of consultation. Draft Local Plan documents will be published for consultation for a minimum of six weeks.'
- 2.9 The programme of community and stakeholder involvement that has been conducted in relation to the South Norfolk Village Clusters Housing Allocations Document fits within these two categories. The 'Call for Sites' exercise for the GNLP, undertaken in summer 2016, falls under the remit of the 'Pre-production / evidence gathering' category, as do the GNLP 'Growth Options and Site Proposals' and 'New, Revised and Small Sites' consultation exercises. South Norfolk Council's 'Technical Consultation', held during June/July 2020 and described in Part 2 of this Statement, also forms part of the evidence gathering for the document. The consultation on the draft Plan, also explored in Part 2, logically falls within the SCI consultation stage referred to in 2.8, above.

3. Identifying Sites & Issues

- 3.1 This section details the community and stakeholder involvement initiatives that were undertaken by the Greater Norwich local authorities in order to identify potential sites for allocation and issues that may be relevant to the production of the Village Clusters Housing Allocations Document.

(a) GNLP ‘Call for Sites’ (May-July 2016)

Aim

- 3.2 This was the first community and stakeholder involvement exercise in the development of the Greater Norwich Local Plan (GNLP). The ‘Call for Sites’ enabled those who wished to promote parcels of land for a particular use or development to submit this land for consideration for potential allocation in the GNLP.
- 3.3 The call invited the submission of sites for all uses, including housing, employment, retail and town centre uses, recreation

Timescale

- 3.4 The ‘Call for Sites’ exercise took place between 16th May and 8th July 2016, providing a period of eight weeks in which responses could be submitted.
- 3.5 It should be noted that, although this was a targeted exercise to identify sites, land for potential allocation may be promoted at any point before the final Local Plan document is submitted for examination.
- 3.6 Therefore, although sites continued to be promoted after 8th July 2016, a moratorium was held on accepting new sites from the beginning of August 2017 so that the final preparations could be made to the ‘Growth Options & Site Proposals’ consultation document.

Consultees

- 3.7 A ‘Call for Sites’ letter was sent to planning and land agents, known site owners (including those who submitted their sites for inclusion in previous plans), local businesses who may have aspirations to expand, and parish and town councils.

Description

- 3.8 The ‘Call for Sites’ exercise invited submission of both green and brownfield sites, from small urban plots to potential large-scale greenfield developments. As stated earlier, this enabled those who wished to promote sites for a particular use or development to submit parcels of land for consideration, whether for housing, employment, leisure/community uses, or a mixture.

A Call for Sites – Guidance Notes & Form document was produced (see greaternorwichgrowth.org.uk/document-search) and made available from the GNLP website. The Guidance Notes set out general guidance that all respondents to the Call for Sites were encouraged to read and be aware of before submitting their sites.

- 3.9 The form specified the type of sites for which the GNLP team was seeking submission. These were sites within the areas of Broadland District, Norwich City and South Norfolk, excluding the area of the Broads Authority, for future development or other land uses, including:
- Housing (incl. Gypsy and Traveller sites)
 - Employment
 - Retail
 - Leisure
 - Community uses
 - Art, culture and tourism
 - Mixed use development
- 3.10 In terms of site size, the Greater Norwich councils were inviting submission on greenfield sites that are capable of delivering five or more homes, or which are more than 0.25ha in size, and previously developed land (brownfield sites) capable of accommodating development at any scale.
- 3.11 The form also specified that sites should only be submitted where the promoter is able to clearly demonstrate that the site can be delivered for its proposed use before 2036.
- 3.12 Responses to the Call for Sites consultation could be submitted electronically via a webform which was available on the GNLP website, or by emailing the PDF submission form to the specified address. A postal address was also provided for the submission of hard copy responses.

Results Summary

- 3.13 Approximately 500 sites had been submitted at the close of the Call for Sites consultation (although it was expected that further sites would continue to be submitted throughout the GNLP process).
- 3.14 Whilst the 'Call' was for sites across the full range of uses, including 'Local Green Spaces', the submissions were predominantly for additional housing or housing-led development. Additional employment land was put forward in key locations, including further land at Norwich Research Park, and the majority of larger scale proposals had suggested mixed uses (i.e. housing and employment with supporting infrastructure and open space). The two 'Local Green Spaces' suggested were both at Tacolneston.

- 3.15 Whilst the submitted sites were widely distributed across the Greater Norwich area, very few new sites came forward within the Norwich City Council area itself, reflecting the fact that a large number of brownfield sites within the city are already permitted or allocated for redevelopment and very limited greenfield opportunities remain.
- 3.16 Figure 1, below, shows the locations across the Greater Norwich area with the largest amount of land (by gross site area) submitted during the 'Call for Sites' process. Locations in South Norfolk district are shown shaded.

Location	Gross site area promoted
Wymondham (incl. Spooner Row)	525ha +
West of Norwich (Costessey/Easton/Honingham)	520ha +
Cringleford, Hethersett & Little Melton	440ha +
North East Growth Triangle	260ha +
Hellesdon, Horsford & St. Faiths	250ha +
East of Norwich (Brundall, Blofield, Postwick, Gt & Lt Plumstead)	195ha +
South (incl. Mulbarton)	190ha +
Drayton & Taverham	125ha +
Poringland & Framingham Earl	125ha +

Figure 1 Locations with largest amount of land promoted during GNLP 'Call for Sites'

- 3.17 Across the remaining towns and larger villages (Acle, Aylsham, Coltishall, Diss/Roydon, Hingham, Lingwood, Long Stratton/Tharston, Reepham, and Wroxham) between 10ha and 55ha of land was submitted with the exception of Trowse and Harleston, which both had less than 2ha submitted.
- 3.18 Many of the figures quoted above are only broad measurements of gross size. Many of the sites had some form of constraint, meaning that the net area would likely be reduced in those cases. There was also an element of overlap, where parts of larger, strategic sites were also put forward as smaller, individual parcels. Other sites which were already included as allocations in adopted plans (and/or which have permission) have been resubmitted in order to change the proposals.
- 3.19 The pattern of sites put forward shows a much greater number of small sites in more rural locations within South Norfolk, resulting in approximately double the number of sites submitted compared to Broadland.

- 3.20 Overall the sites submitted provided 3,850ha of land, of which 1,681 were in Broadland, 51 in Norwich, and 2,118 in South Norfolk. This amounted to significantly more land than is required for growth up to 2038. However, further analysis would likely show that many of the sites would not be suitable.
- 3.21 The subsequent assessment stage would utilise the Housing and Economic Land Availability Assessment (HELAA) methodology, as agreed by Norfolk-wide local authorities. As well as considering the submitted sites, the HELAA would assess whether there is scope from other sources of supply.

(b) GNLP Stakeholder Workshops (September 2016)

Aim

- 3.22 A series of stakeholder workshops were held by the Greater Norwich authorities in order to further explore local plan issues that had already been identified within a GNLP 'Issues Paper' and to elicit any further issues from key stakeholders, that may have been overlooked.

Timescale

- 3.23 A series of six different stakeholder workshops all took place between 12th and 21st September 2016.

Consultees

- 3.24 Over 250 representatives were invited to relevant, thematic workshops, representing a range of national agencies, utility providers, commercial and voluntary organisations.
- 3.25 In addition, the 182 town and parish councils in Broadland and South Norfolk were also invited to specific parish council workshops to identify the issues of most importance at a neighbourhood level, and explore how the GNLP can help to deliver local aspirations.

Description

- 3.26 Invites were sent in July 2016 to the representatives highlighted above to attend one or more thematic workshops in order to discuss issues relating to the development of a new local plan for the area. All of those who were invited to attend the workshops, whether they attended or not, were sent a copy of the GNLP Issues Paper.
- 3.27 The Issues Paper contained a series of questions that were spread across various sections dealing with the strategic distribution of growth, transport, housing, economy, and the environment.
- 3.28 This structure was mirrored in the selection of thematic workshops which dealt, respectively, with the economy, the environment, transport, and housing. The strategic distribution of growth was a cross-cutting issue at each workshop.
- 3.29 Two events were also held for town and parish councils – one for those in Broadland and one for those in South Norfolk.

Results Summary

- 3.30 Figure 2, below, illustrates the attendance levels of each of the workshops.

Workshop	Date	Attendees
Economy	12/09/2016	10
Environment	13/09/2016	17
Transport	13/09/2016	22
Housing	15/09/2016	30
Broadland Parish & Town Councils	21/09/2016	14
South Norfolk Parish & Town Councils	12/09/2016	23

Figure 2 Attendance at GNLP Stakeholder Workshops

3.31 The main issues to emerge from the Stakeholder Workshops were:

- There are merits to both concentration and dispersal of development and the plan should promote a balanced mix of both, with local employment opportunities;
- Strong policies are needed to protect valued landscapes, the best and most versatile agricultural land, and locally-designated assets;
- Strong (but flexible) policies are also needed to address the range of affordable housing need;
- Early funding and delivery of infrastructure improvements is needed to support growth, but maintenance (especially of green infrastructure) needs to be considered at the outset;
- Park and Ride, Bus Rapid Transit and bus improvements more generally need to be made to support the services people need, and development should support the viability of an integrated transport system. Mixed views were expressed on the provision of a 'western link' road;
- More should be made of our local rail network, and the plan should continue to provide better routes for walking and cycling;
- Economic development requires a more flexible approach, recognising the difficulties of influencing where businesses wish to locate;
- The plan should support self-build housing and provide for smaller businesses and home working, including enhanced broadband;
- The plan takes advantage of economic opportunities presented by connections to Gt. Yarmouth and Cambridge; and
- The plan should require better drainage, water capture / storage and building standards in more locally distinctive, mixed developments, with appropriate densities and more tree-lined streets

4. Consideration of Sites

- 4.1 This section details the community and stakeholder involvement initiatives that were undertaken by the Greater Norwich local authorities, and subsequently South Norfolk Council, in order to seek opinions concerning site options for potential allocation within the Village Clusters Housing Allocations Document.
- 4.2 The following community and stakeholder initiatives are set out in chronological order.

(a)GNLP ‘Growth Options & Site Proposals’ (Jan-March 2018)

Aim

- 4.3 This consultation aimed to provide the public and other key stakeholders with the opportunity to comment on how growth should be distributed across the Greater Norwich authorities and how and precisely where it should happen.
- 4.4 The consultation was split into two parts: a consultation document dealing with growth options (addressing the broad planning strategy for the area and thematic, strategic policies for growth), and a consultation dealing with site proposals (offering the opportunity for people to comment on sites that were promoted during the Call for Sites exercise and subsequently, up to July 31st 2017).

Timescale

- 4.5 This consultation ran from Monday 8 January to Thursday 22 March 2018. It was originally intended to finish the consultation on 15th March. The additional week was added in response to requests to do so to allow more time for people to respond after the final roadshow events finished.

Consultees

- 4.6 This was an extensive public consultation and, as such, comprised a significant variety of publicity measures (see below).
- 4.7 All those registered on the GNLP consultation database (including specific and general bodies and any interested residents that had specifically requested to be registered) were notified by email/letter and provided with details of how to access the consultation online.
- 4.8 Appendix 1 provides a list of the Specific Consultation Bodies that were notified during the GNLP consultations, as well as those subsequently carried out by South Norfolk Council in relation to the Village Clusters Plan (as defined in the Town and Country Planning [Local Planning] [England] Regulations 2012).

Description

Overview

4.9 As discussed above, the consultation was made up of two key elements – the Growth Options document and the Site Proposals document. However, a number of other documents were also made available during the consultation; these being:

- The Interim Sustainability Appraisal
- The Evidence Base, including the Caravans and Houseboats Study; the Employment, Town Centre & Retail Study; the Interim Habitats Regulation Assessment; a New Settlements Topic Paper; the Strategic Flood Risk Assessment; the Strategic Housing Market Assessment (SHMA); part 1 of the Viability Study and the Housing and Economic Land Availability Assessment (HELAA) for submitted sites.

4.10 The Growth Options document was made up of 66 questions covering the main content of the plan, including the vision and objectives, strategy and topic policies. There was also a general ‘other issues’ question at the end to allow people to comment on planning issues not covered in the main document.

4.11 The main sections of the document were:

- Vision and Objectives;
- Housing and jobs numbers;
- Infrastructure;
- Growth Options;
- New Settlements;
- Green Belt;
- The Settlement Hierarchy;
- Norwich centred policy area;
- Topic policies covering a wide variety of issues such as the economy, design, housing, climate change, environmental issues and communities.

4.12 The Site Proposals document consulted on 562 sites (366 in South Norfolk, 166 in Broadland, 25 in Norwich, and 5 cross boundary sites between South Norfolk and Broadland, at Honingham). A summary of the sites for each parish was presented along with a map of each site. To help people in making their comments, more detailed summaries for each site were provided in the HELAA, available as part of the evidence base. The HELAA shows how submitted sites have performed in a desk-based assessment of constraints. The inclusion of a site as potentially suitable for development within the HELAA does not award the site a planning status, or mean that it could be brought forward for development. Equally, sites excluded from the HELAA were still able to be subject to more detailed site assessment and be considered for allocation through the local plan process.

- 4.13 All of the documents were available to view and comment on online at www.gnlp.org.uk. Paper/email responses were also accepted to ensure that everyone had an equal chance to have their say. Officers received 676 paper and email responses to the Site Proposals document, many of which contained multiple site representations. Also received were 1,800 individual responses to the questions in the Growth Options document by email or letter, many of which formed part of lengthy submissions sent in by agents.
- 4.14 Hard Copy documents were made available at district and county council offices, libraries and roadshows.

Publicity

- 4.15 The promotion of the consultation started on Friday 5 January, in advance of the start date on Monday 8 January and continued through to the end of the consultation. The consultation was consistently promoted, with peaks in January and early and late March to ensure maximum coverage of the key points.
- 4.16 Preparation for the consultation included creating a dedicated website, the design and production of materials and the booking of events, advertising and media space.
- 4.17 A3 and A4 posters and summary leaflets were distributed at libraries, mobile libraries and other locations including college student unions, doctors' surgeries, parish/town council offices and information points. Large format outdoor posters were used near all event locations and were also situated at key sites in areas with high footfall and in locations visible from roads (see Figure 3). Information was also displayed on digital displays at some bus stops.
- 4.18 Proactive press releases, with quotes, were issued before the consultation started to generate public and stakeholder interest. Updates were issued during the consultation and at the end. A Question and Answers document was prepared to provide outline responses for potential questions likely to be asked through the consultation, particularly for use in any media interviews.
- 4.19 Regular press briefings, especially during key phases, were set up with the Eastern Daily Press (EDP), other local press, radio and television.
- 4.20 In addition, the Greater Norwich Growth Board Twitter and Facebook accounts updated all events and progress regularly and were published on each authority's own accounts. Facebook advertising was also placed.
- 4.21 Appendix 2 provides examples of advertising and promotion used during this consultation stage.



Figure 3 Examples of the GNLP 'Growth Options & Site Proposals' consultation poster campaign

Website

- 4.22 The consultation website address was www.gnlp.org.uk , which directed visitors to a storyboard site outlining simply what the consultation was about and how to take part. Visitors then moved directly out of the microsite to the main consultation website which had a similar look and feel to actually respond to the consultation.
- 4.23 Links to the website and details about the consultation were displayed on all the councils' websites.
- 4.24 Overall, 58% of responses to the Growth Options document and 82% of responses to the Site Proposals document were made online (in combination, well above the 60% average experienced by the web site providers). Responses were, of course, accepted by email or letter, although respondents were encouraged (where possible) to respond via the website.

Consultation roadshows

- 4.25 29 roadshows were held in venues across Greater Norwich during the consultation period. These were staffed by officers from the GNLP team and a number were also attended by councillors. Specialist staff attended locations in and close to the city to support a parallel consultation on Transport for Norwich. The roadshows took the form of exhibitions and were held in selected parish

halls and the Forum in Norwich city centre. The purpose of the roadshow events was to give people information about the consultation, allow them to look at maps and other consultation documents and to ask officers questions. People were encouraged to respond to the consultation, using the website where possible.

4.26 The exhibitions featured display boards, pop ups and posters. The exhibitions used the GNLP branding and there were A5 flyers and business cards for people to take away giving the website address. The consultation roadshows were clearly advertised locally via posters, media articles and press advertisements and reminder emails were sent to town and parish councils in the lead up to events in their area.

4.27 In total nearly 1,400 people attended the 29 roadshows, with an average attendance of 47 as detailed in Figure 4, below. These figures are almost certainly underestimates as it was difficult to ensure that all visitors were recorded at busier venues. The event at Hellesdon had to be rescheduled due to heavy snow.

Date and time	Venue	Approx. attendance
22 January 2018: 2-8pm	Brundall Memorial Hall	48
23 January 2018: 10am – 4pm	Norwich, The Forum	78
25 January 2018: 2pm - 8pm	Aylsham Town Hall	16
26 January 2018: 2pm – 8pm	Acle Community Centre	54
29 January 2018: 10am – 1pm and 2pm – 5pm	Harleston Library	21
30 January 2018: 2pm – 8pm	Diss Corn Hall	56
1 February 2018: 2pm – 8pm	Cringleford, The Willow Centre	24
2 February 2018: 2pm – 8pm	Costessey, Longwater Lane	18
5 February 2018: 10am – 4pm	Norwich, The Forum	67
6 February 2018: 2pm – 8pm	Bob Carter Centre, Drayton	82
8 February 2018: 2pm – 8pm	Horsford Village Hall	14
9 February 2018: 12pm – 6pm	Rackheath Village Hall	25
12 February 2018: 2pm – 8pm	Hingham, Lincoln Hall	59
14 February 2018: 2pm – 8pm	Hethersett Village Hall	69

Date and time	Venue	Approx. attendance
16 February 2018: 2pm – 8pm	Easton Village Hall	39
17 February 2018: 10am – 4pm	Norwich Millennium Library	92
19 February 2018: 11.30am – 5.30pm	Sprowston, Diamond Centre	42
22 February 2018: 10.30am – 4.30pm	Long Stratton, South Norfolk House	40
23 February 2018: 1pm – 7pm	Spixworth Village Hall	16
26 February 2018: 2pm – 8pm	Poringland Community Centre	123
26 February 2018: 2pm – 8pm	Hellesdon Community Centre	Rescheduled due to snow
2 March 2018: 2pm – 8pm	Dussindale Centre	7
5 March 2018: 11am – 5pm	Reepham Town Hall	45
6 March 2018: 2pm – 8pm	Loddon and Chedgrave Jubilee Hall	22
7 March 2018: 10am – 4pm	Norwich, The Forum	67
9 March 2018: 2pm – 8pm	Wroxham Library	38
12 March 2018: 2pm – 8pm	Taverham Village Hall	159
14 March 2018: 2pm – 8pm	Wymondham, The Hub	50
15 March 2018: 2pm – 8pm	Hellesdon, Diamond Jubilee Lodge	21
	TOTAL	1392

Figure 4 Attendance at the various GNLP roadshow events

4.28 People attending the roadshow events were asked to record their gender, age, ethnicity and distance travelled on pin boards. The pin boards showed a 50:50 split between males and females attending, with the majority of people from the 45-64 and 65-74 age groups. Attendance from younger age groups was limited, particularly those under 25 (although analytical data suggests that this age group engaged more widely online). With regard to ethnicity and distance travelled, the vast majority of people attending the roadshows were white and most people had travelled under a mile to the event.

Results Summary

Growth Options document

- 4.29 In total 4,264 responses to individual questions in the Growth Options document were received. 2,464 responses (58%) were made online with 1,800 (42%) responses submitted via paper/email. The latter have since been manually inputted onto the system by officers.
- 4.30 In addition a petition was received calling on the bodies drafting the GNLP to only allocate new housing developments in places where shops, schools, employment areas and other services can be reached on foot or by frequent public transport, and to oppose the dispersal of new housing across rural areas. This petition had 539 signatories.
- 4.31 As it is the Greater Norwich Local Plan itself which establishes the strategy of allocating rural growth in Broadland and South Norfolk within Village Clusters, this Statement of Consultation does not provide a detailed summary of the comments made on the principle of the Village Clusters approach. A detailed discussion of these matters will be set out in the Statement of Consultation produced alongside the proposed submission version of the Greater Norwich Local Plan.
- 4.32 However, it is worth noting that a specific question (Question 25) within the Growth Options document did ask respondents whether they would favour the 'Village Group' approach and, if so, what criteria could be used to define groups, which specific villages could form groups, and how growth could be allocated between villages in a group.
- 4.33 As regards this question, 52 respondents were against a 'Village Group' approach and 22 were in favour. Opposition from many to the 'Village Group' approach focussed on the view that inclusion in a group might lead to individual villages having more housing or that it would lead to the merger of villages, and the loss of countryside, character, identity and distinctiveness. It was also argued that placing all settlements in 'Village Groups' would open up the entirety of rural Greater Norwich for significant development, increasing car dependency and undermining the purpose of a settlement hierarchy. Those supporting 'Village Groups' argued that villages already share services, with some stating that this approach is favoured in draft National Planning Policy framework (NPPF) paragraph 80, which says "*Where there are groups of smaller settlements, development in one village may support services in a village nearby.*" It was also argued that there is merit in linking settlements at different scales of the hierarchy which share services, with Diss used as an example of a town which shares services with neighbouring villages, including some in Suffolk. Mid Suffolk was quoted as a district developing such an approach.

Site Proposals document

- 4.34 As shown in Figure 5, below, in total there were 1,496 respondents who made 3,778 individual representations in relation to the Site Proposals. Of the 3,778 individual representations, 3,102 (82%) were submitted online, with 454 (12%) via email and 222 (6%) on paper. 81% of the representations received were objections.

Type of representation	Number
Number of Respondents	1,496
Number of Objectors	1,312
Total number of representations received	3,778
Representations submitted via the web	3,102
Representations submitted via email	454
Representations submitted on paper	222
Representations - support	413
Representations - object	3,044
Representations – comment	321

Figure 5 Breakdown of different types of representation on the Site Proposals document

- 4.35 A total of 2,131 (56%) representations were made in relation to sites in South Norfolk. Most of these representations were made in relation to sites in Dickleburgh, Cringleford, Rockland St. Mary, Colney, Bergh Apton and Roydon.
- 4.36 A summary of comments made in relation to all sites promoted for consideration in what would become the South Norfolk Village Cluster areas can be found in section 4(d) 'Summary of main issues raised'.

New sites

- 4.37 In addition to the 562 sites which were consulted on, respondents were also invited to submit new sites.
- 4.38 180 new sites were submitted, 122 of which were in South Norfolk. Four of the new sites in South Norfolk were between 10 and 20 hectares. These were located in Bawburgh, Mulbarton, Little Melton and Tivetshall St. Mary.
- 4.39 65 of the 180 new sites were under 1 hectare, with 10 sites between 0.4 and 0.5 hectares. 18 of the 180 new sites were over 20 hectares. These included a re-drawing of the land at Honingham Thorpe (Colton), as well as other sites in South Norfolk, at Costessey, Diss and Wymondham. A new settlement site

(394ha) was submitted at Silfield, near Wymondham, and a previous Spooner Row submission was expanded so that it effectively became a new settlement proposal.

- 4.40 These new sites would be subject to an initial HELAA assessment by the GNLP team, before being subject to public consultation ('New, Revised & Small Sites', October-December 2018).

(b) GNLP ‘New, Revised & Small Sites’ (Oct-Dec 2018)

Aim

- 4.41 Following the ‘Growth Options & Site Proposals’ consultation, which took place between January and March 2018 and in which a number of new sites were promoted for consideration, the GNLP decided to hold a further public consultation later that year.
- 4.42 The ‘New, Revised and Small Sites’ consultation covered 235 sites in total: 181 new sites, 26 revised and 28 small sites. 151 of these sites were in South Norfolk (with one cross-boundary site between South Norfolk and Broadland, at Honingham).

Timescale

- 4.43 The consultation took place between 29th October and 14th December 2018.

Consultees

- 4.44 Again, this was a public consultation and, as such, comprised a significant variety of publicity measures (see below).
- 4.45 All those registered on the GNLP consultation database (including statutory/specific and general bodies and any interested residents that had specifically requested to be registered) were notified by email/letter and provided with details of how to access the consultation online.

Description

- 4.46 The ‘New, Revised and Small Sites’ consultation was treated as an addendum to the earlier ‘Site Proposals’ document, which was produced for the Regulation 18 consultation which took place earlier in 2018. The GNLP consultation website, on which this consultation was hosted, made this clear and also clarified that this new consultation formed part of the overall Regulation 18 programme of community and stakeholder involvement.
- 4.47 This consultation concerned the following proposals:
- New sites submitted through the Regulation 18 consultation in early 2018 (and up to 17th August 2018);
 - Proposed revisions to sites previously submitted;
 - Small sites (of less than 0.25ha or 5 dwellings) submitted throughout the plan-making process up until the time of this consultation. The small sites were to be considered as potential changes to settlement boundaries, rather than allocations.

4.48 The GNLP consultation site (www.gnlp.org.uk) presented the following information:

- **Site details**, listed under the settlement within which they are located (or within which the majority of the site falls). Details included the location of the site, who proposed it, and what they would like it considered for. Alongside each new site listing was a link to that site on the interactive map. An overview of the main concerns relating to that specific town or village (arising principally from the HELAA), and a broad indication of which sites may be preferable for development (should sites be needed in that location) were also provided.
- **Map booklets** for each parish/town, showing proposed sites. Each booklet contained an overall map for the parish, followed by a series of individual site maps showing new, revised or smaller sites proposed. The map booklets also highlighted existing commitments, sites previously consulted on, and sites outside the parish but close to the boundary.

4.49 To help people in making their comments more detailed summaries for each site were provided in the HELAA which was available as part of the evidence base. The HELAA showed how submitted sites had performed in a desk-based assessment of constraints.

4.50 The inclusion of a site as potentially suitable for development within the HELAA did not give the site a planning status or mean that it would be brought forward for development. Equally, sites excluded from the HELAA could still be subject to more detailed site assessment and be considered for allocation through the local plan process.

4.51 As well as being available via the GNLP consultation website, hard copies of the maps and consultation documents were also available from:

- County Hall, Martineau Lane, Norwich (main reception)
- City Hall, St Peters Street, Norwich (2nd floor reception)
- Broadland District Council, Yarmouth Road, Thorpe St Andrew (main reception)
- South Norfolk Council, Cygnet Court, Long Stratton (main reception)

Results Summary

4.52 A total of 2,521 separate representations were made by 1,298 respondents. Most of these (81%) were submitted online, with 11% submitted via email and 8% by post. 86% of the representations received were objections.

4.53 The vast majority of the representations received (1,835, or 73%) related to sites proposed in South Norfolk. The parishes subject to the most

representations were Swainsthorpe, Rockland St Mary, Bressingham, Stoke Holy Cross and Wortwell.

- 4.54 Similar to the first sites consultation in early 2018, many respondents focused on infrastructure needs, including health, transport, schools and water.
- 4.55 With reference to the South Norfolk parishes listed above, the majority of the comments were objections based on issues regarding the conservation of the natural environment, road safety, access, flooding, drainage and infrastructure. There were concerns that the form and character of the villages would be changed by development. Rockland St Mary was among the most commented upon in the previous consultation from January to March 2018.
- 4.56 Section 4(d) provides a more detailed summary of responses received in relation to those South Norfolk parishes within Village Cluster areas.

Parish	Site reference/location	No. of representations
Swainsthorpe	GNLP0604R Land west of A140, adjacent Hickling Lane	196
	GNLP0603R Land off Church View	127
	GNLP0191R Church Road	121
Rockland St Mary	GNLP2061 North of The Street	47
	GNLP2063	43
	GNLP2064	41
Bressingham	GNLP2113 North of High Road	50
	GNLP2052 East of The Street	39
	GNLP2053 Adjoining Pond Farm	36
Stole Holy Cross	GNLP2091 Off Norwich Road	99
	GNLP2111 South of Long Lane	49
	GNLP2124 Model Farm	14
Wortwell	GNLP2121 High Road	96
	GNLP2036 East of Low Road	17
	GNLPSL2006 High Road	4

Figure 6 Most frequently commented on sites by parish (South Norfolk)

4.57 A further 58 new sites were submitted during the consultation. These were subsequently subject to the HELAA assessment and earmarked for the subsequent phase of public consultation.

(c) Summary of Main Issues Raised

4.58 Appendix 3 of this Statement of Consultation provides summaries of responses received to the various GNLP consultations, in relation to sites in each of the Village Cluster areas in South Norfolk.

4.59 The table below provides a broader headline summary of the main issues raised during the GNLP consultations, in relation to each of the South Norfolk Village Cluster areas, as well as the total number of representations received during consultations in relation to each different area.

Village Cluster Area	Number of Representations	Main Issues Raised
Alburgh & Denton	0	<ul style="list-style-type: none"> • No comments submitted.
Alpington, Yelverton & Bergh Apton	161	<ul style="list-style-type: none"> • Poor drainage • Impacts on local wildlife and ecology • Unsuitable roads & poor visibility • No street lighting • Lack of local facilities & infrastructure (e.g. mains drainage) • Road access • Insufficient footpaths • Impacts on character & form of village • Impacts on local heritage assets • Ecological impacts on nearby County Wildlife Site(s) • School already at capacity • Infrequent public transport • Difficult site topography (0210) • Some support for 0412, although concerns wrt. no. dwellings, design, highway safety • Poor broadband coverage • Some support for 2015 by Bergh Apton PC • Certain sites too remote from village centre
Aslacton, Gt. Moulton & Tibenham	29	<ul style="list-style-type: none"> • Impacts on heritage/character • Scale of proposals • Road safety/access issues • Drainage issues • Capacity of sewerage system • Impacts on biodiversity & habitats • Parking issues • Noise pollution • Poor public transport • Poor location of site(s) on edge of village

Village Cluster Area	Number of Representations	Main Issues Raised
Barford, Marlingford & Colton, and Wramplingham	85	<ul style="list-style-type: none"> • Landscape and rural character impacts • Pedestrian access issues • Poor public transport • Road safety & traffic congestion • Surface water flooding issues • Scale of proposals • Threat of coalescence of villages • Impacts on biodiversity & habitats • Capacity of community infrastructure • Agricultural land should be retained for food production • Capacity of sewerage system • Poor location of site on edge of village • Inappropriate development density proposed • Noise pollution
Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva	69	<ul style="list-style-type: none"> • Poor road access • Pedestrian access issues • Road safety & traffic congestion • Capacity of sewerage system • Poor electricity supply & broadband infrastructure • Impacts on biodiversity • Scale of proposals • Cheaper homes for young families or elderly people preferred • Flood risk • Insufficient local infrastructure and facilities
Bawburgh	12	<ul style="list-style-type: none"> • Concern regarding flood risk
Bressingham	199	<ul style="list-style-type: none"> • Flood risk • Poor road access • Capacity of sewerage system • Impacts on drainage • Impacts on biodiversity • Poor public transport • Insufficient infrastructure & amenities • Cyclist/pedestrian safety issues • Noise pollution
Brooke, Howe and Kirstead	138	<ul style="list-style-type: none"> • Impacts on high quality natural environment • Road safety / access • Loss of high quality agricultural land • Impacts on rural character • Impacts on drainage/flooding • Heritage impacts & proximity to Conservation Area

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Local, social infrastructure capacity • Impacts on traffic congestion • Noise pollution • Concerns regarding street lighting • Concerns regarding site density
Bunwell	8	<ul style="list-style-type: none"> • Open space required on site • Poor location of site on edge of village • Concern regarding co-location of industrial and residential development • Some support for housing sites, maintaining open views and giving good access to village services
Burston & Shimpling and Gissing	26	<ul style="list-style-type: none"> • Inappropriate scale of development • Traffic and road safety issues • Unreliable electricity supply to village • Poor broadband coverage • Poor public transport • Impacts on natural environment and biodiversity • Poor footpath access to school • Concern regarding impacts on natural heritage • Capacity of school • Road access issues
Carleton Rode	18	<ul style="list-style-type: none"> • Overdevelopment of greenfield land • Poor road and pedestrian access • Impacts on drainage/flooding • Capacity of sewerage treatment plant • Impacts on natural environment • Poor public transport • Insufficient infrastructure • Site(s) remote from main village • Scale of site proposals • Impacts on historic character of village • Impacts on landscape character • Concerns over site density
Dickleburgh & Rushall	304	<ul style="list-style-type: none"> • Impacts on natural environment • Increased traffic and impacts on road safety in village • Flooding and drainage • Insufficient infrastructure • Impact on form and character of village • Little prospect of affordable housing for local community • Impacts on Dickleburgh Moor • Impacts of traffic on Rectory Rd

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Preference for sites at south of village due to traffic concerns • Degree of support for GNLP0361 - brownfield site; will not impact traffic levels through village • Concern regarding loss of employment re. GNLP0361 • Degree of support for GNLP0498
Ditchingham, Broome, Hedenham and Thwaite	7	<ul style="list-style-type: none"> • Road access issues • Site constraints relating to Broome Heath CWS
Earsham	0	<ul style="list-style-type: none"> • No comments submitted
Forncett St Mary and Forncett St Peter (excluding Forncett End)	43	<ul style="list-style-type: none"> • Impacts on traffic • Insufficient road network (single track roads) • Insufficient community facilities • Poor public transport • Impacts on natural environment • Impacts on character of villages • Concern over scale of development • Impacts on landscape character • Impacts on heritage features • Flood risk
Gillingham, Geldeston and Stockton	9	<ul style="list-style-type: none"> • Impacts on traffic • Concern over scale of development • Flood risk - poor drainage • Road access issues • Visual impact on Broads landscape • Impact on Broads dark skies • Potential loss of well-used open space • Constraint of Geldeston Conservation area
Hales and Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland	12	<ul style="list-style-type: none"> • Impacts on natural environment & wildlife • Traffic congestion • Road safety • Lack of public transport • Limited access to services • Insufficient road network • Loss of agricultural land • Flood risk - poor drainage • Insufficient infrastructure • Loss of informal recreation space • Concern at scale of development

Village Cluster Area	Number of Representations	Main Issues Raised
Hempnall, Topcroft Street, Morningthorpe and Fritton	64	<ul style="list-style-type: none"> • Road access issues • Insufficient road network • Insufficient community services/facilities • Impacts on biodiversity • Flood risk - poor drainage • Traffic congestion • Poor mobile phone / broadband coverage • Capacity of schools and surgeries • Impacts on rural nature of village • Low mains water pressure • Conflict with proposed Rural Exception Site (GNLP0220) • Local needs for 1-bed homes and housing for elderly • Concern with site(s) being too far from village services • Visual impacts on Hempnall St. Conservation Area • Concern over scale of development on certain sites • Poor public transport • Impacts on local heritage • No mains sewerage • Currently unsold properties in village (Topcroft) • Topcroft has no school, pub or shop • Some support for affordable housing for local people in Topcroft
Heywood	5	<ul style="list-style-type: none"> • Concern at scale of development • Traffic congestion and road safety • Poor access • Insufficient infrastructure • Impacts on natural environment and wildlife • Impacts on the form and character of village • Allocating site would be prejudicial to Neighbourhood Plan
Keswick and Intwood	11	<ul style="list-style-type: none"> • Loss of wildlife and natural environment • Flood risk • Loss of informal recreation space • Planning applications on site already refused • Site close to Norwich Southern Bypass Landscape Protection Zone • Insufficient road network • Lack of footpaths

Village Cluster Area	Number of Representations	Main Issues Raised
Ketteringham	12	<ul style="list-style-type: none"> • Flood risk • Poor public transport • Poor road access • Inadequate road network • Lack of village services • Impacts on drainage • Impact on rural character of village • Impact on local heritage assets
Kirby Cane and Ellingham	9	<ul style="list-style-type: none"> • Impact on Broads dark skies • Concerns with foul water and storm water drains • Deteriorating road surfacing and footpath • Concerns with pedestrian access • No street lighting • Impacts on traffic congestion • Access to specific site(s) • Dangerous road junction - exit of Newgate into Mill Rd • Surface water flooding • Impacts on rural character of village
Little Melton and Great Melton	81	<ul style="list-style-type: none"> • Poor public transport • Unsuitable road network • Erosion of settlement gap between Lt. Melton & Hethersett • Village lacks services • Impacts on natural environment & biodiversity • No street lights • Impact on landscape character • Concern at scale of development • Impacts on traffic congestion • Lack of safe pedestrian access • Sewerage system already at capacity • Concern at potential development in flood plain
Morley and Deopham	1	<ul style="list-style-type: none"> • Support from site promoter
Mulbarton, Bracon Ash, Swardeston and East Carleton	80	<ul style="list-style-type: none"> • Concern at scale of development • Capacity of local infrastructure • Inadequate road network • Concerns with pedestrian access • Loss of valuable green space • Flood risk • Housing being located further from village centre • Impacts on biodiversity and environmental assets

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Contrary to adopted Neighbourhood Plan (Mulbarton) • Lack of village services • Impacts on drainage • Traffic congestion & road safety • Poor public transport • Economic impacts • Proposed windfarm onshore grid station at Swardeston should be taken into account • Impact on rural character of village • Impact on local heritage assets • Loss of agricultural land • Norfolk FA support local football facility provision • Support for some commercial development
Needham, Brockdish, Starston and Wortwell	159	<ul style="list-style-type: none"> • Concern at coalescing with neighbouring settlement • Tourist impact on small, historic town • Loss of important agricultural land • Flood risk • Concern at scale of development • Impacts on natural environment & wildlife • Impacts on townscape • Traffic congestion & road safety • Lack of facilities and infrastructure • Lack of footpaths • Contrary to preferences expressed within Neighbourhood Plan • Limited public transport • Impacts on historic environment • Loss of rural character • Noise pollution • Impacts on drainage
Newton Flotman and Swainsthorpe	503	<ul style="list-style-type: none"> • Access and road safety • Loss of agricultural land • Traffic congestion • Lack of village services and facilities • Impacts on natural environment and biodiversity • Concern at scale of development • Impact on rural character of village • Poor public transport • Local infrastructure at capacity • Proposal for industrial development on greenfield site

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Loss of amenity, walks and views • Noise, light and effluent pollution <p>Impact on water course and surface flooding</p>
Pulham Market and Pulham St Mary	27	<ul style="list-style-type: none"> • Impacts on historic & natural environment • Road safety and access concerns • Flooding and drainage • Capacity of local infrastructure • Impacts on form and rural character of village • Support from Pulham Market PC for GNLP 1024 & 0166 • Poor public transport • Safe walking routes • Lack of village services • Excessive noise and pollution • Loss of agricultural land • School and doctors at capacity
Rockland St. Mary, Hellington and Holverston	339	<ul style="list-style-type: none"> • Access, road safety and site visibility issues • Flood risk • Inadequate infrastructure & amenities • Inadequate road network • Impacts on wildlife & natural environment • Poor public transport • Traffic congestion • Concern at scale of development • Impact on linear form of village - character/design issues • Impacts on historic environment & rural character • Loss of valuable agricultural land • Poor public transport • Inadequate pedestrian connectivity • School is already at capacity • Concerns regarding pollution • Village needs to grow to support viability of services • Potential visual impact on Broads landscape • Limited local employment opportunities • Concerns re. cyclist safety on certain roads

Village Cluster Area	Number of Representations	Main Issues Raised
Roydon	19	<ul style="list-style-type: none"> • Proximity to important wildlife site (CWS) • Traffic congestion & road safety • Privacy • Surface water quality issues - runoff into nearby fen • Lack of local services & facilities • Poor access • Impacts on local wildlife
Saxlingham Nethergate	2	<ul style="list-style-type: none"> • Road access • Noise pollution
Scole	8	<ul style="list-style-type: none"> • Concern at scale of development • Site density too high (GNLP2066) • Premature to emerging Diss & District Neighbourhood Plan • Poor road access • Surface water flooding & drainage • Sewer running through site (GNLP2066)
Seething and Mundham	12	<ul style="list-style-type: none"> • Site density too high (GNLP0405) • Narrow rural roads • Limited capacity of existing facilities • Sewer running through site (GNLP2148)
Spooner Row and Sutton	56	<ul style="list-style-type: none"> • Road access & safety • Flood risk & drainage • Lack of utilities and services • Narrow roads • Concern at scale of development • Impact on character of Spooner Row • No public transport in village • No safe footpaths • Loss of agricultural land • Poor air quality and noise pollution
Stoke Holy Cross, Shotesham, and Caistor St Edmund	363	<ul style="list-style-type: none"> • Capacity of infrastructure to support greenfield sites • Loss of prime agricultural land • Water supply & sewerage already at capacity • Local amenities & services are limited • Drainage issues • Lack of pedestrian footpaths • Insufficient road network • Visual impact of development • Road safety issues • Impact on air and noise pollution • Traffic congestion • Narrow roads and limited footways • Impact on landscape character

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Impacts on local heritage & open space • Impact on wildlife • Village already recently seen 33% increase in homes • Development intrusion into valley separating Upper & Lower Stoke • Concern at coalescence with Poringland • Norfolk FA support local football facility provision • Site GNLP2158 in Bypass Landscape Protection Zone • GNLP2158 would cause loss of Depot Meadow County Wildlife Site • Poor visibility on narrow roads • Lack of public transport • Impact on rural character of area
Surlingham, Bramerton and Kirby Bedon	40	<ul style="list-style-type: none"> • Road safety & access issues • Impact on rural setting • Flood risk • Sewerage capacity • Traffic congestion • Lack of facilities • Lack of pavements • Impact on form of village • GNLP2010 would support linear form of village & affordable housing welcomed • Concern at impacts on Wheatfen Nature Reserve • Environmental impacts • Impact on form of village • Pollution • Drainage problem affecting Bramerton • Water and electricity supply issues in Bramerton • Heritage impacts in Bramerton • Backland development inappropriate in Bramerton
Tacolneston (incl. Forncett End)	15	<ul style="list-style-type: none"> • Narrow roads with poor visibility • Road access • Traffic congestion • Lack of services and facilities • Poor water pressure • Development should respect village setting and character • Scale of development should respect limited facilities available • Support for proposals to retain green space in village

Village Cluster Area	Number of Representations	Main Issues Raised
Tasburgh	12	<ul style="list-style-type: none"> • Concern at scale of development • Impacts on landscape character • Road access • Facilities and services at capacity • Lack of pedestrian access • Site remote from village • Development should not further polarise Upper & Lower Tasburgh • Flood risk • Poor transport links • Visual impacts • Impacts on wildlife • Suitability of road network • PC preference is for GNL0413: but surface water drainage, heritage and housing mix to be fully considered
Tharston, Hapton and Flordon	14	<ul style="list-style-type: none"> • Village lacks services & facilities • Narrow lanes • Traffic congestion & speeding • Impacts on rural character of village
Thurlton and Norton Subcourse	0	<ul style="list-style-type: none"> • No comments submitted
Thurton & Ashby St Mary	7	<ul style="list-style-type: none"> • Road access • Surface water flooding • Impacts on wildlife & natural environment • Traffic congestion on A146 & poor road junctions • Lack of pavements • Capacity of local infrastructure
Tivetshall St Mary/Margaret	117	<ul style="list-style-type: none"> • Lack of employment opportunities • Lack of/poor infrastructure (gas, electricity, sewerage) • Impacts on form and character of settlement • Poor public transport • Area suffers from poor water pressure • Poor broadband connectivity • Limited services/facilities locally • Impacts on natural and historic environment • Road safety and access • Flood risk and drainage • Suitability of road network • Traffic congestion • Lack of pavements • Concern at scale of development

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Some support for GNLP2128 due to good access and brownfield land
Toft Monks , Burgh St Peter, Aldeby, Haddiscoe and Wheatacre	6	<ul style="list-style-type: none"> • Impacts on nearby grassland habitat should be considered (Toft Monks) • Concerns regarding impact on important, underlying geology (Haddiscoe) • Potential impacts on Broads landscape and dark skies
Wacton	0	<ul style="list-style-type: none"> • No sites submitted
Wicklewood	50	<ul style="list-style-type: none"> • Flood risk and drainage • Traffic congestion • Capacity of sewerage system • Insufficient local infrastructure • Concern at scale of development • Lack of footpaths • Impact on biodiversity • Noise pollution • Few local employment opportunities • No shops • Impacts on rural character and setting • Traffic congestion • Insufficient road network • Intrusion into views across river valley • Loss of agricultural land
Winfarthing and Shelfanger	2	<ul style="list-style-type: none"> • Impacts on wildlife • Lack of village facilities • Site densities too high for village
Woodton and Bedingham	12	<ul style="list-style-type: none"> • PC considers sites 0150, 0452 & 1009 as potentially suitable - drainage to avoid impacts on The Street • Proximity to CWS - may require mitigation • Flood risk • Impact on form & character of village • Traffic congestion on narrow roads • Road access issues
Wreningham with Ashwellthorpe and Fundenhall	32	<ul style="list-style-type: none"> • Flooding and drainage issues • Concern at scale of development • Suitability of road network • Loss of landscape character • Site remote from village (0187) • Traffic congestion • Impacts on rural character of village • Lack of footpaths • Road access • Pedestrian safety

Village Cluster Area	Number of Representations	Main Issues Raised
		<ul style="list-style-type: none"> • Capacity of local schools • Lack of village facilities and services • Concerns at construction traffic • Already a number of vacant properties in Ashwellthorpe • Capacity of utilities infrastructure • Concern at impacts on nearby ancient woodlands • More homes built in village than allocated in existing Local Plan

Figure 7 Main issues raised within GNLP consultations, by South Norfolk Village Cluster area

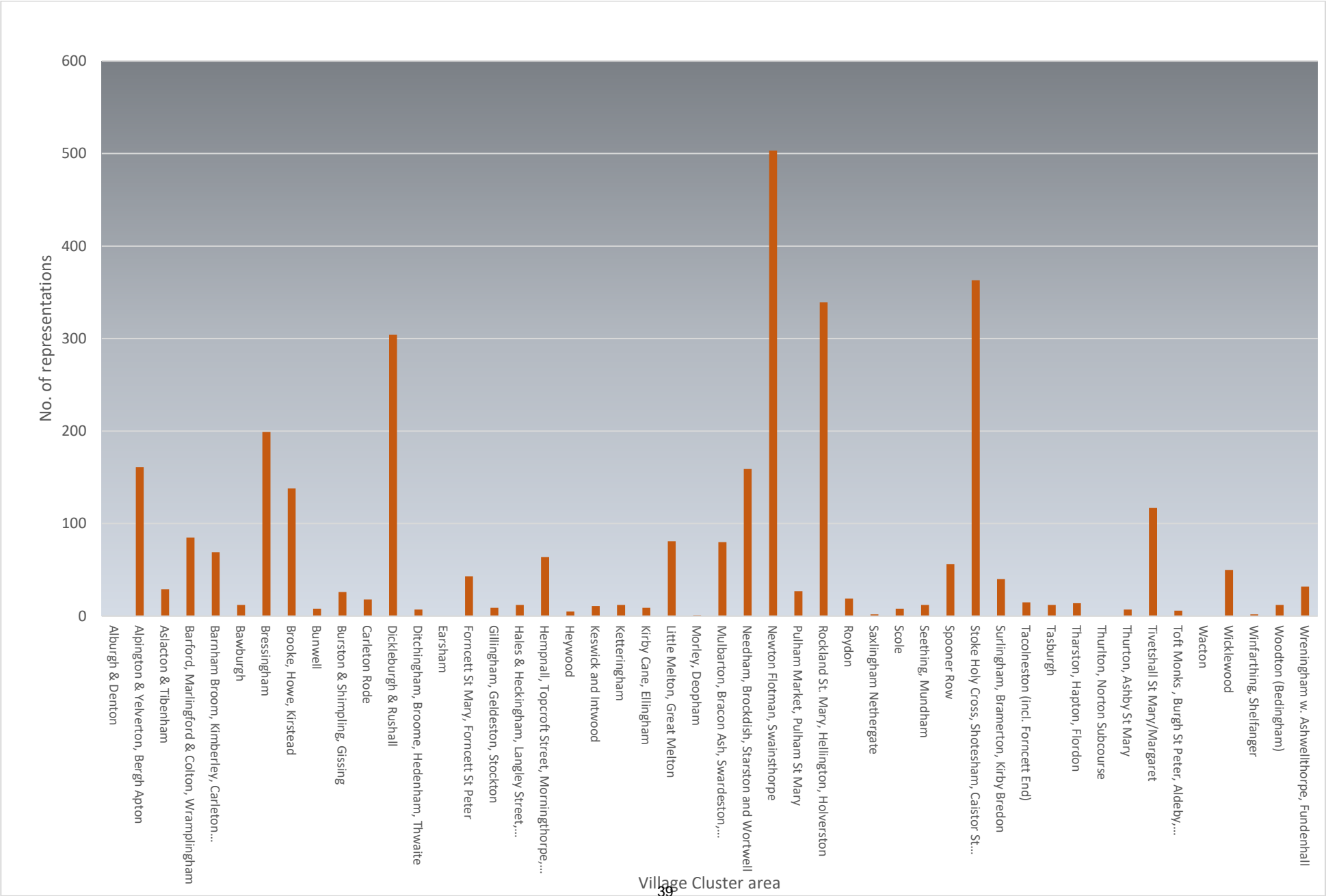
4.60 By assessing the broad summary of issues raised, as detailed in Figure 7, it is apparent that many of these are replicated across the different Village Cluster areas. Figure 8, below, presents a list of the overarching issues across all cluster areas, drawn from the data in Figure 7.

4.61 Figure 9, overleaf illustrates the number of representations made in relation to sites within the different Village Cluster areas (as captured in Figure 7, above).

Overarching issues across all Village Cluster areas (drawn from Fig. 7)
<ul style="list-style-type: none"> • Impacts on local heritage and the historic environment • Impacts on biodiversity and the natural environment • Impacts on the landscape and the form and character of the settlement • Concern at the scale and density of specific proposals • Loss of valuable agricultural land • Road and pedestrian access to sites • Traffic congestion, road safety and the capacity of local road networks • Lack of public transport services locally • Surface water flooding and site drainage issues • Insufficient capacity in local utilities infrastructure (incl. sewerage, water supply, broadband) • Insufficient capacity in local services/facilities (incl. schools, doctors etc.) • Impacts of noise pollution

Figure 8 Overarching issues across all Village Cluster areas (drawn from Fig. 7)

Figure 9 Total representations made, by Village Cluster area



Appendix 1: Specific Consultation Bodies

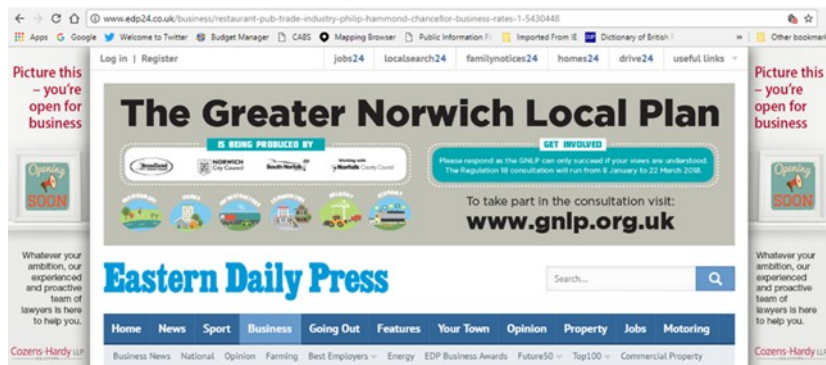
Abellio Greater Anglia
Anglian Water Services Ltd
British Telecommunications plc
Broads Society
Campaign for the Protection of Rural England (Norfolk Society)
Centrica PLC
Civil Aviation Authority
Coal Authority
Colliers International
CPRE Norfolk
Department for Transport
Design Council
East Anglian Ambulance NHS Trust
East Midlands Trains
EDF Energy
EE
Energy Saving Trust
Environment Agency
Farming and Wildlife Advisory Group
Fisher German/Gov't Pipeline & Storage
Forestry Commission
Freight Transport Association
Highways England
Highways England
Historic England
Home Builders Federation
Homes England
Hutchison 3G UK Limited
Marine Management Organisation
National Grid
National Grid Plant Protection
Natural England
Natural England
Network Rail Ltd
New Anglia LEP
NHS England East Anglia Team
NHS Property Services Ltd
Norfolk & Norwich University Hospital NHS Trust
Norfolk & Waveney Local Medical Committee
Norfolk Community Health and Care Trust
North Norfolk Clinical Commissioning Group
Norwich Clinical Commissioning Group
Norwich International Airport
Norwich International Airport

Npower Limited
O2 plc, Registered Office
Office of Rail Regulation
Oil & Pipelines Agency
RSPB (East of England Regional Office)
South Norfolk CCG
The National Trust
T-Mobile (UK) Ltd
Transco (East of England)
UK Power Networks
Virgin Media
Vodafone & O2
Water Management Alliance

Relevant Authorities:

Breckland Council
Broadland District Council
Broads Authority
Great Yarmouth Borough Council
House of Commons
King's Lynn & West Norfolk Borough Council
Mid Suffolk District Council
New Anglia LEP
Norfolk Association of Local Councils
Norfolk Constabulary
Norfolk County Council
Norfolk Fire and Rescue Service
North Norfolk District Council
Norwich City Council
Railfuture East Anglia
South Norfolk Council
Suffolk County Council
Suffolk Police Authority
Waveney District Council
All Parish/Town Councils within the Greater Norwich area
All Parish/Town Councils adjacent to the Greater Norwich area

Appendix 2: GNLP 'Growth Options & Site Proposals' – Examples of Advertising and Promotion



Adverts on the EDP website and in the newspaper



Widely distributed posters/flyers



Advertising at Park and Ride sites



Broadland District Council Twitter, promoting consultation



Norfolk County Council Twitter and feedback



Early advertising on Greater Norwich Twitter



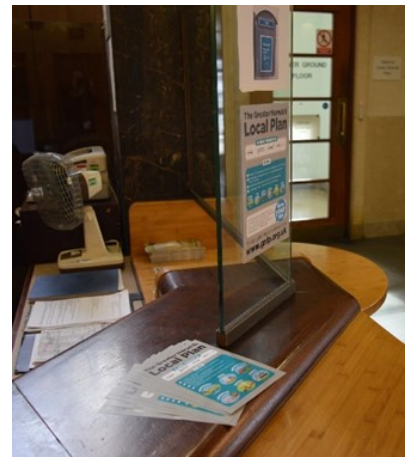
Extension to consultation widely announced



Greater Norwich Twitter feedback from events



Norfolk County Council updates on Transport for Norwich and the GNL



Flyers and consultation documents at council offices



South Norfolk Twitter updates



Greater Norwich website and Twitter advertising roadshows

Appendix 3: South Norfolk Village Cluster Areas - Summary of GNLP Consultation Responses

Table of Contents

1. Introduction
2. Summary of comments by Village Cluster area
 1. [Alburgh & Denton](#)
 2. [Alpington & Yelverton and Bergh Apton](#)
 3. [Aslacton, Great Moulton & Tibenham](#)
 4. [Barford, Marlingford & Colton, and Wrampingham](#)
 5. [Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva](#)
 6. [Bawburgh](#)
 7. [Bressingham](#)
 8. [Brooke, Howe and Kirstead](#)
 9. [Bunwell](#)
 10. [Burston & Shimpling and Gissing](#)
 11. [Carleton Rode](#)
 12. [Dickleburgh & Rushall](#)
 13. [Ditchingham, Broome, Hedenham and Thwaite](#)
 14. [Earsham](#)
 15. [Forncett St Mary and Forncett St Peter \(excluding Forncett End\)](#)
 16. [Gillingham, Geldeston and Stockton](#)
 17. [Hales and Heckingham, Langley Street, Carleton St Peter, Claxton, Raveningham and Sisland](#)
 18. [Hempnall, Topcroft Street, Morningthorpe and Fritton](#)
 19. [Heywood](#)
 20. [Keswick and Intwood](#)
 21. [Ketteringham](#)
 22. [Kirby Cane and Ellingham](#)
 23. [Little Melton and Great Melton](#)
 24. [Morley and Deopham](#)

25. [Mulbarton, Bracon Ash, Swardeston and East Carleton](#)
26. [Needham, Brockdish, Starston and Wortwell](#)
27. [Newton Flotman and Swainsthorpe](#)
28. [Pulham Market and Pulham St Mary](#)
29. [Rockland St. Mary, Hellington and Holverston](#)
30. [Roydon](#)
31. [Saxlingham Nethergate](#)
32. [Scole](#)
33. [Seething and Mundham](#)
34. [Spooner Row](#)
35. [Stoke Holy Cross, Shotesham, and Caistor St Edmund](#)
36. [Surlingham, Bramerton and Kirby Bedon](#)
37. [Tacolneston \(including Forncett End\)](#)
38. [Tasburgh](#)
39. [Tharston, Hapton and Flordon](#)
40. [Thurlton and Norton Subcourse](#)
41. [Thurton & Ashby St Mary](#)
42. [Tivetshall St Mary / Margaret](#)
43. [Toft Monks , Burgh St Peter, Aldeby, Haddiscoe and Wheatacre](#)
44. [Wacton](#)
45. [Wicklewood](#)
46. [Winfarthing with Shelfanger](#)
47. [Woodton \(Bedingham\)](#)
48. [Wreningham with Ashwellthorpe and Fundenhall](#)

1. Introduction

The following tables set out a summary of comments made during GNLP consultations in relation to sites located within the South Norfolk Village Cluster areas. The summaries relate to comments that were submitted during the 'Growth Options & Site Proposals' and the 'New, Revised & Small Sites' consultations, both in 2018. Sites listed in the tables below that begin with the number 3 have not yet been subject to public consultation, as they were promoted during the 'New, Revised & Small Sites' consultation, prior to South Norfolk Council leading on developing its own Village Clusters Housing Allocations Plan. These references therefore do not feature any comments alongside them.

Each table, below, relates to a different Village Cluster area. Where necessary, sites are grouped by parish. Sites included are all of those promoted during and after the initial GNLP 'Call for Sites' exercise, new sites promoted during and after the GNLP consultation on 'Growth Options & Site Proposals', and additional sites promoted during the GNLP 'New, Revised & Small Sites' consultation.

2. Summary of comments by Village Cluster area

Alburgh & Denton

Site Address	Site Ref.	Summary of Comments
North of Upland Terrace Council Houses, Norwich Road	GNLP0168	No comments submitted
Upland Farm (Land Surrounding the Farm)	GNLP0193	No comments submitted

Alpington & Yelverton and Bergh Apton

Site Address	Site Ref.	Summary of Comments
Land at Church Meadow, Alpington	GNLP0400	<p>General comments:</p> <p>Objections raised concerns regarding it location, lack of drainage, wildlife, road, visibility, unsuitable congested junctions, no street lighting, lack of facilities & infrastructure and access. The site is outside the development boundary.</p> <p>Alpington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and it must not be allowed.</p>

Site Address	Site Ref.	Summary of Comments
Land in Wheel Road, Alpington	GNLP0433	<p>General comments:</p> <p>Objections raised concerns regarding it location, lack of drainage, wildlife, road, visibility, unsuitable congested junctions, no street lighting, lack of facilities & infrastructure and access. The site is outside the development boundary.</p> <p>One comment in support of site: In order to overcome the perceived Historic Environment constraint as set out in the Suitability Assessment in relation to the potential effect of any development on this land on the listed cottage in Reeders Lane, we would propose to set back any new development away from this building and to include a significant tree belt inside our boundary with this building. We own the whole of this field so the site allocation could be adjusted to further minimise any effect on this building</p> <p>Alpington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and must not be allowed.</p>

Site Address	Site Ref.	Summary of Comments
Land in Wheel Road, Alington	GNLP0434	<p>General comments:</p> <p>Objections raised concerns regarding it location, lack of drainage, wildlife, road, visibility, unsuitable congested junctions, no street lighting, lack of facilities & infrastructure and access. The site is outside the development boundary.</p> <p>One comment submitted support of site: In order to overcome the perceived access constraint for this site as set out within the Suitability Assessment, we would propose that any future development scheme on this land includes a new footpath along the Bergh Apton Road frontage in order to create a stronger pedestrian link between these new homes and the school and the centre of the village.</p> <p>Alington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and must not be allowed.</p>
Land in Burgate Road, Alington	GNLP0435	<p>General comments:</p> <p>Objections raised concerns regarding it location, lack of drainage, wildlife, unsuitable roads, visibility, unsuitable congested junctions, no street lighting, lack of facilities & infrastructure and access. The site is outside the development boundary.</p> <p>Alington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and must not be allowed.</p>

Site Address	Site Ref.	Summary of Comments
Mill Field, Mill Road, Alpington	GNLP1012	<p>General comments:</p> <p>Objections raised regarding road safety issues. Roads are narrow with limited visibility. There are few footpaths and no street lighting. The site is outside the development boundary and the form and character of the village would be irrevocably damaged by development. Current building in the vicinity is already pushing existing services and facilities to the limit.</p> <p>Comments submitted in support of site GNLP1012. The site is considered suitable for development as it is within walking distance of local services and amenities and has good access. The site would benefit from a sympathetically built and positioned set of dwellings and development here would not have an adverse impact on its surroundings.</p> <p>Alpington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and must not be allowed.</p>
Land East of Nichols Road, Alpington	GNLP0529	<p>General comments:</p> <p>Objections raised concerns regarding it location, lack of drainage, wildlife, unsuitable roads, visibility, unsuitable congested junctions, no street lighting, lack of facilities & infrastructure and access. The site is outside the development boundary.</p> <p>Alpington & Yelverton Parish Council comments:</p> <p>This is not sustainable development planning. There are numerous reasons why introducing more vehicle movements into a small village that has very few footpaths and no lighting is a dangerous idea. The character and form of the village would be irrevocably damaged by this development and must not be allowed.</p>

Site Address	Site Ref.	Summary of Comments
South of Loddon Road, Yelverton	GNLP2006	<p>Norfolk Wildlife Trust comment:</p> <p>We note the proximity of this site to the Land at Boundary Farm CWS and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p>
Land to the South of Church Road, Bergh Apton	GNLP0203	<p>General comments:</p> <p>12 representations in objection to this site comprising 11 from private individuals and one from Bergh Apton Parish Council. Issues raised: (1) Highway safety and traffic on the local road network a major concern, Church Road narrow with numerous bends, poor visibility at Mill Road crossroads. (2) No mains sewerage. (3) Heritage impact: three listed houses immediately behind site whose character and outlook would be harmed (4) Inappropriate greenfield site close to social housing but previously rejected for potential allocation, adjoining brownfield site more suitable - no change in circumstances since; would lead to further urbanisation of settlement. (5) Impact on wildlife, Barn Owl frequents village; (6) Poor drainage in village (7) no local amenities, nearest GP five miles away, primary school already at capacity, infrequent public transport.</p> <p>Representation in support from two individual respondents. Site considered favourable because of its location close to social housing, would enhance this area of the village, well suited for development for young people and families; mains drainage available.</p> <p>Bergh Apton Parish Council comments:</p> <p>* The site is close to the centre of the village and near the village sign, being adjacent to local authority housing.</p> <p>* It is a greenfield site</p>

Site Address	Site Ref.	Summary of Comments
		<p>* Mains drainage is available.</p> <p>* The site was proposed under the Joint Core Strategy but was not selected. In the interim, on the site itself, or the road that serves it, nothing has occurred to improve its status as a site suitable for development.</p>
Church Wood, Welbeck Road, Bergh Apton	GNLP0210	<p>General comments:</p> <p>20 representations in objection to this site comprising 18 from private individuals and a further two from Bergh Apton Parish Council and Bergh Apton Conservation Trust. Issues raised: (1) Highway safety and traffic issue, Welbeck Road busy with dangerous bend and difficult junction with poor visibility, busy and well used route to household waste recycling centre, potential additional traffic onto A146. (2) Heritage impact: major harmful impact on setting of Grade II star listed parish church adjacent, contemporary estate housing inappropriate to village with diverse character and mixed styles and ages of buildings; (3) Major harmful impacts on established woodland and nature reserves (conservation trust land), county wildlife site and protected species, Norfolk Wildlife Trust pleased to see these constraints identified in assessment; fundamental impact on rural landscape character and relative isolation of this part of village; (4) Likelihood of damaging surface water runoff and pollution from development in close proximity to ecological areas; (8) Difficult topography, sloping site (9) Inappropriate not to specify dwelling numbers in such a sensitive location; location overall is likely to be the worst of the promoted sites in Bergh Apton.</p> <p>Bergh Apton Parish Council comments:</p> <p>* The site is adjacent to a listed church and any development would detract from this historical property.</p> <p>* The site adjoins a County Wildlife site and protected species are identified in the vicinity.</p> <p>* Development would detrimentally affect established woodland.</p> <p>* The local road network is considered unsuitable. The site is situated on a hazardous stretch of road, compounded by being on the route for the Household Waste Recycling Centre and a</p>

Site Address	Site Ref.	Summary of Comments
		<p>building yard which when in operation produce significant levels of vehicular movement and large lorries, particularly during long weekend opening hours of the HWRC.</p> <p>* It is a greenfield site</p> <p>Norfolk Wildlife Trust comments:</p> <p>We are pleased to see that impacts on CWS, existing woodland and protected species seen as major constraint.</p>
Former Concrete Works site in Church Road, Bergh Apton	GNLP0412	<p>General comments:</p> <p>Five comments from individuals giving qualified support in principle to the development of site GNLP0412 with some caveats. Issues raised included: (1) Number of dwellings felt to be excessive, 4 to 5 maximum preferred (2) More affordable and mid-price homes needed rather than executive housing (3) Suburban housing out of keeping with the rural setting of Bergh Apton (4) Highway safety and traffic issues: poor visibility at Mill Road crossroads, Mill Road narrow and dangerous.</p> <p>Three substantive objections to site GNLP0412 from individuals: issues raised include: (1) Highway safety and traffic on the local road network a concern, Church Road narrow with numerous bends, poor visibility at Mill Road crossroads, Slade Lane narrow and queues back to A146. (2) No mains drainage in street. (3) Impact on wildlife, countryside, nature conservation and protected species, Barn Owl frequents village; (4) no local amenities, primary school already at capacity, infrequent public transport. (5) Likely to have adverse visual impact notwithstanding that it would be regenerating a brownfield site.</p> <p>Twelve expressions of support for site GNLP0412 including from Bergh Apton Parish Council and the site promoter. Site best option for development overall, would offer option for mix of size and type of dwellings, concerns re historic contamination and drainage upgrades factored into viability assessment and can be addressed, development would be confined to brownfield part of site. Opportunity for regeneration of an eyesore, accessible site close to</p>

Site Address	Site Ref.	Summary of Comments
		<p>amenities and existing housing and on a bus route, mains drainage available. Some concerns re traffic impact despite in principle support.</p> <p>Bergh Apton Parish Council comments:</p> <ul style="list-style-type: none"> * This is the Parish Council's only favoured site for residential development in the village. * The highway is considered adequate at this location and benefits from passing places. * Mains drainage is available. * As a brownfield site re-development would better utilise this location and vastly improve the aesthetics of the area. * Given the size of the site the scope for a range of dwelling types and tenures would be beneficial to the village
Land East of the Street, The Street, Bergh Apton	GNLP0533	<p>General comments:</p> <p>16 representations in objection to this site including from Bergh Apton Parish Council. Issues raised: (1) Highway safety and congestion: road is narrow with no footpath and prone to speeding: uncontrolled parking issues evident, used by horse riders and walkers; additional traffic on already congested A146 and safety issues on junction with Mill Road. (2) No mains drainage. (3) Inappropriate greenfield site: overdevelopment would have a harmful impact on the character of The Street and further suburbanise the village with continuous linear development in combination with two sites already under construction in the vicinity. (4) Loss of last remaining hedgerow with impact on wildlife and biodiversity, Barn Owl frequents village. (5) No amenities and facilities in village, inadequate bus service, primary school already at capacity.</p> <p>Bergh Apton Parish Council comments:</p> <ul style="list-style-type: none"> * Development of this site would lead to continuous development on the east side of The Street and remove the only remaining hedging. The Parish Council considers that this would spoil the street scene.

Site Address	Site Ref.	Summary of Comments
		<ul style="list-style-type: none"> * No mains drainage available * The highway adjacent is narrow and evidence suggests there are already parking and speeding issues that any further development would exacerbate. * This is a greenfield site.
Adjacent to village hall, Bergh Apton	GNLP2117	<p>General comments:</p> <p>Objections raised concerns regarding accessibility to services, site is adjacent to village hall, infrequent bus service, drainage issues, change the character of the village, impacts to the environment and wildlife, inadequate roads, no mains drainage, poor air quality, flood risk, access and the site adjoins a Grade 2 listed manor and Washingford Barn. Other issues raised include being a greenfield site and the nearest school is over 1 mile away.</p> <p>Objections raised concerning the HELAA assessment as it states it has reasonable access to a range of services which is not correct. Impact on heritage assets by developing this site would be a disaster. This land forms part of the centuries old parkland, which encompasses Bergh Apton Manor, Washingford Barn (both listed buildings which adjoin the site) and Washingford House.</p> <p>Bergh Apton Parish Council comments:</p> <ul style="list-style-type: none"> * Site rejected under Joint Core Strategy - in interim nothing has occurred to improve its status as a suitable development site. * Site forms part of centuries old parkland and originally within the curtilage of Washingford Barn - listed building. * No planning permission ever been given for any modern housing north of Cookes Road * Cookes Road - single track no passing places and further development would exacerbate traffic issues * It is a greenfield site

Site Address	Site Ref.	Summary of Comments
		* Nearest school is over 1 mile away and no safe route to it, roads are mainly narrow and no pathways.
Cooke's Road, Bergh Apton	GNLP0122	<p>General comments:</p> <p>20 representations in objection to this site comprising 19 from private individuals and one from Bergh Apton Parish Council. Issues raised: (1) Highway safety and traffic on Cookes Road, a single carriageway with no passing places; site previously rejected for allocation on two separate occasions; additional traffic on already congested A146 and safety issues on junction with Mill Road. (2) No mains drainage. (3) Heritage impact: Forms part of historic parkland formerly in curtilage of listed Washingford Barn (4) No precedent for development north of Cookes Road outside of settlement boundary; inappropriate greenfield site; would adversely affect dispersed rural character of settlement and encourage further out of character infill. (5) Impact on wildlife, pond adjoining of significant wildlife interest attracting a wide range of water birds; on site tree cover removed and ponds infilled in recent years apparently in anticipation of development should be reinstated; (6) Prone to flooding, boggy and poorly drained site (7) no local amenities, primary school already at capacity.</p> <p>Bergh Apton Parish Council comments:</p> <p>* Site rejected under Joint Core Strategy - in interim on site itself or road that serves it, nothing has occurred to improve it's status as a suitable development site.</p> <p>* Site forms part of centuries old parkland and originally within curtilage of Washingford Barn - listed building</p> <p>* No extended development boundary to north of Cookes Road from BER 1. No permission ever given for modern housing development to north side of Cookes Road.</p> <p>* Cookes Road - single track no passing places, development would exacerbate traffic issues</p> <p>* No mains drains</p> <p>* Greenfield site</p>

Site Address	Site Ref.	Summary of Comments
Town Farm, Bergh Apton	GNLP2015	<p>General comments:</p> <p>Objections raised concerns regarding flood risk, unsuitable roads, poor access, poor broadband & mobile signal, lack of services & amenities and no mains sewerage connection.</p> <p>One comment regarding the HELAA assessment as they do not agree with the comments. The very nature of Bergh Apton is, that it is spread out. There is no consensus as to where the Village Centre is, or that it even exists. This site is between Hillview and Town Farm and its development would create a little hamlet. It is served by the following: - Church, an infrequent bus service, HWRC, Mains drainage available, Thurton School is approximately 1 mile. There would be no effect on views of the church.</p> <p>Bergh Apton Parish Council comments:</p> <p>The Parish Council consider this the best small site proposed as it would be an extension of the hamlet tradition prevalent in Bergh Apton.</p> <p>Lying between the Hillview development to the south and Town Farmhouse to the north it is not a development in isolation.</p> <p>The Parish Council disagrees with the comments of the HELAA. It has good access to mains drainage, the Church, the HWRC and bus service.</p> <p>It does not affect any views of the Church and is some distance from the nearest SSSI.</p>
Town Farm, Bergh Apton	GNLPSL2007	<p>General comments:</p> <p>One comments regarding the HELAA assessment. The very nature of Bergh Apton is, that it is spread out. There is no consensus as to where the Village Centre is, or that it even exists. This site is between Hillview and Town Farm and its development would create a little hamlet. It is served by the following:- Church, an infrequent bus service, HWRC, Mains drainage available, Thurton School is approximately 1 mile. There would be no effect on views of the church, unless you count views from Town Farm field looking to the east, by Mr. Harris. Between this site and the nearest SSSI there is Hillview, Scop Hill, the HWRC,a road</p>

Site Address	Site Ref.	Summary of Comments
		<p>and a field used for grazing horses. Regarding the highway issue, this road is similar to most roads in Bergh Apton: - narrow and winding.</p> <p>Bergh Apton Parish Council comments:</p> <p>The Parish Council consider this the best small site proposed as it would be an extension of the hamlet tradition in Bergh Apton.</p> <p>Lying between the Hillview development to the south and Town Farmhouse to the north, it is not a development in isolation.</p> <p>The Parish Council does not agree with the comments of the HELLA. The site has good access to mains drainage, the Church, the HWRC and bus service.</p> <p>It does not affect any views of the Church and is some distance from the nearest SSSI.</p>
The Dell, Bergh Apton	GNLP2022	<p>General comments:</p> <p>Objection raised concerns regarding felling of mature trees to achieve housing density stated, inadequate roads, no mains drainage, poor broadband, impacts on wildlife and the environment and impacts of climate change. Concern the development would change the Conservation's Area's character.</p> <p>Bergh Apton Parish Council comments:</p> <p>The site is very remote from the village settlement and the Parish Council agrees with the comments by the HELLA and their concerns.</p> <p>The Parish Council understands that information given in the proposal for this site is incorrect. The only previous use there has been on the site was a small thatched carpentry shop (non-residential) at the west end of the Dell and not as quoted 'a detached farmhouse'.</p>

Site Address	Site Ref.	Summary of Comments
Bergh Apton House, Bergh Apton	GNLP2023	<p>General comments:</p> <p>Objections raised concerns regarding no mains drainage, felling of mature streets, telecoms already at capacity and poor and road safety. One comment supports the comments made in the HELAA.</p> <p>Norfolk Wildlife Trust comments:</p> <p>We note the proximity of this site to the Bergh Apton House CWS and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p> <p>Bergh Apton Parish Council comments:</p> <p>The site is very remote from the village settlement and the Parish Council agrees with the comments of HELAA and their concerns.</p>

Aslacton, Great Moulton & Tibenham

Site Address	Site Ref.	Summary of Comments
Land off Church Road, Aslacton & Great Moulton	GNLP0459	<p>General comments:</p> <p>Two representations received in relation to this site: Aslacton Parish Council support the proposal in general terms as already agreed through the Parish Plan but have concerns over scale and would prefer a development more akin to the Hastoe Housing scheme at Tivetshall; Brown and Co on behalf of the proposer have submitted further evidence in a landscape appraisal to address concerns about heritage impact and on form and character- see the documentation attached to the full response.</p> <p>Aslacton Parish Council comments:</p> <p>Aslacton Parish Council support the proposal in general terms as already agreed through the Parish Plan but have concerns over scale and would prefer a development more akin to the Hastoe Housing scheme at Tivetshall;</p>
Land at Hallowing Lane, Aslacton & Great Moulton	GNLP0554	<p>General comments:</p> <p>Objections raised regarding conserving the local heritage, road safety issues, access and infrastructure.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional information has been submitted in support. HELAA access site as suitable.</p>
Land off Old Road (Adjacent to Hallowing Lane), Aslacton & Great Moulton	GNLP0555	<p>General comments:</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional information has been submitted in support, including reports and a series of maps.</p>
Land at Pottergate, Aslacton & Great Moulton	GNLP1041	<p>Aslacton Parish Council comments:</p> <p>Aslacton Parish Council object to the proposal - considered unsuitable due to poor drainage.</p>

Site Address	Site Ref.	Summary of Comments
Land at Church Road, Aslacton & Great Moulton	GNLP1042	<p>General comments:</p> <p>An individual objector raises concerns over dwelling numbers and access, adding that there would be a child safety issue with an access positioned so close to the school. Site GNLP0459 considered a better option.</p> <p>Aslacton Parish Council comments:</p> <p>Aslacton Parish Council object to the proposal on the grounds of difficulty of access, overdevelopment and an unsuitable form of development for the village, with back to back housing.</p>
Former Meat Processing Plant, Aslacton & Great Moulton	GNLP2003	<p>General comments:</p> <p>Comments raised regarding drainage and infrastructure.</p> <p>Comments submitted in support of site. The site is considered suitable for development and technical reports have been submitted (Access Appraisal, Preliminary Ecological Assessment, and Preliminary Flood Risk Assessment and Surface Water Drainage Strategy).</p>
West of Woodrow Lane, Aslacton & Great Moulton	GNLP2005	<p>General comments:</p> <p>Objections raised regarding concerns about sewage, access, nature conservation, parking, noise, loss of trees and poor public transport.</p> <p>Aslacton Parish Council comments:</p> <p>The site does not conform to the manner which the Parish has elected to development, it is outside the development boundary and concerns raised about the already overloaded sewage system.</p>
Cherry Tree Farm, Aslacton & Great Moulton	GNLP2068	<p>General comments:</p> <p>Comments raised regarding sewage.</p>

Site Address	Site Ref.	Summary of Comments
South of Sneath Road, Aslacton & Great Moulton	GNLP2118	<p>General comments:</p> <p>Objections raised regarding concerns about sewage, access, nature conservation, parking, noise and loss of trees.</p> <p>Aslacton Parish Council comments:</p> <p>The site does not conform to the manner which the Parish has elected to development, it is outside the development boundary and concerns raised over parking and planning permissions already agreed.</p>
Sites between Ketts Farm and Orchard Farm, Aslacton & Great Moulton	GNLP0557	<p>General comments:</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional information has been submitted in support. Notes site is being accessed suitable for housing development by HELAA 2017.</p>
Overwood Lane, Aslacton & Great Moulton	GNLP2008	<p>General comments:</p> <p>Comments raised regarding sewage.</p>
North of Sneath Road, Sneath Common, Aslacton & Great Moulton	GNLPSL3001	No comments submitted as site submitted during stage B of consultation
BlackBarn Road, Tibenham	GNLP 2112	No comments submitted.
Land east of cherry Tree Road, Tibenham	GNLP0365	<p>Tibenham Parish Council comments:</p> <p>The proposed site is situated on the outskirts of Tibenham, away from the centre of the village and away from the hub of the community hall, public house and where the majority of the residents live. They do not feel building at this further point of the village will bring any benefit to the residents.</p>

Site Address	Site Ref.	Summary of Comments
Long Row, Tibenham	GNLP2102	No comments submitted.
East of Pristow Green Lane, Tibenham	GNLP3008	No comments submitted as site submitted during stage B of consultation.

Barford, Marlingford & Colton, and Wramplingham

Site Address	Site Ref.	Summary of Comments
Land at Barford Church, Church/Barnham Broom Road, Barford	GNLP0416	<p>General comments:</p> <p>Two objections and five comments were received in respect of this site including from Wramplingham Parish Council and the Norfolk Wildlife Trust. Issues raised include (1) Detrimental impact on the open tranquil landscape setting affecting views to and from the church (2) Absence of a footpath along Church Lane will mean no safe pedestrian access to the village core and over reliance on the car particularly when transporting children to and from school (3) Bus service to Norwich is inadequate and infrequent (4) Likely highway safety issue from speeding traffic; increased traffic congestion. (5) Privacy of church events may be jeopardised. (6) Increased likelihood of surface water flooding with the Barford flood amelioration scheme already at capacity. The Norfolk Wildlife Trust welcome the recognition of biodiversity constraints but consider that the impact on County Wildlife Site CWS2216 requires mitigation by means of a buffer.</p>

Site Address	Site Ref.	Summary of Comments
Land off Watton Road, Barford	GNLP0552	<p>General comments:</p> <p>The site attracted a significant level of objection with 19 representations against the proposal from individuals and a further representation from Wramplingham Parish Council: issues raised included (1) Development would double the size of the village footprint - inappropriate and out of scale resulting in urbanisation of open countryside and Tiffey valley landscape resulting in destruction of the rural character of Barford and erosion of the gap between Barford and Wramplingham; (2) Location close to the Tiffey Valley would divert surface water runoff and worsen fluvial flooding; despite recent investment in flood alleviation measures, sewerage infrastructure inadequate - sewage farm already at capacity; (3) Harmful impact on an environmentally sensitive wildlife corridor habitat supporting a number of "red listed" bird species at risk (4) Impact on traffic and pedestrian safety and increase in traffic volumes and congestion on B1108 (5) Local infrastructure and services completely inadequate to support the scale of development proposed - school already full; (6) unsustainable in transport terms: poor availability of public transport and no safe and viable cycling routes into Norwich (7) contrary to planning policy, contrary to the GNLP sustainability appraisal indicators protecting river valleys, strategic gaps and undeveloped approach to Norwich (8) Would be prudent to minimise building on green belt farmland (sic) in the interests of protecting land for food production: brownfield sites and existing commitments should be used first.</p>
Land at the Hall (between Church Lane and Back Lane), Barford	GNLP1013	<p>General comments:</p> <p>Three representations were submitted from individuals with further comments from the Norfolk Wildlife Trust and Wramplingham Parish Council: issues raised included (1) Proposal would extend the area already due for development of 10 dwellings; (2) Additional development would worsen flood risk and put pressure of sewerage infrastructure; (3) Likely to be some biodiversity concerns with regard to semi natural habitats (4) Lack of a safe footpath access; would lead to increased traffic on unsuitable narrow rural roads; access from Back Lane unsafe with hazardous junction onto main road (5) Concerns over capacity of local services; (6) poor public transport links (7) Site topography includes a sharp change in level.</p>

Site Address	Site Ref.	Summary of Comments
High House Farm Lane, Marlingford & Colton	GNLP0475R	<p>General comments:</p> <p>Objections raised concerns regarding road safety, no footpaths, pollution, traffic congestion, number of housing suggested, drainage issues, overdevelopment, no school available or public transport apart from Flexibus and 1 bus a week to Norwich. The site is also outside the settlement boundary.</p> <p>One comment from the agent (see full attachment): 'The text implies that it is the intention that the site be developed for open market housing and thus 'concludes' it to be unsustainable. You should be aware - and your assessment premised on such - that the proposal is for affordable homes/Golf and Country Club staff accommodation. And only limited market housing should viability dictate. We might also explore opportunities for an Entry Level Exception site (Paragraph 71 of the NPPF).</p> <p>The site is presently 2.85h but it is not intended that all of this be developed. The site size represents the available land and we are open to discussion about how this could be allocated/developed. It might represent a small/medium site (less than 1 hectare) in accordance with paragraph 68 of the NPPF - together with some land for local open space/recreational use.'</p> <p>Marlingford and Colton Parish Council:</p> <p>M&CPC remains opposed to the proposed development of this site. Summary as follows and full details in our representation:</p> <ul style="list-style-type: none"> - Local road network capacity. - Poor access to services. - Possible Alteration of settlement boundaries. - Colton's Parish Plan. - Isolation by use.

Site Address	Site Ref.	Summary of Comments
North of Church Lane, Marlingford & Colton	GNLP0476R	<p>General comments:</p> <p>Objections raised concerns regarding road safety, no footpaths, pollution, traffic congestion, number of housing suggested, drainage issues, overdevelopment, no school available or public transport apart from Flexibus and 1 bus a week to Norwich. The site is also outside the settlement boundary.</p> <p>One comment from the agent (see full attachment): 'The text implies that it is the intention that the site be developed for open market housing and thus 'concludes' it to be unsustainable. You should be aware - and your assessment premised on such - that the proposal is for retirement/holiday home 'village' physically and functionally related to the established Hotel, Golf and Country Club (G&CC) as well as the existing Holiday Apartment complex, together with its other facilities. And only limited market housing should viability dictate.</p> <p>Granted, it is not an existing settlement but its comprehensive/related services and utilities (including electricity, water and sewage) already exist there and serve to make this far more sustainable than the cursory assessment implies. Current road network capacity constraint can only be regarded as applying to part of Colton Lane, which would in any event be upgraded, with direct access to Honingham Road and beyond. The topography would preclude risk of flooding.'</p> <p>Marlingford and Colton Parish Council:</p> <p>Full reasons are in our representation but to summarise an additional concern to our initial response: Isolation by geography and use. Any residential development of this site, including possible use for "holiday / staff accommodation for Barnham Broom Golf and Country Club" would be isolated from the rest of the village both by geography and use, and contribute nothing to community cohesion. Its distance and remoteness from Barnham Broom Golf & Country Club would also necessitate many car journeys, adding to the congestion on narrow rural roads.</p>

Site Address	Site Ref.	Summary of Comments
Land at Marlingford Road, Marlingford & Colton	GNLP0424	<p>General comments:</p> <p>Objections raised concerns regarding dispensation from the District Council as without this there would not have been development on Marlingford Road or no justification for development. Other issues raised include: the site is green-belt agricultural land providing countryside walks, cycling & horse-riding, increase in carbon-footprint, impacts on the environment and wildlife, no street lighting and permission was given for only 4 homes to be built outside the settlement boundary. Any further development would be contrary to this agreement.</p> <p>Marlingford and Colton Parish Council:</p> <p>The Parish Council is unanimously opposed to the proposed new housing. At a well-attended public meeting in February there was no support for the proposal. The site wraps around the existing four dwellings, which are affordable (social rented) housing. Given that the existing housing is on an exception site outside the defined development boundary, there is no reason to believe that any further development would be permitted unless it was for affordable housing. The proposed density of about 40 per hectare seems inappropriate for a rural setting. There are other problems with the site, as shown in the HELAA.</p>
Land at Mill Road/Barford Road, Marlingford & Colton	GNLP0425	<p>General comments:</p> <p>Objections raised concerns regarding the form of development in a rural area, impacts on the greenbelt, wildlife, drainage issues, noise pollution, infrastructure and destruction the of natural beauty.</p> <p>'I support the proposed development however would like careful considerations to be given to the site access, site layout and the external appearance of the properties. I would object to anything other than single story residential properties.' Boundary Fence to be a minimum height of 1.8 metres.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Marlingford and Colton Parish Council:</p> <p>In the light of residents' comments, the council supports a development of five (or less) small single storey residences with careful screening, including retention of natural hedging wherever possible. It was felt that such a development would support the long term health and sustainability of the community, adding to the diversity of dwellings available. The council would not support any development of larger executive-style housing. Careful attention must also be paid to the significant drainage problems of the site.</p>
Land west of Colton Road, Marlingford & Colton	GNLP0474	<p>General comments:</p> <p>Objections raised. 'Although promoted as being appropriate around a present small development this latter group must be recognised as quite exceptional having been accepted as affordable housing. Without this dispensation from the District Council there would certainly have been no development in Marlingford Road and there is no justification for development now as the reservations in the assessment clearly suggest.' Other issues raised include concerns regarding agricultural land, destroying the character of the village, impacts of wildlife, traffic congestion and road safety.</p> <p>Marlingford and Colton Parish Council:</p> <p>The Parish Council is unanimously opposed to the proposed new housing. At a well-attended public meeting in February there was no support for the proposal. The site wraps around the existing four dwellings, which are affordable (social rented) housing. Given that the existing housing is on an exception site outside the defined development boundary, there is no reason to believe that any further development would be permitted unless it was for affordable housing. The proposed density of about 40 per hectare seems inappropriate for a rural setting. There are other problems with the site, as shown in the HELAA.</p>

Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

Site Address	Site Ref.	Summary of Comments
Land to East of Spur Road and south of Norwich Road, Barnham Broom	GNLP0055	<p>General comments:</p> <p>There were a total of 13 objections and comments in opposition to this site, 12 from private individuals and one from Barnham Broom Parish Council. Issues raised included (1) Unsuitable road access – no footpath, traffic congestion in village; highway and pedestrian safety risk and no capacity for increased traffic flow on Spur Road and other local roads, which are poorly maintained (2) Would overload an ageing sewerage and drainage system prone to blockage; also poor electricity supply and broadband infrastructure (3) Impact on wildlife - particularly birds - through loss of hedgerow (4) Scale of development excessive especially in conjunction with other proposed and allocated sites: would destroy the character and rural setting of the village; objection to the number of dwellings not being specified in the proposal; smaller scale development with cheaper homes for young families or elderly people – linear development along Norwich Road preferred (5) Significant risk of surface water flooding due to high water table/impermeable soils (6) Services and facilities in Barnham Broom inadequate; primary school at capacity; no childcare, no garage in the village as indicated in the settlement summary which will affect how development suitability would be assessed: this needs to be revisited.</p>

Site Address	Site Ref.	Summary of Comments
Land off Bell Road, Barnham Broom	GNLP0174	<p>General comments:</p> <p>There were a total of 13 objections and comments in opposition to this site, 12 from private individuals and one from Barnham Broom Parish Council. Issues raised included (1) Unsuitable road access - site is landlocked, no footpath and highway safety issue in Bell Road which has high banks and a dangerous blind corner and a substandard junction; no capacity for increased traffic flow on local roads, which are poorly maintained (2) Would overload an ageing sewerage and drainage system prone to blockage; also poor electricity supply and broadband infrastructure (3) Impact on wildlife - particularly birds - through loss of hedgerow (4) Scale of development excessive especially in conjunction with other proposed and allocated sites including 24 home development on allocation BARN1 under construction: would destroy the character and rural setting of the village (5) Frequent incidents of surface water flooding in Bell Road (6) Services and facilities in Barnham Broom inadequate; primary school at capacity with consequent car parking problem near school; no childcare, no garage in the village as indicated in the settlement summary which will affect how development suitability would be assessed: this needs revisiting. (7) Encroachment.</p> <p>Representation by Millard Tuddenham on behalf of the landowner in support of the proposal. Site GNLP0172 (sic) represents sustainable development as set out in NPPF Paragraph 7 and is deliverable in terms of NPPF Footnote 11.</p> <p>The site would provide much needed market and affordable housing to meet the housing requirements of Broadland District Council (sic). The Site provides an opportunity to extend a consented development logically and provide coordinated long term growth. In all six of the growth options identified in the growth options consultation document there is a requirement to facilitate growth in locations such as Barnham Broom, and therefore The Site should be allocated to meet part of the identified housing requirement.</p> <p>Barnham Broom Parish Council comments:</p> <p>Objections raised regarding concerns about current poor infrastructure and over development for a rural village.</p>

<p>Land to the West of Mill View, Barnham Broom</p>	<p>GNLP0196</p>	<p>General comments:</p> <p>There were a total of 11 objections and comments in opposition to this site, 10 from private individuals and one from Barnham Broom Parish Council. Issues raised included (1) Unsuitable and potentially unsafe road access - highway safety issue in Bell Road which has high banks and a dangerous blind corner and a substandard junction; no capacity for increased traffic flow on local roads (2) Would overload an ageing sewerage and drainage system prone to blockage; (3) Impact on wildlife - particularly birds - through loss of hedgerow, loss of flower species also highlighted (4) Scale of development excessive especially in conjunction with adjoining site GNLP0174 - 24 home development on allocation BARN1 under construction: would destroy the character of the village and disregard the welfare of local people; additionally the assessment of the site as unsuitable in the HELAA suggests development is inappropriate (5) Services and facilities in Barnham Broom inadequate; primary school at capacity with consequent car parking problem near school; no childcare, no garage in the village as indicated in the settlement summary which will affect how development suitability would be assessed: this needs revisiting. (6) Landscape impact on the superior Yare valley landscape and rural views (7) immediate impact on listed farm and mill buildings.</p> <p>Representation of support by Millard Tuddenham on behalf of the landowner. The Site represents sustainable development as set out in NPPF Paragraph 7 and is deliverable in terms of NPPF Footnote 11. The Site would provide much needed market and affordable housing to meet the housing requirements of Broadland District Council (sic). The Site provides an opportunity to extend a consented development logically and provide coordinated long term growth. In all 6 of the growth options identified in the growth options consultation document there is a requirement to facilitate growth in locations such as Barnham Broom, and therefore The Site should be allocated to meet part of the identified housing requirement.</p> <p>Barnham Broom Parish Council comments:</p> <p>Objections raised regarding concerns about current poor infrastructure and over development for a rural village.</p>
--	-----------------	---

Site Address	Site Ref.	Summary of Comments
Land South-West of Dades Farm, Norwich Road, Barnham Broom	GNLP0324	<p>General comments:</p> <p>There were a total of six objections and comments in opposition to this site, five from private individuals and one from Barnham Broom Parish Council. Issues raised included (1) Unsuitable and potentially unsafe road access - Spur Road narrow and dangerous, poor visibility on Norwich Road, poorly maintained road network (2) Would overload an ageing sewerage and drainage system prone to blockage; (3) Impact on wildlife - particularly birds - through loss of hedgerow, loss of flower species also highlighted (4) Scale of development excessive especially in conjunction with other sites proposed in the village - 24 home development on allocation BARN1 under construction: would destroy the character of the village: smaller scale development with cheaper homes for young families or elderly people - linear development along Norwich Road preferred (5) Services and facilities in Barnham Broom inadequate; primary school at capacity with consequent car parking problem near school; no childcare, no garage in the village as indicated in the settlement summary which will affect how development suitability would be assessed: this needs revisiting. (6) Significant risk of surface water flooding due to high water table/impermeable soils.</p> <p>Barnham Broom Parish Council comments:</p> <p>Objections raised regarding concerns about poor infrastructure, over development for a rural village. Outside village envelope and access is on a bend.</p>
South of Norwich Road, Barnham Broom	GNLP2110	<p>General comments:</p> <p>Comments submitted in support of site including from the Agent representing the landowner. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Barnham Broom Parish Council:</p> <p>Support for this site. This site has been put forward by the Parish Council to help connect the two ends of the village. The Council wishes for frontage only in keeping with the rest of the road and the housing next the site.</p>

Site Address	Site Ref.	Summary of Comments
North of Norwich Road, Barnham Broom	GNLPSL0018	No comments submitted.

Bawburgh

Site Address	Site Ref.	Summary of Comments
Land East of Stocks Hill	GNLP0484	General comments: One objection raised concerns regarding flood risk in the north east corner of the site. Could support if land subject to flooding is taken out of the proposal.
East of Stocks Hill	GNLPSL0002	No comments submitted.
New Road, Bawburgh	GNLP0015	No comments submitted.
Costessey Park and Ride, Long Lane	GNLP0376	No comments submitted.
West of Harts Lane	GNLP3032	No comments as site submitted during Stage B of consultation.

*Sites GNLP0581 and 2043, which are partly or wholly in Bawburgh Parish, are considered in the Costessey Booklet as they are the other side of the A47 to Bawburgh village and better related to the Costessey settlement boundary. GNLP0340 is mostly in Little Melton and assessed in that booklet. GNLP2074 is partly in Easton and therefore assessed in the Easton booklet.

Bressingham

Site Address	Site Ref.	Summary of Comments
East of The Street	GNLP2052	<p>General comments:</p> <p>Objections raised regarding concerns traffic congestion, linear developments, dangerous access, lack of infrastructure, pollution, lack of public transport, destruction of agricultural land, lack of amenities, sewage & drainage, poor roads, loss of greenbelt, flood risk and Anglian water pumping house for sewage is full. Other concerns include lack of pavements, limited services and environmental issues.</p> <p>Comment submitted to support site GNLP2052. It is a small village and cannot take the scale of development proposed however is in need for affordable housing.</p>
Adjoining Pond Farm	GNLP2053	<p>General comments:</p> <p>Objections raised regarding concerns about flood risk, dangerous access, poor road conditions, sewage, drainage, environmental and ecological harm and pollution. High concern for pedestrians and cyclists, lack of public transport, infrastructure and amenities. Safety issues are also expressed with no street lighting, poor phone connectivity and Wi-Fi.</p>
East of School Road	GNLP2054	<p>General comments:</p> <p>Objections raised regarding concerns about flooding (particularly school road), large vehicles using the already dangerous narrow roads, traffic congestion, access, archaeological needs and lack of infrastructure and amenities. Doctors and schools are already over-stretched and the proposed developments will be damaging environmentally.</p>

Site Address	Site Ref.	Summary of Comments
Fersfield Common	GNLP2056	<p>General comments:</p> <p>Objections raised regarding lack of amenities, services and infrastructure within a 3 mile radius. The site proposed here increases CO₂ emissions by 26.5tonnes/year with no benefits. Other concerns include flood risk, poor connectivity, no street lighting, no main sewers and poor roads and access.</p>
North of A1066	GNLP2057	<p>General comments:</p> <p>Objections raised regarding flood risk, road safety, access to A1066, environmental impacts, noise pollution. Other concerns include lack of amenities such as Doctors, Dentists, Schools, and Shops and does not have a post office. The land currently holds agricultural benefits.</p>
Fersfield Road / Folly Lane	GNLP2079	<p>General comments:</p> <p>Objections raised regarding flood risk, road safety, access to A1066, environmental impacts, noise pollution. Other concerns include lack of amenities such as Doctors, Dentists, Schools, and Shops and does not have a post office. The land currently holds agricultural benefits. Folly Lane is a poor and narrow road, Fersfield road is narrow.</p>
Land to the North of High Road	GNLP0241	No comments submitted.
Wyedale Garden Centre	GNLP3010	No comments as site submitted during Stage B of consultation.
West of School Road	GNLP3019	No comments as site submitted during Stage B of consultation.
West of School Road	GNLP3020	No comments as site submitted during Stage B of consultation.
South of Low Road	GNLP3036	No comments as site submitted during Stage B of consultation.

Site Address	Site Ref.	Summary of Comments
North of Low Road	GNLP3037	No comments as site submitted during Stage B of consultation.
South of High Road	GNLP3038	No comments as site submitted during Stage B of consultation.
South of Darrow Lane	GNLP3023	No comments as site submitted during Stage B of consultation.

Brooke, Howe and Kirstead

Site Address	Site Ref.	Summary of Comments
Land in Norwich Road, Brooke	GNLP0432	<p>General comments:</p> <p>Comment from an individual resident of Norwich Road. Request that consideration should be given to diverting speeding lorries away from the B1332 through Brooke in view of the potentially significant growth in housing numbers and traffic.</p> <p>Objections raised regarding conserving the natural environment and agricultural land.</p>
Land off Mereside, Brooke	GNLP0490	<p>General comments:</p> <p>One objection to site GNLP0490 from a private individual. Issues raised (1) Access to Mereside is already dangerous from both directions; development likely to put further pressure on Hunstead Lane junction; absence of footpath is a highway safety hazard if drivers do not exercise care; (2) Wildlife impact: ducks around the Mere may be exposed to increased hazard from traffic.</p> <p>Supporting representation to site GNLP0490 from Lanpro Services on behalf of the site promoter. The site will deliver some 0.76 ha of new permanent public open space alongside the 17 dwellings proposed, helping to address deficiencies in green infrastructure in the</p>

Site Address	Site Ref.	Summary of Comments
		<p>village. The green space proposed exceeds the normal policy requirement for a site of this size. Further supporting evidence has been submitted as part of the full submission.</p> <p>Brooke Parish Council Comments:</p> <p>Objections regarding the site on the grounds of encroaching beyond the development boundary of the current village. Land within a conservation area, remove high quality agricultural land, impacts nearby County Wildlife Site and impact the character and form of the village.</p>
<p>North of the Street and Laurel Farm, Brooke</p>	<p>GNLP0583</p>	<p>General comments:</p> <p>Two objections to site GNLP0583 from private individuals. Issues raised (1) Inadequate road access from The Street; (2) Highway safety issue with dangerous junction at The Meres and Hunstead Lane (3) Potential danger to wildlife on and around The Meres from increased traffic (4) Out of scale with the village (5) Brooke characterised by areas of water, ditches and boggy ground - development may lead to displacement of water (6) Loss of agricultural land (6) Heritage impacts due to position adjoining conservation area (7) Lies across public right of way (8) Inadequate services and facilities in Brooke to support this scale of development: no dentist, GP surgery or secondary school.</p> <p>Brooke Parish Council Comments:</p> <p>Objections regarding the site on the grounds of encroaching beyond the development boundary of the current village. Land within a conservation area, remove high quality agricultural land, impacts nearby County Wildlife Site and impact the character and form of the village and has no suitable access.</p>

Site Address	Site Ref.	Summary of Comments
West of Burgess Way, Brooke	GNLP0584	<p>General comments:</p> <p>Objections raised regarding this site on the grounds of encroachment into the country side and removal of high agricultural land.</p> <p>Brooke Parish Council Comments:</p> <p>Brooke parish council does not recommend this site as the development is in open countryside removing high quality agricultural land, have negative impact on conservation area and impact the character and form of the village.</p>
East of Norwich Road, Brooke	GNLP2018	<p>General comments:</p> <p>Objections raised regarding scale of proposed site, flood risk, encroachment into open countryside, site outside development boundary, out of character of the village, removes high agricultural land and removed the 'rural' community aspect of the village. Other concerns consist of traffic congestion, noise pollution and lighting issues. Infrastructure is not in place and the development would significantly increase pollution.</p> <p>A comment submitted in support of the site includes heritage advisors having advised the development would have medium or minor impacts on neighbouring Conservation Area and no impact on the listed buildings.</p>

Site Address	Site Ref.	Summary of Comments
North of High Green, Brooke	GNLP2119	<p>General comments:</p> <p>Objections raised regarding scale of proposed site, conservations areas, flood risk (poor drainage), encroachment into open countryside, site outside development boundary, out of character of the village, removes high agricultural land and removed the 'rural' community aspect of the village. Other concerns consist of traffic congestion, noise pollution and lighting issues. Infrastructure is not in place and the development would significantly increase pollution.</p> <p>Brooke Parish Council Comments:</p> <p>Brooke parish council does not recommend this site as the development is in open countryside removing high quality agricultural land, have negative impact on conservation area, access issues on a winding stretch of road and impact the character and form of the village.</p>
East of Wood Farm, Brooke	GNLP2122	<p>General comments:</p> <p>Objections raised regarding scale of proposed site, conservations areas, flood risk (poor drainage), encroachment into open countryside, site outside development boundary, out of character of the village, removes high agricultural land and removed the 'rural' community aspect of the village. Other concerns consist of traffic congestion, noise pollution and lighting issues. Infrastructure is not in place and the development would significantly increase pollution.</p> <p>Comments submitted in support of site GNLP2122. No fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process.</p>

Site Address	Site Ref.	Summary of Comments
High Green, Brooke	GNLPSL0020	<p>General comments:</p> <p>Objections raised concerns regarding no direct access to the highway, overdevelopment, loss of agricultural land, the site is a conservation area, impacts on the environment & wildlife and the site is outside the settlement boundary.</p> <p>Brooke Parish Council Comments:</p> <p>The council expresses concern regarding expansion of settlement boundary with no direct access to public highway and would adjoin the recent development at 49 High Green.</p>
The Field, Howe Lane, Brooke	GNLP0077	<p>General comments:</p> <p>Comments raised regarding site has already been granted planning permission for three self-build dwellings</p>
Waldor Cottage, High Green, Brooke	GNLP0579	<p>General comments:</p> <p>Objections raised on the grounds of impacting ancient woodland, unsustainable location, and contradicts local planning policies.</p> <p>Brooke Parish comments:</p> <p>Objections raised on the grounds of impacting ancient woodland, unsustainable location, and contradicts local planning policies.</p>

Site Address	Site Ref.	Summary of Comments
East of Kirstead Green, Kirstead	GNLP2174	<p>General comments:</p> <p>Objections raised concerns regarding lack of public transport, lack of overstretched infrastructure, over commercialisation, limited access, no facilities or amenities (no shop/pub or recreation area), road safety, traffic congestion, preservation of wildlife habitats and the natural environment, water drainage, flood risk, density of proposal and the site it's out of context with the present village.</p> <p>South Norfolk Council comments:</p> <p>Surface water flood risk across northern and western parts - approx. 60-70% of the site. depths between 300mm & 900mm with some pockets above 900mm. Surface water flood risk affects the whole of the northern and western boundaries.</p> <p>Foul sewer pumping station against the western boundary.</p>

Bunwell

Site Address	Site Ref.	Summary of Comments
Church Farm, Church Lane	GNLP0009	<p>General comments:</p> <p>One objection and one comment in respect of site GNLP0009 from private individuals. Issues raised (1) Potentially suitable as a long term aspiration for self-contained community but would require local open space on site as existing recreational provision unsuitably located; (2) Site incorporates a smaller local plan housing allocation (BUN2) fronting B1113; larger development promoted by the Parish Council previously rejected as inappropriate by a majority of residents; (3) Site separated from village centre and better alternatives exist.</p>

Land to the North of Bunwell Street	GNLP0537	<p>General comments:</p> <p>Representation in support of site GNLP0537 from Bidwells on behalf of the site promoter – site appropriate for housing with a mixture of housing types, sizes and tenures, being suitable, available, achievable and deliverable: Well-located to village and accessible to local services and facilities: Will contribute to a strong vibrant and healthy community, scope for enhanced green infrastructure and CIL contributions toward necessary health and cultural facilities.</p> <p>Comment from an individual. Issues raised: (1) Industrial use of site likely to be incompatible with adjoining housing (2) Housing development preferable as would round off development at this end of the village and maintain open views: accessible to local services and amenities</p>
Land Opposite Lilac Farm, Bunwell Street	GNLP0538	<p>General comments:</p> <p>Comment from an individual: No reason why part of this site could not be used for housing development, including the area behind the affordable housing in Bunwell Street. Would retain break in the housing and preserve views - ideal for residents given proximity to village services. Assume sewers could be connected.</p>
Lilac Farm	GNLP0539	No comments submitted
114 Bunwell Street	GNLP2126	<p>General comments:</p> <p>Comments submitted in support of site. The site is considered suitable for development as it does not adversely affect the village by way of obstructing open countryside views. Has access to all local services.</p>
East of Chapel Road	GNLPSL0001	No comments submitted
South of Church Lane	GNLPSL2004	<p>General comments:</p> <p>Objections raised regarding the location as its opposite the most significant building in the parish (church), the medieval listed grade 1.</p>

Land at Little Green	GNLP0224	<p>General comments:</p> <p>Objection from an individual: issues raised (1) Site not well-related to settlement; (2) Likely light pollution from adjoining industrial area.</p>
----------------------	----------	--

Burston & Shimpling and Gissing

Site Address	Site Ref.	Summary of Comments
Land to the West of Gissing Road, Burston & Shimpling	GNLP0349	<p>General comments:</p> <p>Four objections to site GNLP0349 from individuals. Issues raised (1) Scale of development excessive and inappropriate for size of village especially in conjunction with other promoted sites (albeit that one respondent supported the principle of a smaller scale of growth); (2) Traffic and highway safety issue: Gissing Road single track and unsuitable for traffic generated which would overload Burston – village already suffers from a high volume of commercial traffic, would also put additional traffic pressure on Diss; (3) Electricity supply issue - power supply vulnerable to failure; (4) Poor broadband coverage; (5) Public transport services are minimal; (6) Loss of greenfield land, wildlife impact particularly on a number of red listed bird species; (7) Despite claimed proximity to school there is no safe footpath access to or through the village and little scope to provide it.</p> <p>One representation in support of site GNLP0349 from Savills on behalf of the site promoter and a comment from Burston and Shimpling Parish Council. HELAA assessment of site as suitable is welcomed; promoter considers site appropriate on grounds of upgrading of Burston to service village, good accessibility to services; primary school in easy reach, no significant flood risk or landscape constraints; public transport service to Diss; location adjacent to settlement boundary. The parish council supports development in principle but considers scale excessive - also lack of footpath of concern.</p> <p>Burston & Shimpling Parish Council comments:</p> <p>The parish council supports development in principle but considers scale excessive - also lack of footpath of concern.</p>

Site Address	Site Ref.	Summary of Comments
Land at Burston, Rectory Road, Burston & Shimpling	GNLP0386	<p>General comments:</p> <p>Issues raised: (1) Scale of development excessive and inappropriate for size of village especially in conjunction with other promoted sites, unreasonable not to specify number of homes; (2) Inappropriate extension of village envelope into open countryside beyond settlement boundary (3) Traffic and highway safety issue: single track lane unsuitable for traffic generated which would overload Burston - village already suffers from a high volume of commercial traffic; (4) Electricity supply issue - power supply vulnerable to failure; (5) Poor broadband coverage; (6) Despite claimed proximity to school there is no safe footpath access to or through the village and little scope to provide it.</p> <p>Burston and Shimpling Parish Council comments:</p> <p>Objections raised regarding concerns over lack of dwellings specified, no facilities in place to support additional residents and the site is joined to the village along a single track road without pavements.</p>
Diss Road, Burston & Shimpling	GNLP0560	<p>General comments:</p> <p>Four objections to site GNLP0560 from individuals and a further objection from Burston and Shimpling Parish Council. Issues raised (1) Scale of development excessive; inappropriate extension of development into open countryside beyond the settlement boundary, out of character with existing village form; (2) Adverse impact of development alongside ancient green lane through potential misuse and damage; (3) Traffic and highway safety issue: unsuitable for traffic generated - village already suffers from a high volume of commercial traffic, would also put additional traffic pressure on Diss and also on Shimpling from vehicles cutting through village to access A140; (4) Electricity supply under strain; (5) Poor broadband coverage; (6) School capacity limited; public transport services are minimal.</p> <p>Burston & Shimpling Parish Council comments:</p> <p>Objections raised regarding concerns about village classification. Burston does not have a village hall. The site does not have access to the highway apart from along a single track</p>

Site Address	Site Ref.	Summary of Comments
		Green Lane which is a footpath not even a byway. The site is beyond the present boundary of the village.
Diss Road, Burstons & Shimpling	GNLP0561	<p>General comments:</p> <p>Five objections to site GNLP0561 from individuals and a further objection from Burstons and Shimpling Parish Council. Issues raised (1) Scale of development excessive; inappropriate extension of development into open countryside beyond the settlement boundary, out of character with existing village form; (2) Adverse impact of development alongside ancient green lane - drain runs under this route so access to GNLP0560 would need to be provided from this site ;(3) Traffic and highway safety issue: potentially dangerous site access, narrow footpaths unsuitable for traffic generated, potential congestion – village already suffers from a high volume of commercial traffic, would also put additional traffic pressure on Diss and also on Shimpling road from vehicles cutting through village to access A140; (4) Electricity supply under strain; (5) Poor broadband coverage; (6) School capacity limited, starter homes would by default put additional pressure on existing services and facilities; occupants of starter homes may be reliant on public transport services which are currently minimal.</p> <p>Burstons & Shimpling Parish Council comments:</p> <p>Objections raised regarding number of homes promoted (30), primary school capacity and the only access into the village is along a relatively narrow busy road with no footpath. Public transport is not sufficient to get to and from work.</p>
Diss Road, Burstons & Shimpling	GNLP0562	<p>General comments:</p> <p>One objections to site GNLP0562 from an individual and one comment from Burstons and Shimpling Parish Council. Issues raised (1) Inappropriate extension of development into open countryside beyond the settlement boundary; (2) Impact of additional traffic: -would put additional pressure on congested village roads; (3) Greenfield development less preferable option for single house than development of existing farmyard which is a brownfield site.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Representation of support to site GNLP0562 from an individual. Development would fit in with existing cluster of development on village edge - little or no impact anticipated.</p> <p>Burston & Shimpling Parish Council comments:</p> <p>Objections raised regarding the site being promoted for a single dwelling. It is a 'greenfield' site, whereas the adjacent farmyard might make a better 'brownfield' site.</p>
South-east of Diss Road, Burston & Shimpling	GNLPSL0005	<p>General comments:</p> <p>Objections raised regarding service village designation as it does not meet the criteria. Concerns over site having substantial frontage but lacking depth. The road is not very wide and has no pavements.</p>
Land east of Mill Road, Crown Farm Barn, Burston & Shimpling	GNLP1028	<p>General comments:</p> <p>Objections concerning access have been raised. The only access is along a relatively narrow no-pavement stretch of road which experiences hundreds of lorry movements a day.</p> <p>Burston & Shimpling Parish Council comments:</p> <p>Objections concerning access have been raised. The only access is along a relatively narrow no-pavement stretch of road which experiences hundreds of lorry movements a day.</p>
Land at Common Road, Gissing	GNLP0208	No comments submitted.

Carleton Rode

Site Address	Site Ref.	Summary of Comments
Land South of Flaxlands Road	GNLP0438	<p>General comments:</p> <p>One objection raised regarding overdevelopment of a rural greenfield site, with single track roads and few passing places, no footpaths, steep ditches, surface drainage, sewage treatment plant, habitat destruction, inadequate infrastructure and poor public transport.</p>
Carleton Barn, Rode Lane	GNLP0547	<p>General comments:</p> <p>Objections raised concerns regarding the site being located outside the development boundary on a greenfield site where a smaller application was minded for refusal by SNC. The site has significant highways issues. Other issues include flood risk and the entrance located on a bend of the Turnpike Road. There are no footpaths and is remote from the main village.</p> <p>One comment in support of site.</p> <p>'SUSTAINABILITY Village has church, village hall, first school, and public and school bus services. Village shops are not financially viable as they are not needed.</p> <p>HIGHWAYS NCC highways objected only on sustainability grounds</p> <p>SAFETY Public and school buses stop, at present, on the Turnpike within site frontage to pick up and drop off passengers and schoolchildren who have to walk along the main road/unmade verge to gain access to the village via Rode Lane. My Client, in conjunction with developing the site, will provide layby, behind the site lines, for buses to pull in, in conjunction with a footpath link from the rear of the site to Rode Lane on land owned.'</p>

Site Address	Site Ref.	Summary of Comments
South of Flaxlands Road	GNLP2086	<p>General comments:</p> <p>Objections raised concerns regarding the 5 year supply is already fulfilled. Other issues include flood risk, the scale and density of the proposal as it is out of the rural and historic character of the village. The proposal has been rejected by South Norfolk Council and the Planning Inspectorate which is believed to be still valid 4 years on.</p> <p>One comment in support site. The applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process, and the site represents an opportunity to provide much needed housing within a location that would support the nearby school, minimise vehicle trips to the school whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the merging local plan.</p> <p>Carleton Rode Parish Council comments:</p> <p>An application for this site was refused previously by Parish Council and South Norfolk Council. In 2014 an appeal was rejected by a Planning Inspector. Parish Council considers that that decision should remain and the site not taken forward for possible development. Parish Council objects on ground of landscape impact, proximity of listed buildings and low levels of infrastructure support and amenities. Two other sites [GNLP 0438 and 0349] have more than doubled the number of dwellings proposed for those areas.</p>
Land West of Rode Lane	GNLP0439	<p>General comments:</p> <p>Objections raised concerns regarding the density proposed for the rural area, not continuing with the linear pattern and extends into the open country contrary to SNC policy. Other issues include overdevelopment of a greenfield site, no footpath, poor surface drainage, and no mains sewerage, lack of public transport, no gas and increasing danger to 'protected' wildlife species.</p>

Dickleburgh & Rushall

Site Address	Site Ref.	Summary of Comments
Land to the southern side of Harvey Lane/Langmere Road	GNLP0063	<p>General comments:</p> <p>Objections raised regarding conserving the natural environment, pedestrian and road safety issues, flooding, drainage access and infrastructure. Concern that the form and character of the village would be changed by development and development would potentially not provide affordable housing for local community.</p> <p>Parish Council comments:</p> <p>Object on the grounds of traffic infrastructure</p>
Land North of Rectory Road	GNLP0199	<p>General comments:</p> <p>Objections raised regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Support submitted. Site considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. The nearby wildlife site Dickleburgh Moor is an important amenity for the village.</p>

Site Address	Site Ref.	Summary of Comments
Land adjacent to Bridge Farm	GNLP0217	<p>General comments:</p> <p>Objections raised regarding conserving the natural environment, road safety and traffic issues. Concern that form and character of village would be changed by development.</p> <p>Comments raised regarding road safety issues but would support if suitable access to the A140 was provided. Sites GNLP0350/0361/0498 at southern end of village preferred.</p> <p>Support submitted. Site considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. The nearby wildlife site Dickleburgh Moor is an important amenity for the village.</p>
Land to the North of Rectory Road	GNLP0256	<p>General comments:</p> <p>Objections raised regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Support submitted. Site considered suitable for development as it would have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. The nearby wildlife site Dickleburgh Moor is an important amenity for the village.</p>

Site Address	Site Ref.	Summary of Comments
Land to the North of Rectory Road	GNLP0257	<p>General comments:</p> <p>Objection as village does not have the services to accommodate increased housing. Concern that the form and character of the village would be changed by development. Objections raised regarding conserving the natural environment, pedestrian and road safety issues, access, flooding, drainage and infrastructure.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. The nearby wildlife site Dickleburgh Moor is an important amenity for the village. We favour development to the south of the village.</p>
Land to the South of Rectory Road	GNLP0258	<p>General comments:</p> <p>Objections raised regarding pedestrian safety, access, increased volume of traffic and road safety issues. Concern that the form and character of the village would be changed by development. Further objections regarding conserving the natural environment, flooding, drainage and infrastructure.</p> <p>Support submitted. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. We favour development to the south of the village.</p>

Site Address	Site Ref.	Summary of Comments
Land to the South of Rectory Road	GNLP0259	<p>General comments:</p> <p>Objections raised regarding pedestrian safety. Access, increased volume of traffic and road safety issues. Concern that the form and character of the village would be changed by development.</p> <p>Support submitted. The site is considered suitable for development as it will have no impact on traffic levels on the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds that any additional traffic on Rectory Road will be harmful to the village infrastructure and dangerous to residents. We favour development to the south of the village.</p>
Land to the West of Ipswich Road	GNLP0350	<p>General comments:</p> <p>Objections address pedestrian safety, access, increased volume of traffic and road safety issues. Form and character of the village would be changed by development.</p> <p>Numerous support submitted. The site is considered suitable for development as it will have no impact on traffic levels on the village.</p> <p>Parish Council comments:</p> <p>The Parish Council supports this site on the grounds that it will offer access to the village without exacerbating traffic problems. It is also of the right general scale.</p>

Site Address	Site Ref.	Summary of Comments
Off Ipswich Road	GNLP0361	<p>General comments:</p> <p>Numerous supports. This is a brownfield site so may be preferable to other greenfield sites. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Objections raised due to concerns of development impacting on local employment opportunities and business. Further objections raised regarding potential loss of employment, pedestrian and road safety issues, access, flooding, drainage and infrastructure. Concern that form and character of the village would be changed by development.</p> <p>Parish Council comments:</p> <p>The Parish Council supports this application on the grounds that development will provide residents with access to the village but will not add to our considerable traffic problems</p>
Land at Dickleburgh, Harvey Lane	GNLP0389	<p>General comments:</p> <p>Objections raised regarding pedestrian safety, access and road safety issues. Concern that the form and character of the village would be changed by development.</p> <p>Support submitted. The site is considered suitable for development.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on the grounds harm to the traffic infrastructure of the village. There are already very great traffic problems and danger to pedestrians, with no footway on a narrow road. Any further development on Harvey Lane will considerably worsen the situation. We support development off the Ipswich Road to the south of the village.</p>

Site Address	Site Ref.	Summary of Comments
Land East of Ipswich Road and North of Common Road	GNLP0498	<p>General comments:</p> <p>Form and character of the village would be changed by development. Potential employment and environmental issues need to be addressed. Pedestrian safety, access, volume of traffic and road safety issues need to be addressed. Un specific number of dwellings given.</p> <p>Numerous comments submitted in support of site. Site considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council believes that sites GNLP0361 and GNLP0350 will provide adequate housing for the village over this period. Should there be some problem with those sites, we would support this application on the grounds that it does not worsen the traffic infrastructure in the village.</p>
Land off Norwich Road	GNLP0516	<p>General comments:</p> <p>Objections raised regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Support submitted. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council has discussed this proposal with La Ronde Wright. While it has points in its favour – notably its location close to the centre of the village and the sympathetic development – we have a problem with its impact on traffic. If, as planned, cars for those houses will enter and exit on to Norwich Road north of the village, that will significantly add to the village's traffic problems. If the Burston road were used to reach the A140, we would look more favourably on this application.</p>

Site Address	Site Ref.	Summary of Comments
East of Norwich Road	GNLP2083	<p>General comments:</p> <p>Objections raised regarding road safety issues, access and traffic. Concern that the form and character of the village would be changed by development. Further objections regarding conserving the historic and natural environment, flooding, drainage and infrastructure.</p> <p>Support submitted. Site is considered suitable for development as fundamental constraints or impacts that can be mitigated through the subsequent application and development process.</p> <p>Parish Council comments:</p> <p>Our opposition to this site is based on the effect it will have on traffic on Norwich Road and through the village – already a major problem for residents without the weight of extra traffic. There is no doubt that traffic from any site north of the village will go south down The Street to the roundabout rather than heading north to try and get on to the A140 at a highly dangerous junction at the top of the hill. The traffic will therefore have serious impact in terms of quality of life and safety on the village. It is for that reason the parish council favours sites to the south of the village for any possible development.</p> <p>South Norfolk Council:</p> <p>North-eastern corner of site in flood zone 2 with flood zone 3 and surface water flood risk adjacent to the site to the east. Any development of this site should consider the effects of climate change. There is no foul sewer available in Norwich Road. There is a rising main to the east of the site but connection is unlikely to be acceptable.</p>

Site Address	Site Ref.	Summary of Comments
West of Norwich Road	GNLP2145	<p>General comments:</p> <p>Objections raised regarding road safety issues, access and traffic. Concern that the form and character of the village would be changed by development. Concern also raised regarding number of dwellings. Further comments regarding flooding, drainage and infrastructure.</p> <p>Support submitted. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>As we have discussed with the developer in connection with an earlier planning application adjoining this site, we oppose further housing development in this part of village if traffic from the new houses issues on to Norwich Road, as is currently planned.</p> <p>The effect of traffic on Norwich Road and through the village – already a major problem for residents without the weight of extra traffic – will be harmful to the quality of life of residents and to the safety to pedestrians and drivers. There is no doubt that traffic from this site will go south down The Street to the roundabout rather than heading north to try and get onto the A140 at a highly dangerous junction at the top of the hill. The traffic will therefore have a serious impact on the village. It is for that reason the parish council favours sites to the south of the village for any possible development.</p> <p>South Norfolk Council:</p> <p>Northern edge of the site in fluvial flood zones 2 & 3 and also affect by a surface water flood flow path. Surface water flood risk extends north to south on both sides outside of the site boundary and effect Burston Road which could create a dry island. Depths in Burston Road are indicated at above 300mm both to the east and west of the site for the surface water low probability flood event.</p>

Site Address	Site Ref.	Summary of Comments
Land opposite Bridge Farm	GNLP0230R	<p>General comments:</p> <p>Objections raised regarding road safety and volume of traffic issues, conserving the natural and historic environment, flooding drainage and infrastructure. Concern that form and character of village would be changed by development.</p> <p>A number of supports submitted. Site considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments:</p> <p>The Parish Council objects on grounds of impact on the traffic in the centre of the village.</p>
North of Harvey Lane	GNLP3017	No consultation comments as site received during Stage B consultation.
East of Norwich Road	GNLP2084	<p>General comments:</p> <p>Objections raised regarding road safety issues, access and traffic. Concern that the form and character of the village would be changed by development. Further objections raised concerning conserving the natural environment, flooding, drainage and infrastructure.</p> <p>Support submitted. The site is considered suitable for development as fundamental constraints or impacts that can be mitigated through the subsequent application and development process.</p> <p>Parish Council comments:</p> <p>Our opposition to this site is based on the effect it will have on traffic on Norwich Road and through the village – already a major problem for residents without the weight of extra traffic. There is no doubt that traffic from any site north of the village will go south down The Street to the roundabout rather than heading north to try and get on to the A140 at a highly dangerous junction at the top of the hill. The traffic will therefore have</p>

Site Address	Site Ref.	Summary of Comments
		<p>serious impact in terms of quality of life and safety on the village. It is for that reason the parish council favours sites to the south of the village for any possible development.</p> <p>South Norfolk Council:</p> <p>There is no foul sewer available in Norwich Road. There is a rising main to the east of the site but connection is unlikely to be acceptable.</p>

Ditchingham, Broome, Hedenham and Thwaite

Site Address	Site Ref.	Summary of Comments
Land off Loddon Road, Ditchingham	GNLP0078	No comments submitted
Land adjoining Wildflower Way, Ditchingham	GNLP0343	<p>General comments:</p> <p>One comment submitted in support of site on the grounds the site is sustainable, and deliverable as defined by the NPPF.</p>
Land to the North of Loddon Road, Ditchingham	GNLP0345	<p>General comments:</p> <p>One comment submitted in support of site on the grounds the site is sustainable, and deliverable as defined by the NPPF.</p>
Thwaite Road / Tunneys Lane, Ditchingham	GNLP0373	<p>Ditchingham Parish Council comments:</p> <p>The council recently opposed development on DIT1 due to sole access through the main residential area and Hamilton Way close. They would not expect access for 0373 to be extended through existing residential areas. Access from Thwaite Road should be considered compulsory in any planning application.</p>

Site Address	Site Ref.	Summary of Comments
Land North West of Scudamore Place, Hollow Hill Road, Ditchingham	GNLP0205	No comments submitted
Lambert's Way, Ditchingham	GNLP2011	Ditchingham Parish Council comments: The council opposed development. SNDC opposed and won their case after High Court appeal though the council appreciated circumstances may have changed since then.
Land to the North of Old Yarmouth Road, Broome	GNLP0346	General comments: It is considered that the land North of Old Yarmouth Road, Broome (GNLP 0346) is sustainable and deliverable as defined by the NPPF, and a suitable location for residential development. The site, within the ownership of Ditchingham Farms, represents an attractive option for housing growth within the District. Norfolk Wildlife Trust comments: Pleased to see recognition of constraints relating to adjacent Broome Heath CWS
Land at Yarmouth Road, Broome	GNLP0410	No comments submitted
Rear of 130 Yarmouth Road, Broome	GNLPSL3004	No comments submitted as site received during stage B of consultation

Earsham

Site Address	Site Ref.	Summary of Comments
Land west of Earsham Village	GNLP0218	No comments submitted.
Land at Earsham, East of School Lane	GNLP0390	No comments submitted.

Forncett St Mary and Forncett St Peter (excluding Forncett End)

Site Address	Site Ref.	Summary of Comments
Four Seasons Nursery, Forncett St Mary	GNLP0559R	<p>General comments:</p> <p>Comments submitted in support of site GNLP0559R.</p> <p>Objections raised regarding traffic congestion, lack of facilities/services, no footpath, access, no main gas, sewerage or public transport. The road is a country lane, lacks public transport and destruction of natural habitats.</p> <p>Forncett Parish Council comments:</p> <p>The parish council considers the village as a 'borderline' service village. They are concerned over lack of facilities and transport links alongside narrow roads.</p>
Forncett St Peter	GNLP1002	<p>General comments:</p> <p>Objections raised regarding the location of the site between the ancient settlements of Forncett and Forncett End. Concerns of changing the character of the village and traffic congestion. The HELAA assessment deems GNLP1002 unsuitable.</p>

Site Address	Site Ref.	Summary of Comments
Land at Mill Road/ Overwood Lane/ Gilderwood	GNLP1040	<p>Forncett Parish Council comments:</p> <p>The parish council does not rule out modest future development but this should be in keeping within the village surroundings and on a lesser scale. Major concerns are for the roads with only single track with passing places, further development would exacerbate this problem.</p>
Low Road, Forncett St Mary	GNLP2028	<p>General comments:</p> <p>Objections submitted regarding concerns over destruction of the locations beauty, site located above floodplain, destruction of agricultural land and traffic congestion of country lanes. Other concerns over Grade 1 listed church, conservation area, unsuitable roads, and flood risk, lack of infrastructure and limited utilities.</p> <p>Forncett Parish Council comments:</p> <p>The parish council considers the village as a 'borderline' service village. They are concerned over lack of facilities and transport links alongside narrow roads.</p>
Tawny Farm, Forncett St Peter	GNLP2058	<p>General comments:</p> <p>Comments submitted regarding concerns over village identity, does think application is deliverable, lack of facilities, lack of transport links, narrow roads, traffic congestion and heavy development in this small rural community.</p> <p>Forncett Parish Council comments:</p> <p>The parish council considers the village as a 'borderline' service village. They are concerned over lack of facilities and transport links alongside narrow roads.</p>
Land at Spicers Lane, Forncett St Mary	GNLP0429	<p>Forncett Parish Council comments:</p> <p>The parish council does not rule out modest future development but this should be in keeping within the village surroundings and on a lesser scale. Major concerns are for the roads with only single track with passing places, further development would exacerbate this problem.</p>

Site Address	Site Ref.	Summary of Comments
Kilawy May Farm, Wash, Lane, Forncett St Peter	GNLP1039	Forncett Parish Council comments: The parish council does not rule out modest future development but this should be in keeping within the village surroundings and on a lesser scale. Major concerns are for the roads with only single track with passing places, further development would exacerbate this problem.

Gillingham, Geldeston and Stockton

Site Address	Site Ref.	Summary of Comments
Land to the South of the A143 and A146 Roundabout, Gillingham	GNLP0274	General comments: Two comments submitted objecting to site 0274 concerning increasing traffic, further development, large scale, flood risk, access and poor drainage. Broads Authority: Site is near the Broads border. Early discussion is welcome. Potential for visual impact on Broads's landscape.
South-west of Norwich Road, Gillingham	GNLPSL0021 (GNLP0276)	South Norfolk Council comments: Southern edge of the site is current in flood zones 2 & 3
Land at Old Yarmouth Road / Geldeston Hill, Geldeston	GNLP0207	General comments: One objection raised concerns regarding loss of well-used open space. The area is often used for ball games and is a play facility in the village.

Site Address	Site Ref.	Summary of Comments
Land off Kells Way, Geldeston	GNLP0437	<p>General comments:</p> <p>FW Properties are currently developing 13 new homes on the adjacent allocated site (GEL1) immediately to the south of this site. This neighbouring development, which is due for completion next Spring, will provide access to this northern land by way of an adopted road connecting this site to the centre of the village. The perceived constraint as set out within the Suitability Assessment in relation to the surface water flood risk can be overcome in the same way as we have addressed this matter with the development of the allocated neighbouring site.</p>
Former Allotment Gardens, Geldeston	GNLP1004	<p>General comments:</p> <p>One comment in support of site. Comments regarding access constraints are noted. It is our view that a suitable access can be provided, and we continue to rely on our original submission in this respect. Notwithstanding this, as agreed with officers, we are currently undertaking further work to demonstrate that a suitable site access can be provided and will submit this additional information shortly.</p> <p>One objection raised concerns regarding access to the site.</p> <p>Broads Authority comments:</p> <p>The site is near the border and early discussion is welcomed. Would be extending the built-up area in a way that could affect the Broads. Dark skies. Darkest area of the Broads. More limited potential for visual impact. Located within the Geldeston Conservation area.</p>
Land to the north of Church Farm, and land to the east of Church Farm, Church Road, Stockton	GNLP0091	No comments submitted as site received during stage B of consultation

Hales & Heckingham, Langley Street, Carleston St Peter, Claxton, Raveningham and Sisland

Site Address	Site Ref.	Summary of Comments
Land west of Claxton Church Road, Claxton	GNLP0530	<p>General comments:</p> <p>Objections raised concerns regarding the environment, traffic congestion, road safety, lack of public transport, no access to services, impacts on wildlife, no pavements, narrow roads and loss of an agricultural area.</p> <p>Claxton Parish Council comments:</p> <p>This objection is from Claxton Parish Council following their meeting this week. The site is well outside any designated development areas in the village which follow The Street. This is an elevated greenfield site on higher grade agricultural land, with poor access to services, on a narrow single lane country road in an area regularly affected by extensive flooding. Large agricultural vehicles use Church Lane and the surrounding roads regularly and any further development would create an unwelcome increase in traffic. The Settlement Summary also states that there is a designated species recorded at this site.</p>
Land off Briar Lane, West Hales, Hales & Heckingham	GNLP0308	<p>General comments:</p> <p>Objections raised concerns regarding road safety, flood risk, lack of infrastructure to support development, loss of popular walker site and sewage. Hales has already had several multi build sites built on. Land behind Masala Gardens. Conversion of Hales Hospital. Land opposite the mobility shop (Current building site).</p> <p>Hales & Heckingham Parish Council comments:</p> <p>A significant revision of the Development Boundary. Hales will meet it's obligations to expansion with existing identified sites.</p> <p>The site is 'large', several key areas where difficulties costly to resolve. Any successful development has to justify spending on infrastructure.</p> <p>Potential to construct 70+ houses using current density guidelines. With the existing site (Hal 1) could result in 100 dwellings which would change character of Hales.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Some residents are 'commuters' but significant numbers have come to enjoy semi rural location.</p> <p>Existing concern about access onto the Yarmouth Rd. Traffic exceeds speed limit. The proposed access is downhill with a tightening bend.</p>
Pebblers, Norwich Road, Hales & Heckingham	GNLPSL0015	No comments submitted
Land bordering Hardley Road and Pits Lane, Hales & Heckingham	GNLP0541	<p>General comments:</p> <p>Objections raised concerns regarding loss of conservation and location to historic building having unsuitable roads, overdevelopment, poor access, the plot is raised, will change the character of the area and the land is outside the development boundary.</p> <p>One comment in support of site. Documents submitted include site analysis, sustainability, local services document, conservation area, flood maps, highways analysis and site suitability assessment.</p> <p>Broads Authority comments:</p> <p>GNLP0541 - 5-8 dwellings</p> <p>This is right up to the border with the Broads and of a large scale. Would welcome early discussions on this. Would be extending the built-up area in a way that could affect the Broads. Potential for visual impact on the Broads landscape.</p> <p>Chedgrave Parish Council comments:</p> <p>Chedgrave PC Considered this matter 1st March 2018. Cllrs referred to feedback from residents during the Parish Plan consultation which is broadly in favour of small scale development as long as: Houses are not all together, There are mixed types of property, There is mixed tenure for rental, There is mixed ownership, Housing density is as per the village at the moment. Parishioners showed some interest in retail development</p>

Site Address	Site Ref.	Summary of Comments
Land to the south of A146, Hales & Heckingham	GNLP0347	General comments: One objections raised concerns regarding overdevelopment.

Hempnall, Topcroft Street, Morningthorpe and Fritton

Site Address	Site Ref.	Summary of Comments
Land around Alburgh Road and Silver Green, Sycamore Farm, 17 Alburgh Road, Hempnall Green, Hempnall	GNLP0147	General comments: Objections raised concerns regarding the site owner as it is believed the site may not solely belong to the client. Other concerns are access, lack of essential services, Silver Green is a single track roads and the entrance is on the bend. There are significant number of mature trees on the site and bats are regular visitors. The site has drainage problems, flood risk is a concern and the local infrastructure would not be able to cope. Other concerns include traffic congestion, stretched schools and surgeries and lack of mobile phone & internet cover. Hempnall Parish Council comments: The parish council opposes development for this site. Concerns raised regarding infrastructure, no mains sewerage, drainage problems, flood risk, rural nature of village, low mains water pressure, poor internet service, poor roads & access, the impact on school capacity, surgeries & wildlife and the site is outside the development boundary. Inaccuracies in site boundary also highlighted. The proposal contravenes parish planning policies which aim to restrict development to within current development boundaries and discourage large scale developments of this nature.

Site Address	Site Ref.	Summary of Comments
Land at Millfields, Hempnall	GNLP0220	<p>Hempnall Parish Council comments:</p> <p>The parish council objects 0220 for development. Saffron Housing, in association with Hempnall Parish Council, have undertaken a housing need survey in Hempnall which has demonstrated the need for Affordable Housing in the village. The provision of this housing is supported by the Parish Council as long as it is provided on an exceptions site. The obvious location for such a development would be on land that SNC owns adjacent to existing social housing at Millfields. However SNC has put this land forward for inclusion in the GNLP for market housing. The Parish Council does not support the allocation of new sites outside the current development boundary and therefore objects to the inclusion of this site in the GNLP for market housing. The District Council should play its part in addressing the need for affordable housing in the village and prioritise the proven need for an Exceptions site above an aspiration to profit from the development of the site for market housing.</p> <p>Other concerns include access, local need is for one-bed housing and general housing needs particularly for the elderly.</p>
Land at Home Farm, Alburgh Road, Hempnall Green, Hempnall	GNLP0580	<p>General comments:</p> <p>Objections raised concerns regarding Alburgh Road is not a well-developed road and it is too far from major services to be developed. Proposal does not meet the pressing need for affordable homes. Site is nearly two miles from the village and affordable homes would be better placed in Hempnall where there are better services. Proposed access is onto a fast road used by farm and lorry traffic. Access from a cul-de-sac could be problematic on road safety grounds. Site regularly floods and waste water disposal is a problem. Broadband reception is poor. There would be significant abnormal costs associated with developing this site and statements about viability of the site are untrue.</p> <p>Hempnall Parish Council comments:</p> <p>These sites were considered not suitable for development because they are outside the existing development area and many of the problems identified in respect of site GNLP0147 above also applied at these locations.</p>

Site Address	Site Ref.	Summary of Comments
Land adjacent to the Primary School, The Street, Hempnall	GNLP1015	<p>General comments:</p> <p>One comment in support of site: We agree with the HELAA conclusions that ‘Land adjacent the Primary School, The Street, Hempnall’ is suitable for residential development of approximately 19 dwellings. As detailed above it is considered that the matters of access, flood risk and biodiversity can all be adequately addressed through detailed solutions at the application stage. G. H. Allen (Farms) Ltd reiterates that this site remains available for residential development. It is confirmed that subject to securing planning permission, the site can be delivered within the emerging plan period.</p> <p>Hempnall Parish Council comments:</p> <p>The parish council opposes development as the sites contravene with parish council’s planning policies aiming to restrict development within current development boundaries discouraging large scale development. The parish council voted unanimously to oppose development on this site because it contravenes the parish council’s planning policies which aim to restrict development to within current development boundaries and which discourages large scale development. Residents are concerned about the traffic problems this development would cause (restricted access) and the negative visual impact on the conservation area of Hempnall Street.</p>

Site Address	Site Ref.	Summary of Comments
Land at Bussey's Loke, Hempnall	GNLP1016	<p>General comments:</p> <p>One comment in support of site: It is reiterated by G. H. Allen (Farms) Ltd that 'Land South of Millfields, Hempnall' remains available for residential allocation. 6 It is intended that vehicular access to the site would be taken via Field Lane. Whilst pedestrian links could be provided to the allotments and Mill Road beyond. The HELAA notes the existing access is constrained but not insurmountable to development in this location. Should the Council identify this site as a proposed allocation our client will be happy to engage with highways about a detailed access solution.</p> <p>Hempnall Parish Council comments:</p> <p>The parish council opposes development as the sites contravene with parish council's planning policies aiming to restrict development within current development boundaries discouraging large scale development. The parish council voted unanimously to oppose development on this site because it contravenes the parish council's planning policies which aim to restrict development to within current development boundaries and which discourages large scale development. Residents are concerned about the traffic problems this development would cause (restricted access) and the negative visual impact on the conservation area of Hempnall Street.</p>

Site Address	Site Ref.	Summary of Comments
Land at Broaden Lane, Hempnall	GNLP1017	<p>General comments:</p> <p>One comment in support of site: It is acknowledged that the HELAA raises concerns about the impacts associated with residential development at the following sites.</p> <ul style="list-style-type: none"> • GNLP1016 – Land at Bussey’s Loke - concern about impact upon historic environment, transport and roads. • GNLP1017 – Land at Broaden Lane, Hempnall – concern about impact upon transport and roads. <p>Hempnall Parish Council comments:</p> <p>The parish council opposes development as the sites contravene with parish council's planning policies aiming to restrict development within current development boundaries discouraging large scale development. The parish council voted unanimously to oppose development on this site because it contravenes the parish council’s planning policies which aim to restrict development to within current development boundaries and which discourages large scale development. Residents are concerned about the traffic problems this development would cause (restricted access) and the negative visual impact on the conservation area of Hempnall Street.</p>

Site Address	Site Ref.	Summary of Comments
Land South of Millfields, Hempnall	GNLP1018	<p>General comments:</p> <p>One comment in support of site: It is acknowledged that the HELAA raises concerns about the impacts associated with residential development at the following sites.</p> <ul style="list-style-type: none"> • GNLP1016 – Land at Bussey’s Loke - concern about impact upon historic environment, transport and roads. • GNLP1017 – Land at Broaden Lane, Hempnall – concern about impact upon transport and roads. <p>Hempnall Parish Council comments:</p> <p>The parish council opposes development as the sites contravene with parish council's planning policies aiming to restrict development within current development boundaries discouraging large scale development. The parish council voted unanimously to oppose development on this site because it contravenes the parish council’s planning policies which aim to restrict development to within current development boundaries and which discourages large scale development. Residents are concerned about the traffic problems this development would cause (restricted access) and the negative visual impact on the conservation area of Hempnall Street.</p>
Pear Tree Farm, Hempnall	GNLP2046	<p>General comments:</p> <p>Objections raised regarding poor drainage and water waste problems. It is a considerable distance from the village and services and the entrance from Lundy Green would require considerable road improvements.</p> <p>Hempnall Parish Council comments:</p> <p>Hempnall Parish Council objects to this site being included in the GNLP as a site for housing for the following reasons: it is located outside the development boundary (contradicts policy 2c), unsuitable road network, near numerous Grade 2 listed buildings, inappropriate number</p>

Site Address	Site Ref.	Summary of Comments
		<p>of houses, part of the site is currently 'Greenfield' and the site experience severe drainage problems.</p> <p>South Norfolk Council comments:</p> <p>No foul sewer available – very poor drainage.</p>
West of Field Lane, Hempnall	GNLP2081	<p>Hempnall Parish Council comments:</p> <p>Hempnall Parish Council objects to this site being included in the GNLP as a site for housing for the following reasons: it is located outside the development boundary (contradicts policy 2c), unsuitable road network, near numerous Grade 2 listed buildings, inappropriate number of houses, part of the site is currently 'Greenfield' and the site experience severe drainage problems.</p> <p>South Norfolk Council comments:</p> <p>Some surface water ponding in NW and SW corners of site</p>
Land adjacent Tween Oaks, Alburgh Road, Hempnall	GNLP0178	<p>Hempnall Parish Council comments:</p> <p>The parish council opposes development as the site is outside the existing development area. Concerns raised regarding infrastructure, no mains sewerage, drainage problems, flood risk, rural nature of village, low mains water pressure, poor internet service, poor roads & access, the impact on school capacity, surgeries & wildlife and the site is outside the development boundary. Inaccuracies in site boundary also highlighted. The proposal contravenes parish planning policies which aim to restrict development to within current development boundaries and discourage large scale developments of this nature.</p>

Site Address	Site Ref.	Summary of Comments
West of The Street, Topcroft	GNLP2146	<p>General comments:</p> <p>Objections raised concerns regarding limited facilities, narrow roads, traffic congestion, no footpaths, limited bus services, pollution, flood risk, no sewage system, access to site and loss historic building & wildlife.</p> <p>Topcroft Parish Council comments:</p> <p>No schools/amenities and no easy access with singletrack roads.</p> <ul style="list-style-type: none"> * Properties currently unsold in the village. * No main sewage. * Sites flood. * Social housing not successful, no Topcroft locals. * Over development in historical part of village. * Sites are enclosed commonland, which keeps Topcroft as a rural village and 'pretty' part. * A 40% increase in houses in The Street. * Ecological value in wet commonland. * Topcroft identified as an 'Other Village' in Policy 16/Joint Core Strategy. A defined development boundary within which very limited infill development can occur without affecting the form/character of village.

Site Address	Site Ref.	Summary of Comments
West of Topcroft Street, Topcroft	GNLP2029	<p>General comments:</p> <p>Objections raised concerns regarding scale of development, loss of rural and open character of village, poor road systems, limited public transport & facilities, flood risk, no mains sewage/gas and limited internet. Topcroft has no school, pub or shop.</p> <p>Three comments in support of site on the grounds affordable housing is brought into the village. A resident has never seen either sites flood.</p> <p>Topcroft Parish Council comments:</p> <p>No schools/amenities and no easy access with singletrack roads.</p> <ul style="list-style-type: none"> * Properties currently unsold in the village. * No mains sewage. * Sites flood. * Social housing not successful, no Topcroft locals. * Over development in historical part of village. * Sites are enclosed common land, which keeps Topcroft as a rural village and 'pretty' part. * A 40% increase in houses in The Street. * Ecological value in wet common land. * Topcroft identified as an 'Other Village' in Policy 16/Joint Core Strategy. A defined development boundary within which very limited infill development can occur without affecting the form/character of village.

Heywood

Site Address	Site Ref.	Summary of Comments
Boundary Farm, Shelfanger Road, Heywood	GNLP0606	<p>General comments:</p> <p>Objections raised regarding scale of development, traffic, road safety issues, access and infrastructure. Issues raised around conserving the green space and wildlife. Concern that the form and character of the village would be changed by development.</p> <p>Comment states there are no concerns about this small development.</p> <p>Diss Town Council comments:</p> <p>Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that development in these locations would be supported providing they are integrated with development in 0119, 0291, 0342 & 0250 - see note reference link road for Louie's Lane / Shelfanger / Heywood Road.</p>

Keswick & Intwood

Site Address	Site Ref.	Summary of Comments
Land west of Ipswich Road, east of B1113, Keswick	GNLP0497	<p>General comments:</p> <p>One comment in support of site. This submission is made in respect of Land West of Ipswich Road, East of B1113 (Ref: GNLP0497) on behalf of MAHB Capital the promoters of the site. The site presents the opportunity, in combination with an existing allocation (KES2), to provide land for additional employment floorspace in a sustainable location and contribute to the challenge of providing 45,000 jobs in the Greater Norwich Area over the plan period. It is considered that the site, in combination with KES2, would have the capacity to deliver in the region of 30, 000 sq. meters of employment floorspace. A development of this nature could deliver circa 1000 new jobs. See full report.</p> <p>One comment made said at the south Norfolk Development Management Committee of Wednesday 21st June 2017 this application was firmly rejected by the Committee on the basis 'It is not considered that the material considerations of job creation or the delivery of the proposed highway works outweigh the identified policy conflict'. The availability of significant evidence from the GNLP Evidence Base now confirming that there is no need for this additional capacity for job creation, makes the case for rejection of this application overwhelming. The GNLP should respect the decision of South Norfolk.</p> <p>Objections raised concerns regarding loss of a green zone and wildlife. Site has flood risks and is a protected area. The marshes and land adjacent to them are enjoyed by many people and animals and provide a beautiful respite from the city for everyone to enjoy. With so many more appropriate places to build identified it is unfathomable to damage this beautiful sport and build close to the protected area and yare valley.</p> <p>Keswick and Intwood Parish Council comments:</p> <p>Keswick and Intwood Parish Council believe GNLP 0497 should be refused for reasons already provided in response to Planning Application 2016/0764 and 2017/2794 (currently being considered) both being analogous to GNLP 0214. Planning Application 2016/0764 was refused because the proposed development would have resulted in a significant adverse</p>

Site Address	Site Ref.	Summary of Comments
		impact on the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), and the landscape setting of Norwich by the extent of the application site and the identified harm to the openness of the NSBPLZ when viewed from the west. This conflicts with Policy DM4.6 of the South Norfolk Local Plan 2015.
Intwood Road, Keswick	GNLP2014	<p>General comments:</p> <p>One comment in support of site for use of this site as a low impact eco development of combined small scale housing and working space which respects the natural surroundings and brings a limited number of new residents and visitors to support the local community/businesses whilst limiting the amount of additional traffic and burden on existing public services.</p> <p>Keswick and Intwood Parish Council comments:</p> <p>The Parish is aware of several sites in the area with spare capacity and more coming on-stream. This is evidenced by GNLP Document - Housing and Economic Land Availability Assessment indicating there are sufficient sites to meet requirements to 2036. The Parish finds it incomprehensible to understand why it's included. It should be rejected.</p> <p>The Parish believes the local road infrastructure is totally inadequate to support the proposal. The Document refers to constraints include the lack of footpaths. This probably refers to the road passing the site which has no footpath and is not suitable for vehicles to easily pass.</p>
Land north of Eaton Gate, Low Road, Keswick	GNLPSL0012	<p>Keswick and Intwood Parish Council comments:</p> <ol style="list-style-type: none"> 1. Keswick and Intwood Parish Council strongly opposes change in the existing development boundary to accommodate this site. 2. The Parish's opposition is backed by Policy 16 of the JCS identifying Keswick as an "other village" with a defined development boundary allowing only the minimum of infill development to happen without affecting the form and development of the village.

Site Address	Site Ref.	Summary of Comments
		<p>3 The existing boundary is tightly drawn around the built-up area along Low Road. The intention is to prevent further development into the countryside and protection from the risk of flooding. The site has previously been rejected for these reasons.</p> <p>South Norfolk Council comments:</p> <p>The north-western corner of the site is in fluvial flood zone 2 & 3 and is also affected by surface water flood risk.</p>
A140/Mulbarton Road, Keswick	GNLP3047	No comments submitted as site submitted during stage B consultation.

Ketteringham

Site Address	Site Ref.	Summary of Comments
Land at Church Road	GNLP0473	<p>General comments:</p> <p>Two objections raised concerns regarding location of site outside of the development boundary. Site has already had pre-preparation undertaken (removal of multiple trees) and does not comply with the multitude of policies that were listed in the applications regarding NDF, JCS and NPPF. Other issues include high water table cannot sustain the additional dwellings with associated septic tanks, no public transport, poor access, inadequate roads and no access to services.</p>
Land on north of High Street	GNLP0513	<p>General comments:</p> <p>Objections raised concerns regarding poor drainage and changing the character of the village. The adjoining site has been listed by the Planning Inspectorate deemed as an 'important gap in the village' and is located only a few meters away from the Village Grade II listed War memorials. The consultation document refers to the possibility of 6 dwellings yet SNC have recently agreed to only three despite considerable objections raised by residents</p>

Site Address	Site Ref.	Summary of Comments
High Street	GNLP0528	<p>General comments:</p> <p>Objections raised concerns regarding planning had previously been rejected due to the impact on the War Memorial. This site is not suitable for development as recognised by SNDC and 2 Planning Inspectors. All planning applications have been refused due to the material harm on the area and the Grade II listed monument. Therefore, this site should remain outside of the Development Boundary as it currently is.</p>
Cantley Lane (part in Keswick and Intwood)	GNLP3031	No comments submitted as site submitted during stage B consultation.
Land off Station Lane	GNLP0245	<p>General comments:</p> <p>One objection raised concerns regarding an adequate route for northbound traffic from the site using the A11/A47 junction at Thickthorn.</p>

Kirby Cane and Ellingham

Site Address	Site Ref.	Summary of Comments
South East Corner of Ellington Island – Opposite Henry’s Field, Mill Lane	GNLP0304	<p>Broads Authority comments:</p> <p>This is near the Broads border. The Broads Authority welcomes discussions. Would affect the Broads, dark skies.</p>
Land South of Mill Road (Ellingham Island)	GNLP0305	<p>General comments:</p> <p>General objections raised concerning foul water drains and storm water drains, the road surface and footpath are breaking up. Traffic issues on the bends during school hours.</p> <p>Broads Authority comments:</p> <p>This is near the Broads border. The Broads Authority welcomes discussions. Would affect the Broads, dark skies.</p>
Land to the east of Church Road	GNLP0344	<p>General comments:</p> <p>One submission in support of site submitted growth options document: ‘Our client would like to re-emphasise the importance of housing in rural communities and its importance in contributing to the maintenance and continuing provision of local services and facilities for community use. As such it is pertinent to refer to national planning policy and guidance, namely that set out in the National Planning Policy Framework, National Planning Practice Guidance and Housing White Paper February 2017.’</p>
Land to the south of Old Yarmouth Road	GNLP0348	<p>General comments:</p> <p>One submission in support of site submitted growth options document ‘Our client would like to re-emphasise the importance of housing in rural communities and its importance in contributing to the maintenance and continuing provision of local services and facilities for community use. As such it is pertinent to refer to national planning policy and guidance, namely that set out in the National Planning Policy Framework, National Planning Practice Guidance and Housing White Paper February 2017.’</p>

Site Address	Site Ref.	Summary of Comments
Newgate Lane	GNLP0396	<p>General comments:</p> <p>Objections raised concerning no pathways, no street lighting, traffic congestion, private road, funeral business & visitors parked cars, access, exit of Newgate in to Mill Road dangerous, surface water, not possible to widen road or introduce pathway and change of character to the village.</p>
West of Florence Way	GNLP3018	No comments as site submitted during Stage B consultation
Old Post Office Lane	GNLPSL0019	<p>General comments:</p> <p>One comment submitted in support of site: 'If the proposed settlement boundary change occurred I believe permission for a retirement bungalow would fit very nicely on the site without impact on neighbours.'</p> <p>South Norfolk Council comments:</p> <p>Surface water flood risk within site – low to medium – depths below 300mm</p>
South-west Corner of Henry's Field, Mill Lane	GNLP0303	<p>Broads Authority comments:</p> <p>This is near the Broads border. The Broads Authority welcomes discussions. Would affect the Broads, dark skies.</p>
Land adjacent to South Lodge, Old Yarmouth Road	GNLP0306	No comments submitted

Little Melton and Great Melton

Site Address	Site Ref.	Summary of Comments
North and south of Mill Road, Little Melton	GNLP0182R	<p>General comments:</p> <p>One comment in support of site suggest the site is identified as being unsuitable for the purposes of the HELAA capacity assessment. Given that the site forms part of a wider site previously submitted (Site Reference: GNLP0182R) and which was considered to be suitable, we seek clarification that the unsuitable rating is to avoid 'double counting' for the purposes of the HELAA assessment, and that there are no specific constraints or impacts identified which would prevent the sites otherwise being considered suitable for development.</p> <p>Objections raised concerns regarding lack of public transport, unsuitable roads, 300 metres must be maintained between Hethersett and Little Melton, area lacks services, loss of habitats, impact on the environment & wildlife, no doctors or dentist and has no street lights.</p>
Land between Watton Road, Green Lane and School Lane, Little Melton	GNLP0340	<p>General comments:</p> <p>Two comments from one agent in support of site as allocation could encompass the retention and protection of the woodland area to the north. The areas at risk of surface water flooding are far from significant as stated in the assessment. These areas could remain free from dev or, failing that, an engineering solution to surface water flooding could be implemented. Through highway planning, vehicular traffic could be directed towards the B1108, limiting traffic impacts on local roads. Importantly it could also encompass the expansion of, and improvement to the primary school; the provision of public open space; and the delivery of a health hub and local centre. See Full report.</p> <p>One objection raised concerns regarding loss of natural green space and the impact on valuable natural diversity. Loss of the village and landscape character of Little Melton. Would contribute to an expansion of urban sprawl.</p>
Land off Mill Road, Little Melton	GNLP0397	No comments submitted

Site Address	Site Ref.	Summary of Comments
East of Burnthouse Road, Little Melton	GNLP0477R	General comments: Objections raised concerns regarding scale of development, unsuitable roads, lacks formal kerbs and street lighting, infrequent bus service, lacks local amenities and the loss of strategic gap between Hethersett and Little Melton.
Land north of School Lane, Little Melton	GNLP0488	General comments: One objection raised concerns regarding loss of prime agricultural land. The site borders ancient woodland and has poor access. Neighbouring Poringland and Framingham Earl are saturated with new development having detrimental effects on roads, local schools and GP surgeries are overburdened.
103 School Lane, Little Melton	GNLP0591	No comments submitted
Braymeadow Lane, Little Melton	GNLP2044	General comments: Objections raised concerns regarding pollution, traffic congestion, road safety, lack of local services and lack of infrastructure to support this scale of development. Other issues include effects on the County Wildlife site south of Braymeadow Lane and concerns the site will ruin the character of the village. There is no dentist or doctors and the school is very small. It is thought this site would conclude with loss of privacy while obscuring the landscape for local residents.
South of Great Melton Road, Little Melton	GNLP3001	No comment submitted as site received during stage B consultation.
Land North of Great Melton Road, Little Melton	GNLP1046	No comments submitted.

Site Address	Site Ref.	Summary of Comments
7 School Lane, Little Melton	GNLPSL3007	No comment submitted as site received during stage B consultation.
Turnpike Field, Great Melton	GNLP0014	<p>General comments:</p> <p>The land between Barford and Wymondham acts as a flood plain and Wymondham is already under pressure. The roads running through Barford are already unfit for purpose being narrow and bounded by hedges or fields. e.g. B1108</p> <p>One objection made comments on the grounds there is no safe pedestrian route along the B1108 to the distant footpath (trod) that lies between the Wramplingham turn-off and Barford. Furthermore, such a development is very likely to have a negative impact on the undeveloped, open nature of the valley.</p> <p>Wramplingham Parish Council comments:</p> <p>This site has the potential to be completely submerged and is not suitable for any form of housing development. Increased traffic with any development will be detrimental to the Parish which is predominantly served by rural narrow roads. There is no safe cycling route or footpath between the site and the main village centre. There are poor public transport links which will increase the use of cars and commuting. Barford sewage system is already at capacity as has been regularly demonstrated by sewage egress into resident's gardens.</p>

Morley and Deopham

Site Address	Site Ref.	Summary of Comments
Land to the west of Golf Links Road / South of Waterloo Farm	GNLP0356	General comments: One comment submitted in support of site. The promoter does not consider that the site is remote from village services as indicated in the HELAA. Highways concerns over the practicality of creating a suitable access can be addressed and a technically compliant access is achievable. Development would not affect designated landscapes and any impact can be mitigated by supplementary planting. Site is best placed of those in Morley provide a small scale 30 dwelling allocation for the service village which could also deliver a footpath link to Wymondham College as well as affordable housing for local people.
Land adjacent Attleborough Road / Hill Road	GNLP1033	No comments submitted
Deopham Road	GNLP3012	No comments as site submitted during Stage B consultation
Land east of Brecon Lodge, Golf Links Road	GNLP0130	No comments submitted

Mulbarton, Bracon Ash, Swardeston and East Carleton

Site Address	Site Ref.	Summary of Comments
Land off B1113 Norwich Road, Bracon Ash	GNLP0195	<p>General comments:</p> <p>Objections raised regarding scale of development, strain on infrastructure, inadequate roads, schools, doctors, access, foot paths, loss of valuable green space and flood risk.</p> <p>Mulbarton Parish Council comments:</p> <p>Objections raised regarding highways standards, no access to existing infrastructure, unclassified roads serving the site are inadequate to serve the proposed development and highway safety. They dispute the RAG assessment which does not accurately reflect the constraints and impacts of development the site.</p>
Land West of Long Lane, Bracon Ash	GNLP0299	<p>General comments:</p> <p>Small scale and not badly situated in relation to other housing, but issues I foresee are</p> <p>* Housing being pushed further from the traditional centre of the village - see S3.1 and Policy HOU1 of MNP.</p> <p>Please refer to section 3.1 of the Mulbarton Neighbourhood Plan (2015-2030) referred to henceforth as MNP for the views of the entire village in regards to scale and location of new residential development.</p> <p>Mulbarton Parish Council comments:</p> <p>Self-build plot</p> <p>Bracon Ash and Hethel Parish comments:</p> <p>This site already has planning permission for 15 houses. There is approved planning permission for 7 houses therefore there are already an additional 8 houses that could be built over and above the 7 approved.</p> <p>The parish council objects to this being included in a local plan</p>

Site Address	Site Ref.	Summary of Comments
Barracks Meadow, Hawkes Lane, Bracon Ash	GNLP0549	<p>General Comments:</p> <p>Three individual objections to site GNLP0549 and additional objections from Bracon Ash and Hethel Parish Council and Bracon Ash Residents Group. Issues raised (1) Site previously refused planning permission on several occasions (2) Separation from nearest services and facilities in Mulbarton would encourage unsustainable car travel (3) Hawkes Lane prone to flooding (4) Impact on adjoining common and county wildlife site (4) Highway safety: Access unsuitable: narrow lane with no footpath and dangerous junction with B1113 (5) Heritage impact on setting of Grade II and II star listed buildings. (5) HELAA suitability assessment flawed and takes no account of previous refusals of permission.</p> <p>Supporting representation on behalf of the site promoter. This site is still available for consideration for residential development – it could come forward for either private or self-build/custom build dwellings. Dwellings could be positioned within the northern part of the site to relate well to the existing housing. An access point could be proposed off Hawkes Lane which will connect into the existing public right of way which runs along the western boundary. Scope to introduce widening of parts of Hawkes Lane which will be of benefit to the development and existing residents.</p> <p>Bracon Ash and Hethel Parish Council:</p> <p>Objections raised on the ground 3 applications had already been submitted and refused. One of the reasons were due to the highway department due to the inadequacy of the road, lack of footpaths in Hawkes Lane and the B1113 to Mulbarton plus the unsuitable exit into the B1113. Other concerns raised regarding surface water drainage.</p>

Site Address	Site Ref.	Summary of Comments
South of Cuckoofield Lane, Bracon Ash	GNLP2087	<p>General comments:</p> <p>One comment submitted in support of site allocation on the grounds that transport assessment has been undertaken demonstrating safe access can be achieved. It will also address ecology, site drainage and potential landscapes impacts.</p> <p>Swardeston Parish Council:</p> <p>Comments made by the Swardeston Parish council included they thought the scale, plans and designers were good however had concerns regarding drainage. Access into Cuckoofield Lane was considered sensible but serious concerns were raised about pedestrian access to Mulbarton (the location of local services).</p>
West of Hethel, Stanfield Hall Estate Stanfield Road (Bracon Ash, Wymondham and Ketteringham parishes)	GNLP1055	<p>General comments:</p> <p>Objections raised regarding the site being too close the Wymondham to have own identity, concerns regarding stretched services, lack of infrastructure, no foot or bike paths, narrow roads, lack of services, ground water flooding, greenbelt land and protected wildlife. The centre of this application is a Grade 2 listed Stanfield Hall.</p> <p>Historic England:</p> <p>Detailed comments made in respect of the potentially harmful impact on designated heritage assets - in particular Stanfield Hall, its setting and listed buildings adjoining - from the scale of growth proposed west of Hethel. The local heritage significance of Hethel Airfield and the former Wymondham to Forncett Railway are also highlighted. It will be necessary to involve Historic England as a statutory consultee at planning application stage. Recognition of the need for significant further work to identify constraints and opportunities (including the production of a Heritage Impact Assessment) and further archaeological and landscape impact assessment is welcomed.</p> <p>Norfolk Wildlife Trust:</p> <p>We are pleased to see that effects on CWS and priority habitats are recognised. There is potential for significant additional impact on Ashwellthorpe Wood SSSI. This site is open to</p>

Site Address	Site Ref.	Summary of Comments
		<p>the public but is sensitive and not suitable for increased recreational impacts, owing to the wet nature of the soils and the presence of rare plants, which are sensitive to trampling. We are also concerned about increased recreational impacts on of a new settlement on Lizard and Silfield CWS and on Oxford Common. These sites are already under heavy pressure owing to new housing in South Wymondham. Unless impacts can be fully mitigated we are likely to object to this allocation if carried forward to the next stage of consultation.</p> <p>Bracon Ash Parish Council:</p> <p>The parish council was totally opposed to this site due to the size. It is a huge development on a green field site impacting directly on the grade 2* listed Stanfield Hall. This building is an outstanding landmark and it would be severely impacted by building all around it.</p> <p>This proposed site would impact on several parishes creating significant traffic on unsuitable country lanes. The B1113 would be unable to cope with the additional traffic throughout its length from Wymondham to Harford Bridge.</p> <p>Noise nuisance from Lotus test track would be a significant detriment to anyone living in proximity to the factory or test track. Lotus cars also has many confidential projects and have a need for privacy and isolation.</p>
Jasmine Cottage, The Street, Bracon Ash	GNLP0026	<p>Bracon Ash and Hethel Parish Council:</p> <p>The parish council does not object to this being included in a local plan.</p>
East of Potash Lane, Bracon Ash	GNLP2097	<p>Swardeston Parish Council comments:</p> <p>Swardeston parish council are in support of commercial development in these locations. As the area would benefit from the development and a logical extension.</p>

Site Address	Site Ref.	Summary of Comments
South of Hethel Industrial Estate, Bracon Ash	GNLP2109	<p>Norfolk Wildlife Trust comments:</p> <p>Comments made regarding the proximity to the Hethel Wood CWS and ecological impacts on housing in this location.</p> <p>Swardeston Parish Council comments:</p> <p>Swardeston parish council are in support of commercial development in these locations. As the area would benefit from the development and a logical extension.</p>
Site off Low Common, East Carleton	GNLP0247	No comments submitted.
Land at Rectory Road, East Carleton	GNLP0428	<p>General comments:</p> <p>One objection raised concerns regarding destruction of woodland area and loss of habitats. Other issues include flood risk, drainage systems, traffic congestion & safety, limited public transport and limited services.</p>
Land on the East Side of Hethersett Road, East Carleton	GNLP0600	<p>General comments:</p> <p>One comment submitted in support of site. Better site than Rectory Road as it will have a less impact on the village. Though the same issues will arise, for example road safety and suitability. There is no bus service only a FLEXI service and limited services and has no main gas or drainage.</p>
The Old Nursery, The Drift, East Carleton	GNLP1037	No comments submitted.
Wymondham Road, East Carleton	GNLP1058	No comments submitted.

Site Address	Site Ref.	Summary of Comments
East of Hethersett Road, East Carleton	GNLP2152	<p>Swardeston Parish Council comments:</p> <p>This piece of land would backfill development and would have a negative impact on existing residents and the historic church. The same objection applies to 2167 that the roads are unsuitable to support additional housing or business.</p>
South of Wymondham Road, East Carleton	GNLP2165	<p>General comments:</p> <p>The applicant states that there are no heritage assets nearby. This is not strictly true, as the site is very close to both the Grade II listed White House Farm of which the site was once part, and is directly adjacent to a residential development of barns which originally formed part of the farm which are also Listed (the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building).</p> <p>The response to item 7h is also incorrect. The entire western border of the site is directly adjacent to a residential property, so to say that there would be low impact to neighbouring uses is, in our view, inaccurate.</p> <p>Swardeston Parish Council comments:</p> <p>This road is entirely unsuitable for use of access additional dwellings and a business and offices as suggested. There is no demand for such facilities that would outweigh the negative impact on a small country lane and the parish council is opposed to this site being included in the local plan.</p>
East of Hethersett Road, East Carleton	GNLP2167	<p>Swardeston Parish Council comments:</p> <p>This piece of land is beyond the existing development of the village and the road that serves the village is unsuitable for additional housing being built in this location, the parish council is opposed to this site being included in the local plan.</p>
Swardeston Lane, East Carleton	GNLP1059	No comments submitted.

Site Address	Site Ref.	Summary of Comments
Land to east of Mulbarton, north and south of Rectory Lane, Mulbarton	GNLP0315	<p>General comments:</p> <p>Objections raised concerns regarding scale of development, strain on infrastructure, inadequate roads, lack of full services, inadequate transport links, economic impact would be poor, traffic congestions and ecological impacts. The proposed windfarm on-shore grid station development in Swardeston should also be taken into account.</p> <p>It is against approved and adopted neighbourhood plan and is against the former joint core strategy. Brownfield sites in Norwich should be developed first.</p> <p>Mulbarton Parish Council comments:</p> <p>We dispute the RAG assessment which we does not accurately reflect the constraints and impacts of developing this site</p> <p>The unclassified roads serving the site are inadequate to serve the proposed development. Development on this site would give rise to conditions detrimental to highway safety.</p> <p>Limited access to area due to single track road, which has width of 2.8 metres, has a weight limit of 7.5 T and has dwellings either side. Access to either B1113 or A140 poor and both roads running at capacity levels without the extra housing at Long Stratton, Hempnall and Swainsthorpe. See latest CPRE comments re above and particularly section 4. If 30 per hectare, then 3,900 houses</p>

Site Address	Site Ref.	Summary of Comments
Land to the east and west of Norwich Road, Mulbarton	GNLP0496	<p>General comments:</p> <p>Objections raised concerns regarding pressure on village services, greenfield sites. Since 2000 there has already been development of almost 400 houses, with 180 in the process of development. Other concerns include inadequate roads, lack of full services, inadequate transport links, economic impact would be poor, traffic congestions and ecological impacts. The proposed windfarm on-shore grid station development in Swardeston should also be taken into account.</p> <p>One comment in support of site: The site could accommodate up to 180 dwellings, a site for a new doctor's surgery, burial ground extension and an additional 9.81 ha of Green Infrastructure.</p> <p>Clear benefits will arise such as housing supply; Delivery of affordable housing, Support to local shops and services. The new residents from the development will help to support the viability of local services in Mulbarton and, therefore, aid their continued provision; Delivery of new public open space /Green Infrastructure to the north of Norwich Road; Delivery of a new roundabout and highway/footway improvements, etc.</p> <p>Mulbarton Parish Council comments:</p> <p>Lanpro / Paddock Farm. If 30 per hectare, then 770 houses</p> <p>We dispute the RAG assessment which we do not accurately reflect the constraints and impacts of developing this site.</p> <p>We are of the opinion that the unclassified roads will cause extra vehicular traffic to an already at capacity unclassified road.</p> <p>Planning application 2018/0872 already submitted -Original 170 houses for eastern section of overall plot.</p>

Site Address	Site Ref.	Summary of Comments
South of Rectory Lane, Mulbarton	GNLP2038	<p>General comments:</p> <p>Objections raised regarding traffic congestion, access, increased pressure, inadequate roads, and lack of infrastructure, increased air & light pollution, scale of growth, loss of agricultural land, wildlife & ecology. Unsuitable access and highways are not fit for developments for this size. Contrary to the approved and adopted Neighbourhood Plans.</p> <p>Mulbarton Parish Council comments:</p> <p>We dispute the RAG assessment which we does not accurately reflect the constraints and impacts of developing this site.</p> <p>The unclassified roads serving the site are inadequate to serve the proposed development. Development on this site would give rise to conditions detrimental to highway safety. The field to the south of Rectory Lane floods in winter and the lane due to the parked car frequenting the local school and is considered a safety hazard. No proper safe access to plot via existing single track road. See latest CPRE comments re above and particularly section 4. Limited access to area due to single track road, which has width of 2.8 metres, has weight limit of 7.5 T and has houses either side. Access to either B1113 or A140 poor and both roads running at capacity levels without the extra housing at Long Stratton, Hempnall and Swainsthorpe. If 30 per hectare, then 440 houses.</p>

Site Address	Site Ref.	Summary of Comments
North of Rectory Lane, Mulbarton	GNLP2039	<p>General comments:</p> <p>Objections raised concerns regarding poor traffic, traffic congestion, scale of development, ruining the rural aspect of the village, local facilities beyond their capacity and loss of agricultural land.</p> <p>One comment in support of site: Norfolk FA are supportive of residential development in Mulbarton, associated to the proposed S106 agreement which could provide an offsite contribution to support local football provision. Mulbarton Wanderers FC are a growing football club and have plans to try to redevelop their existing facility.</p> <p>Mulbarton Parish Council comments:</p> <p>We dispute the RAG assessment which we does not accurately reflect the constraints and impacts of developing this site</p> <p>The unclassified roads serving the site are inadequate to serve the proposed development. Development on this site would give rise to conditions detrimental to highway safety.</p> <p>Limited access to area due to single track road, which has width of 2.8 metres, has a weight limit of 7.5 T and has dwellings either side. Access to either B1113 or A140 poor and both roads running at capacity levels without the extra housing at Long Stratton, Hempnall and Swainsthorpe. See latest CPRE comments re above and particularly section 4. If 30 per hectare, then 140 houses</p>
Site off Bobbins Way, Swardeston	GNLP0204	No comments submitted.
Land at Main Road, Swardeston	GNLP0426	No comments submitted.
Land off The Common, Swardeson	GNLP0517	No comments submitted.

Site Address	Site Ref.	Summary of Comments
Land east of Intwood Lane, Swardeston	GNLP0551	No comments submitted.
Land off Chestnut Close, Swardeston	GNLP0367	No comments submitted.

Needham, Brockdish, Starston and Wortwell

Site Address	Site Ref.	Summary of Comments
Site opposite village hall, High Rd, Needham	GNLP0156	No comment submitted
North of High Road and Harman's Lane, Needham	GNLP2065	No comments submitted
North of Needham Road, Needham	GNLP2115	<p>General comments:</p> <p>One comment submitted in support of site. There are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process.</p> <p>Objections raised concerns regarding joining up the settlement of Needham and Harleston eroding the distinction between the two. Other issues include losing the tourist impression of a small historic town, site is grade 2 agricultural land, flood risk, scale & property type, wildlife, ecological & townscape impacts, traffic congestion, lack of facilities & footpaths and infrastructure.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Starston Parish Council comments:</p> <p>The PC opposes the proposed development in line with the view expressed at the Neighbourhood Plan even 17/11/18 and in the Parish Plan 2008, that Starston remains separate to Harleston. Residents do not want Harleston and Starston to join.</p>
Land at Brockdish, Church Lane, Brockdish	GNLP0385	<p>Brockdish & Thorpe Abbots Parish Council comments:</p> <p>Comment from Brockdish and Thorpe Abbots Parish Council re sites GNLP0385 and GNLP0464. Issues raised (1) No demonstrable need for significant new housing development in the village, referencing ongoing need assessment by Saffron Housing Association to determine exact level of need; (2) Lack of necessary infrastructure and services in the village to support major development.</p>
Land to the west of Mill Road, Thorpe Abbots, Brockdish	GNLP0464	<p>Brockdish & Thorpe Abbots Parish Council comments:</p> <p>Comment from Brockdish and Thorpe Abbots Parish Council re sites GNLP0385 and GNLP0464. Issues raised (1) No demonstrable need for significant new housing development in the village, referencing ongoing need assessment by Saffron Housing Association to determine exact level of need; (2) Lack of necessary infrastructure and services in the village to support major development.</p>

Site Address	Site Ref.	Summary of Comments
West of Cross Road, Starston	GNLPSL2001	<p>General comments:</p> <p>Objections raised concerns regarding lack of facilities, it does not have a shop, school, doctor's surgery or mains drainage or gas supply. Other issues raised include loss of agricultural land and the site is unconnected not near the existing settlements in Starston. Starston has seen twenty-three new homes created in the last twenty five years or so. These have been created from converting redundant farm buildings and business units. At least eight of these are rental properties.</p> <p>Starston Parish Council comments:</p> <p>The Parish Council support this proposed new small settlement boundary. The majority of attendees at the Neighbourhood Plan first public consultation event on the 17th November 2018 support a small amount of new housing development in Starston. This view is in line with the published Starston Parish Plan 2008.</p>
Land at Bell Meadow, Low Road, Wortwell	GNLP0056	<p>General comments:</p> <p>Two objections raised concerns regarding removal of open space. Other concerns include the scale of development, traffic and road safety issues, limited bus service, no school, shop and two road systems in the centre of the village on a bend. Object to GNLP0056 being assessed as GREEN for "Historic Environment" given the assessment of this area by Chris Bennett of SNC in relation to recent planning application 2017/2080.</p>
Land south of Sancroft Way, Wortwell	GNLP0057	<p>General comments:</p> <p>Two objections raised concerns regarding loss of open space and quietness of the area. Other concerns include the scale of development, traffic and road safety issues, limited bus service, no school, shop and two road systems in the centre of the village on a bend. Other issues raised include loss of privacy, drainage issues and impacts on wildlife.</p>

Site Address	Site Ref.	Summary of Comments
High Road, Wortwell	GNLP2121	<p>General comments:</p> <p>110 comments and objections submitted on 2121. Objections raised concerns regarding loss of the rural character and quiet feel for the village, impacts on the wildlife & environment, traffic congestion, road suitability & safety, lack of suitable services & infrastructure, limited public transport, loss of public footpaths, flood risk, scale of development, access issues, noise pollution and the planning inspectorate has previously turned down this proposal. The proposal is outside the development boundary.</p> <p>One comment suggested to agree to any small development as a matter of progress for the village to expand slightly and various businesses and core centre to progress but no major developments.</p> <p>Wortwell Parish Council comments:</p> <p>Issues raised include swamping of new build over existing buildings changing the character of the village and concerns regarding infrastructure. The parish council submitted a full report, see full text.</p>
East of Low Road, Wortwell	GNLP2036	<p>General comments:</p> <p>Objections raised concerns regarding loss of the rural feel to the area, impacts on the environment, flood risk, village has no shop and the roads are unsuitable to withstand further transport. Other concerns raised include limited public transport, highways safety and car parking issues, local drainage and lack of suitable infrastructure.</p> <p>One comment in support of site. This would be a small infill development which would keep within villages current building boundary.</p>

Site Address	Site Ref.	Summary of Comments
High Road, Wortwell	GNLPSL2006	<p>General comments:</p> <p>Objections raised concerns regarding lack of services, road suitability, adverse effect the site will have on the quiet village, scale of development and the impact on wildlife,</p> <p>Comment made suggesting individuals would agree to small development but no major developments.</p> <p>One comment in support of site. This plot of land is within the current boundary of the village, meaning that any future development would feel natural to the village.</p>
Land at High Road, Wortwell	GNLP0047	<p>General comments:</p> <p>One objection raised concerns loss of open space and quietness of the area. Other concerns include the scale of development, traffic and road safety issues, limited bus service, no school, shop and two road systems in the centre of the village on a bend.</p>

Newton Flotman and Swainsthorpe

Site Address	Site Ref.	Summary of Comments
Lowlands, Ipswich Road, Newton Flotman	GNLP0594	<p>General comments:</p> <p>One comment submitted in support of site. 'The proposal is for 33 residential dwellings including 11 affordable housing which would provide homes for local people allowing them to remain in the village. Newton Flotman is identified as a Service Village in the JCS and is therefore a sustainable location. Part of site already benefits from consent for residential dwellings. The additional homes would support the existing facilities and services within the village. The allocation of this site would therefore make an important contribution towards the housing requirement in the GNLP area.'</p> <p>Newton Flotman Parish Council comments:</p> <p>The Parish Council feel that this site is unsuitable, the access to this site is very close to the Flordon Road/A140 junction which is recognised as a dangerous junction - 6th most dangerous in Norfolk.</p>
Land off Church View, Swainsthorpe	GNLP0603R	<p>General comments:</p> <p>Objections raised concerns regarding loss of green arable land, traffic congestion, road safety, lack of facilities, access (Church Lane onto A140 is unsafe), site is outside development boundary, environmental and infrastructure issues, pollution, wildlife impacts, scale of development, no medical centre, shop, post office or school and agricultural impacts.</p> <p>'South Norfolk Council's careful management of Swainsthorpe over recent years together with their current Structure Plan/Policy has enabled the village to maintain a rural feel which has been achieved by the community retaining attractive features such as ponds, a village green, a medieval church and a number of post medieval (16th/17th century) houses. As South Norfolk Council quite rightly have pointed out "Swainsthorpe is not suitable for further development because of the very narrow and substandard roads". The Ben Burgess proposal to build "low cost" housing with an entrance to the development on a very</p>

Site Address	Site Ref.	Summary of Comments
		<p>dangerous bend in the village should be turned down because it represents a hazard to driver and pedestrian and will destroy the rural feel of the village.'</p> <p>Swainsthorpe Parish Council comments:</p> <p>The Council have concerns for the amount of dwellings for the size of the Village and the lack of amenities that the Village have. There are also concerns about the access to this development as it was on a blind bend with a play area opposite. There was also no amenities or public bus stops in the Village which were indicated on the plans. The only bus that stops is the school bus which already has generated its own parking issues. There was also no continuous footpath from the bus stop on the A140 to the proposed development site.</p>
Land south of Church Rd and land south of Church Farm, Swainsthorpe	GNLP0191R	<p>General comments:</p> <p>Objections raised concerns regarding loss of green arable land, traffic congestion, road safety, lack of facilities, access (Church Lane onto A140 is unsafe), site it outside development boundary, environmental and infrastructure issues, pollution, wildlife impacts, scale of development, no medical centre, shop, post office or school and agricultural impacts. Other concerns include the change of character it would bring while residents to do agree with the JCS classification.</p> <p>Swainsthorpe Parish Council comments:</p> <p>There are concerns from the Parish Council regarding the access from and to these dwellings. The current access to the land was via a track, so there would have to be a new road developed. However, this would be problematic as the access would fall on Common Land and a D Restricted Road. Twenty dwellings are also deemed to be too many for the Village, considering the Villages size and situation onto A140.</p>
11 Briar Lane, Swainsthorpe	GNLP3002	No comments as site submitted during stage B consultation.

Site Address	Site Ref.	Summary of Comments
The Paddock, east of The Vale, off Church Road, Swainsthorpe	GNLP0542	<p>General comments:</p> <p>Objections raised concerns regarding lack of infrastructure to support further development, traffic congestion, road safety, impacts on wildlife, loss of green arable land, type of building presented (taking away from the current Victorian buildings).</p> <p>The feel is the Swainsthorpe does not meet the classified 'other village' outlined in the JCS.</p> <p>Swainsthorpe Parish Council comments:</p> <p>Swainsthorpe Parish Council are concerned about the impact of any further development in the village, given the lack of facilities and the already strained infrastructure. Access to the A140 is difficult with large queues forming, particularly at rush hour. The parish council strongly feel that the infrastructure needs to be improved before any further development is considered.</p>
Land West of A140, Adjacent Hickling Lane, Swainsthorpe	GNLP0604R	<p>General comments:</p> <p>Objections raised concerns regarding, traffic congestion, road safety, lack of facilities, access (Church Lane onto A140 is unsafe), site it outside development boundary, environmental and infrastructure issues, pollution, wildlife impacts, scale of development, no medical centre, shop, post office or school and agricultural impacts.</p> <p>Comments submitted in support of site. 'Agriculture is so important to Norfolk. Modern technologies & machinery to aid farming are vital to our rural economy. Companies willing to invest in our Counties main industry's future must be supported. Farming companies need to be in rural areas, this surely makes common, economic and environmental sense. The A140 that area is in desperate need of investment and development. Agri businesses across Norfolk are in rural areas supporting farmers but in South Norfolk there is a real lack of support for the farmers, this development and location would very much be in the interest of Norfolk and the farming community.'</p>

Site Address	Site Ref.	Summary of Comments
		<p>Swainsthorpe Parish Council comments:</p> <p>The Council objects strongly to the proposal of industrial development on a pristine greenfield site not contiguous with any other residential or commercial property and has concerns about:</p> <ul style="list-style-type: none"> • Loss of amenity, walks and views • Pollution by noise, lights and effluent • Disturbance to village life of 24/7 working • Impact on traffic flow • Impact on the water course and possible surface flooding.

Pulham Market and Pulham St Mary

Site Address	Site Ref.	Summary of Comments
Gosmore, west of Colegate End Road Pulham Market	GNLP0166	No comments submitted.
Land north of Colegate End Road, Colegate End, Pulham Market	GNLP0407	<p>General objections:</p> <p>Objections raised regarding conserving the historic and natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p>

Site Address	Site Ref.	Summary of Comments
Land at Cook's Field, just north of Jocelyn Close, Pulham Market	GNLP0418	<p>General comments:</p> <p>One comment submitted in support of site. The following comments are submitted in support of the suggested allocation of the land at Cook's Field (ref GNLP0418) for housing.</p> <p>2. It is noted that the site is classified as being suitable for housing development in the Council's Housing and Economic Land Availability Assessment (HELAA) 2017. However, a number of technical issues are identified as potential constraints on development, and these issues are addressed in attached reports.</p>
Ladbrookes, Tattlepot Road, Pulham Market	GNLP1024	No comments submitted.
East of Colegate End Road, Pulham Market	GNLP2095	<p>General comments:</p> <p>One comment submitted in support of site. With respect to both site references GNLP2095 and GNLP2096, the applicant welcomes the Council's decision that the sites represent suitable sites for future residential development within the village of Pulham Market. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the merging local plan.</p> <p>Pulham Market Parish Council comments:</p> <p>We do not support the two newly submitted sites, we support GNLP 1024 (Ladbrookes, Tattlepot Road) and GNLP 0166 (Gosmore, Colegate End Road) as detailed in our representation.</p> <p>South Norfolk Council comments:</p> <p>Foul sewer rising main runs through the length of the site set back from the frontage.</p>

Site Address	Site Ref.	Summary of Comments
West of Mill Lane, Pulham Market	GNLP2096	<p>General comments:</p> <p>One comment submitted in support of site. With respect to both site references GNLP2095 and GNLP2096, the applicant welcomes the Council's decision that the sites represent suitable sites for future residential development within the village of Pulham Market. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the merging local plan.</p> <p>Pulham Market Parish Council comments:</p> <p>We do not support the two newly submitted sites, we support GNLP 1024 (Ladbrookes, Tattlepot Road) and GNLP 0166 (Gosmore, Colegate End Road) as detailed in our representation.</p>
Land south of The Street, Pulham St Mary	GNLP0398	<p>General comments:</p> <p>Two objections raised concerning the site was previously access under South Norfolk Local Plan and considered unsuitable. Other concerns include narrow access, land slopes down towards the beck and it is set within the conservation zone.</p>
Land east of Station Rd, Pulham St Mary	GNLP0430	<p>General comments:</p> <p>Objections raised concerns regarding the site previously being rejected under the SNC Local Plan as access and egress is via a narrow opening and the site is located close to a dangerous meeting place. Other concerns raised include access by Anglian Water to pumping station and sewage service provision.</p> <p>Other concerns include unsustainable site, public transport, services, safe walking routes, access, junctions, excessive noise and pollution.</p>

Site Address	Site Ref.	Summary of Comments
		One comment submitted in support of site. It is noted the site is classified as being suitable for housing development in the Council's HELAA assessment, however a number of technical issues are identified as potential constraints on development and these issues are addressed in the report they have submitted.
Flanders Meadow, Station Road, Pulham St Mary	GNLP0575	<p>General comments:</p> <p>One comment submitted in support of site. This site is currently a semi-smallholding with residential properties to either side of it. Of the seven sites proposed in Pulham St Mary it is possibly the only one that has merit. The main difficulty would appear to be that it is served by a fairly narrow lane, so an addition 8-10 properties would, perhaps, present their own difficulties with access and egress that would need sympathetic design. That many dwellings would be acceptable for the size of the site and not cause too severe strain on the infrastructure of the village.</p>
Land east of Goldsmith Way, Pulham St Mary	GNLP1027	<p>General comments:</p> <p>This land has already been assessed for South Norfolk Council's Local Plan and was rejected. What has changed? It is unsuitable for development on the scale suggested primarily due to access. To cram 20 properties, with required parking AND open space, on to this piece of land is ludicrous. This is simple empire building on the part of the District Council with the sites/housing numbers they have put forward. I acknowledge as well as anyone that houses are required but a village with the limited facilities of PSM is not the place for them.</p>
Land West of Mill Lane, Pulham St Mary	GNLP1053	<p>General comments:</p> <p>This is a working farm field. Brownfield sites within the area covered by the GNLP need to be used up first, and farmland that is viable to grow crops should be the last land to be taken up. As previously stated on my comments for another proposed site, we import far too much from abroad and allowing agricultural land, currently helping to feed our burgeoning population, to be proposed should not be considered unless it is the only option left. Accepting working agricultural sites sets a precedent that others will quickly latch on to.</p>

Site Address	Site Ref.	Summary of Comments
Norwich Road, Pulham St Mary	GNLP1052R	<p>General comments:</p> <p>Objections raised concerns regarding scale of development, prime arable land, and bend in road, lack of services and oversubscribed schools and doctors.</p> <p>With respect to site reference GNLP1052R, the applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that the proposals put forward in contrast to recent speculative applications and individual piecemeal development within the district represents an opportunity to help deliver a plan-led future for the village and local community. One that addresses the specific existing and future needs of the village in a manner that reflects the location of the site within the village facilities available in the village. We would therefore welcome your support for the inclusion of the above site in the emerging local plan.</p>
South of Norwich Road, Pulham St Mary	GNLPSL0008	No comments submitted.
The Maltings, Station Road, Pulham St Mary	GNLP0363	<p>General comments:</p> <p>One objection raised concerns regarding overcrowding site. When the factory was redeveloped with Parish Council objected strongly objected. Facilities are already stretched.</p>

Rockland St. Mary, Hellington and Holverston

Site Address	Site Ref.	Summary of Comments
Land at junction of Bramerton Lane/Rookery Hill	GNLP0165	<p>General comments:</p> <p>Objections raised concerns regarding the site located on a sharp bend and the site slopes. Other issues raised include flood risk, safe access, inadequate infrastructure & amenities, road network, environmental & wildlife impacts, pollution, limited public transport, traffic congestion, scale of development and the site is located outside the settlement boundary.</p> <p>The site would further 'stretch' the linear aspect on the village. Concerns regarding the fields in question are of historic and archaeological interest. The site is believed to be detrimental to the character of the village.</p> <p>Rockland St Mary Parish Council comments:</p> <p>Rockland St Mary with Hellington Parish Council objects to this site on the grounds that it is not viable for development as the dangerous corner location and impossibility of creating a safe access point make it totally unsuitable.</p>
Land west of Lower Road, south of New Inn Hill	GNLP0531	<p>General comments:</p> <p>Objections raised concerns regarding agricultural land, access (through a winding and blind section of the road), and wildlife as it borders the Broads National Park (sic). Village is classed as a service village but has limited facilities and reservations raised regarding over-development, road suitability, narrow pavements, lack of public transport, traffic congestion, food risk, environmental impacts, infrastructure, pollution, lack of services and the school is already at capacity.</p> <p>The land is on a slope having water drainage problems even though it is agricultural land. The size of development will ultimately change the character of the village. The proposal is also outside the settlement boundary. The site would be car dependent due to its distance from urban centres and facilities. It would be a separate entity. Rockland is a National Cycleway and has environmental conservation sites.</p>

Site Address	Site Ref.	Summary of Comments
		<p>One comment in support of site on the grounds that access would be easier than the other sites submitted. The village infrastructure could not absorb the proposed 200, so 50 have been suggested. Though, roads, drains, pavements etc. need to be updated.</p> <p>Rockland St Mary needs additional housing to increase the population of the village to provide the support needed to maintain the viability of the school, bus service, doctor's surgery, post office, shop and other local services. This proposed site is not ideal, but in the absence of other more suitable sites I would support the development of this site in the greater interest of the village.</p> <p>Broads Authority comments:</p> <p>This site is up to the border with the Broads and is of a large scale. Early discussion is welcome while there is potential for significant visual impact on the Broads landscape.</p> <p>Rockland St Mary Parish Council comments:</p> <p>Rockland St Mary with Hellington Parish Council object as the site is high-density development that is incompatible with key environmental neighbouring uses, the road capacity is highly unsuitable and there is no safe or suitable access point to development of this size.</p>

Site Address	Site Ref.	Summary of Comments
South of New Inn Hill	GNLP2007	<p>General comments:</p> <p>Comments raised concerns regarding the site cutting off a wildlife corridor, traffic congestion, dangerous access, sewage, drainage, poor visibility, flood risk, light & noise pollution, lack of paths, utilities, no bus stop and the site is outside the settlement boundary.</p> <p>Comments submitted in support of site. 'The applicant welcomes the Council's decision that the site represents a suitable site for future residential development. It addresses the specific existing and future needs of the village in a sensitive manner that respects the character and appearance of the village and is proportionate to the size of the village and facilities available'.</p> <p>Comments submitted in support of site. Development is to respect the character and appearance of the village and is proportionate to the size of the village and facilities available.</p> <p>Broads Authority comments:</p> <p>Comments raised that the site would be extension to existing line of development and function as village extension. A natural environment habitat corridor should be provided. Design of the dwellings needs to achieve a positive extension to the village. Unlikely to impact adversely in terms of heritage. No significant impact on Broads. Design - form, mass, scale and density will be an important consideration.</p> <p>Rockland St Mary Parish Council comments:</p> <p>Comments raised the site lies outside the development boundary. Concerns raised regarding access, traffic congestion, speed limits, location of site to the Staithe and Broad, capacity of drains and sewerage and water mains. They do not consider this site suitable for development.</p>

Site Address	Site Ref.	Summary of Comments
North of The Street	GNLP2061	<p>General comments:</p> <p>Objections raised concerns regarding wildlife, flood risk, access, footpaths, devaluation of property, traffic congestion, infrastructure, services, poor visibility, capacity of schools and doctors, environmental impacts and the site is outside the settlement boundary.</p> <p>One comment submitted in support of site. Our highway engineers have confirmed that the existing 8 metre wide field access to this land would be more than sufficient to provide an adoptable highway and pavement(s) to this new development. In addition, they believe that an appropriate visibility splay could be provided on to the Street. All of this land, including the existing field access, is within the same ownership. With regards to the surface water flood risk, this can be addressed by the proposed layout and drainage strategy for these proposals. The agricultural land to the north of this site is owned by the same landowner.</p> <p>Rockland St Mary Parish Council comments:</p> <p>Comments raised concerning narrow roads, access, traffic congestion, increase in number of drivers and surface water flood risk. One of the key features of Rockland St Mary is that it is a linear village. Creating a 'backland' site here at the centre of the village would destroy this historic feature and possibly create a precedence for further such developments and 'infill'</p>

Site Address	Site Ref.	Summary of Comments
North of The Street	GNLP2063	<p>General comments:</p> <p>Objections raised concerns regarding access as two of Rockland's oldest houses in it entrance, both as yet unlisted, forming some of Rockland's historic fabric. Other reservations made include impact to wildlife, lack of services, site is outside the development boundary & within 200 metres from the Broads Authority, unsuitable roads, drainage & sewage already at capacity, poor access, amenities not suitable, loss of village appeal and devaluation of property.</p> <p>Other issues include lack of paths, sites will be disjointed from the linear village, unsafe roads, village lacks infrastructure, public transport is inadequate, unsafe for cyclists & pedestrians, drainage and loss of natural habitats for wildlife and animals in and around the broads area.</p> <p>Access has been classified as good when it isn't. It has poor visibility turning onto the Street and parked cars often block the view.</p> <p>One comment in support of site. 'Our highway engineers have confirmed that the 12 metre wide access way to this land would be more than sufficient to provide an adoptable highway and pavement(s) to this new development. In addition, they believe that an appropriate visibility splay could be provided on to the Street. All of this land, including the part of the garden of the existing property required for the access to this land, is within the same ownership. With regards to the surface water flood risk, this can be addressed by the proposed layout and drainage strategy for these proposals.'</p> <p>Rockland St Mary Parish Council comments:</p> <p>Comments raised concerning drainage issues, access and the lands sub-structure is clay-based. The site is at the centre of the village's key facilities so a single road would be hazardous to pedestrians and road users. There is limited employment opportunities and concerns raised regarding traffic congestion and the use of prime agricultural land.</p>

Site Address	Site Ref.	Summary of Comments
South of The Street	GNLP2064	<p>General comments:</p> <p>Objections raised concerns regarding wildlife, location, rare species, no sewerage or other infrastructure services, and access is dangerous. The site is outside the development boundary and within 200 metres from the Broads Authority administrative area and within the 3000 metre buffer zone protecting fringes of SAC, SPA, SSSI, Ramsar and National Nature Reserve designations.</p> <p>Other issues raised include drainage, pollution, infrastructure, lack of services, inadequate roads, drainage, access, limited public transport, visibility on access, cycle routes, environmental impacts, inadequate amenities, flood risk and traffic congestion. Suggestion for new settlements away from existing village as a better open.</p> <p>One comment submitted in support of site. 'Our highway engineers have confirmed that the 10 metre wide proposed accessway to this land would be more than sufficient to provide an adoptable highway and pavement(s) to this new development. In addition, they believe that an appropriate visibility splay could be provided on to the Street. The access arrangements will be agreed with the GP Surgery in due course in exchange for the provision of more car parking for the medical practice. The proposed alignment of the new access can help to mitigate any issues in relation to the two existing garages.'</p> <p>Rockland St Mary Parish Council comments:</p> <p>Comments raised concerns regarding the village having key facilities in close proximity to the site causing a small area to be heavily used impacted on traffic, road safety and parking. This section of road is also not listed as part of the national cycle highway but it is a flat and a popular stretch of road for cyclists. Backland development will mean the village will lose its historic linear form and would set an undesirable precedent. Other concerns include the use of prime agricultural land that has been used to grow year round crops and real threats caused though climate change as well as possible consequences of leaving the European Union as the quality of agricultural land should be regarded as prime importance.</p>

Site Address	Site Ref.	Summary of Comments
West of The Oaks	GNLP2070	<p>General comments:</p> <p>Objections raised concerns regarding grade 2 arable quality farmland, wildlife corridor being removed, no footpaths, inadequate & unsafe roads, no amenities in the vicinity, poor access, devaluation of property, school has limited capacity, lack of public transport and sewage.</p> <p>Comments submitted in support of site: 'This is a small development that would not adversely affect the village. It should ideally be accompanied with a better footpath linking The Oaks to the village'.</p> <p>Other comments include appropriate size, good access, adjacent to existing housing and there is a bus stop immediately in front of The Oaks, short distance from Rockland St. Mary & Bramerton.</p> <p>The site keeps in line with the linear village.</p> <p>Rockland St Mary Parish Council comments:</p> <p>Comments raised concerns as the site lies outside the development boundary. It is remote from any services and lies between the villages of Rockland St Mary and Bramerton. Issues raised regarding speed limits, inadequate roads, lack of footpaths, limited public transport and limited employment opportunities as cars become essential.</p>

Roydon

Site Address	Site Ref.	Summary of Comments
Land South of High Rd	GNLP0526	<p>General comments:</p> <p>Objections raised concerns regarding the sites proximity to the Roydon Fen, traffic congestion alongside road safety, privacy, surface water, wildlife, services, access, road access and safety. Roydon water tower has been part of the landscape for many year and will be destroyed.</p> <p>One comment in support of the site as they believe it is 'suitable'. Another believed it should be allowed and has submitted a full representation with supporting technical evidence believing the site is suitable available, achievable and viable and is therefore deliverable.</p> <p>Norfolk Wildlife Trust comments:</p> <p>Potentially recreational impacts on Roydon Fen CWS. They are also concerned about water quality issues arising from surface water run-off to the Fen from adjacent housing allocations. Roydon Fen is a Suffolk Wildlife Trust nature reserve and SWT may make more detailed comments, with regarding to impacts. Although appearing to consist mainly of arable fields this 3-park allocation contains area of woodland and scrub, which may be home to protected species.</p> <p>Roydon Parish Council comments:</p> <p>The Waveney Valley is a valuable asset for the whole community and it could be seriously affected by housing on this site. The proposed site has poor access. The loss of the current vistas all along the southern side of the A1066 as far the parish extends, to St Remegius Church and beyond, would be a considerable price to pay.</p>

Saxlingham Nethergate

Site Address	Site Ref.	Summary of Comments
6 Kensington Close	GNLP0198	<p>General comments:</p> <p>Objections raised concerns regarding access and residence disturbance.</p> <p>Saxlingham Nethergate Parish Council:</p> <p>The Parish Council endorses the assessment that the site does not have a suitable access from the highway, which puts its deliverable into question.</p>

Scole

Site Address	Site Ref.	Summary of Comments
Land to the east of North Road, north of Ransome Avenue	GNLP0511	<p>Scole Parish Council comments:</p> <p>Objections raised: Number of homes proposed too high for a rural environment. Reinstate the original proposal of 18 properties.</p>
Land to south of Bungay Lane	GNLP0527	<p>Scole Parish Council comments:</p> <p>Objections raised: Premature and prejudicial to the nascent Diss & District Neighbourhood Plan. Proposed housing density too high, access poor and site rejected on a previous occasion.</p>
1 Bridge Road	GNLP2066	<p>South Norfolk Council comments:</p> <p>Comment submitted concerns regarding surface water flood flow path through the site and sewer running through the site.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Scole Parish Council comments:</p> <p>This site is not required as sites already proposed exceed any likely allocation of housing within the GNLP. We also have concerns regarding site access and drainage. Also any decisions on sites at present may be prejudicial to the nascent Scole Neighbourhood Plan.</p>
Land at Rose Farm	GNLP0338R	No comments submitted
Land at Street Farm, west of Low Road	GNLP0339	<p>Our client is pleased that the site has been identified as suitable within the HELAA. We have reviewed the assessment of the site, and make the following comments. Scole is a 'Service Village' within the adopted JCS. There are no known constraints on the site which would make development difficult or unacceptable: it is not located within Greenbelt, AONB or Flood Zones 2 and 3; it is not subject to any PROW which may be affected by development of the site. The access off Low Road (30mph) could be upgraded, if required. There is residential development on either flank.</p> <p>Scole Parish Council comments:</p> <p>Premature and prejudicial to the nascent Diss & District Neighbourhood Plan. Proposed housing density too high, Access poor, Flooding risk and outside Settlement Boundary.</p>

Seething and Mundham

Site Address	Site Ref.	Summary of Comments
Land to the north and south of Brooke Road	GNLP0405	<p>General comments:</p> <p>Comments in support of suitability for small-scale development (HELAA). Issues addressed in the HELAA (access, utilities, water infrastructure/drainage, heritage & biodiversity) are being considered.</p> <p>Seething Parish Council comments:</p> <p>Comments submitted concerns regarding density having a negative impact on the character of Seething and exceeding the capacity of its existing facilities and narrow rural roads.</p>
Land South of Wheelers Lane	GNLP1035	<p>General comments:</p> <p>The Seething Settlement Summary does not include site GNLP1035 in the list of sites that are considered to be suitable for small scale development. This is at odds with the HELAA conclusion for the site, which suggest that the site is considered suitable. The Seething Settlement summary should be amended to reflect the fact the site abuts the village's playing fields and is adjacent newly constructed properties and should be considered suitable, as established in the HEELA.</p> <p>Seething Parish Council comments:</p> <p>Comments submitted concerns regarding density having a negative impact on the character of Seething and exceeding the capacity of its existing facilities and narrow rural roads</p>

Site Address	Site Ref.	Summary of Comments
West of Mill Lane	GNLP2148	<p>General comments:</p> <p>The conclusion for site ref: GNLP2148, ie the site is considered 'suitable', is supported. However, certain potential 'constraints' appear unjustified. There is no evidence to suggest that the site will impact on biodiversity/geodiversity. It would seem unlikely that a site of 12 dwellings could impact on an SSSI within 3km of the site. The site is not affected by flood risk and would be required to not make flood risk on Mill Road worse through on-site mitigation. Also the site is owned by a developer/landlord keen to build rental properties/starter homes. The analysis should be noted 'green' for these matters.</p> <p>South Norfolk Council comments:</p> <p>Objections raised concerns regarding sewer running through site and sewage treatment works adjacent to site.</p>
Land to the west of Seething Street	GNLP0406	<p>General comments:</p> <p>The Seething Settlement Summary's acknowledgement that site GNLP0406 is suitable for small-scale residential development is welcomed. The HEELA's conclusion that the site is considered suitable for development is also welcomed. The HEELA suggest that combined sites GNLP0406; GNLP 0507 and GNLP0588 could deliver 29 homes is an over estimate of housing numbers. The actual number would be a lot lower than this. Taking into account local character considerations, the combined number for these 3 sites would be up to 10 dwellings. A lower number would also take into account the issues over the suitability of the local road network to accommodate traffic arising from the 3 sites. Issues including access, drainage and sewerage are being considered in more detail.</p> <p>Seething Parish Council comments:</p> <p>Comments submitted concerns regarding density having a negative impact on the character of Seething and exceeding the capacity of its existing facilities and narrow rural roads.</p>

Site Address	Site Ref.	Summary of Comments
Land to the west of Seething Street	GNLP0587	<p>General comments:</p> <p>The Seething Settlement Summary's acknowledgement that site GNLP0406 is suitable for small-scale residential development is welcomed. The HEELA's conclusion that the site is considered suitable for development is also welcomed. The HEELA suggest that combined sites GNLP0406; GNLP 0507 and GNLP0588 could deliver 29 homes is an over estimate of housing numbers. The actual number would be a lot lower than this. Taking into account local character considerations, the combined number for these 3 sites would be up to 10 dwellings. A lower number would also take into account the issues over the suitability of the local road network to accommodate traffic arising from the 3 sites. Issues including access, drainage and sewerage are being considered in more detail.</p> <p>Seething Parish Council comments:</p> <p>Comments submitted concerns regarding density having a negative impact on the character of Seething and exceeding the capacity of its existing facilities and narrow rural roads.</p>
Land to the west of Seething Street	GNLP0588	<p>General comments:</p> <p>The Seething settlement summaries /HELAA conclusions acknowledgement that site GNLP0588 is suitable for small-scale residential development is welcomed. The suggestion that combined sites 0406, 0507 and 0588 could deliver 29 homes is an overestimate. Taking into account local character the combined number would be up to 10 dwellings. A lower number would take into account the suitability of the local road network. Issues including access, drainage and sewerage have been dealt with in a recent planning application. The main reason for refusal of the application was that it constituted development in the countryside when the Council had a 39.6 year housing supply, although since the application was considered this situation has changed.</p> <p>Seething Parish Council comments:</p> <p>Comments submitted concerns regarding density having a negative impact on the character of Seething and exceeding the capacity of its existing facilities and narrow rural roads.</p>

Spooner Row

Site Address	Site Ref.	Summary of Comments
Land to the south-east of Chapel Road, Spooner Row	GNLP0404	<p>General comments:</p> <p>Objections raised regarding road safety issues, access and infrastructure.</p> <p>Comments submitted in support of site. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p>
Land west of Bunwell Road, Spooner Row	GNLP0444	<p>General comments:</p> <p>Objections raised on the grounds of it being a rural situations, lacks infrastructure. The Environment agency's website shows the site is subject to high and medium flood risk from surface water.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional documents have been submitted.</p>
Land south of Station Road, adjacent to railway line at Spooner Row	GNLP0445	<p>General comments:</p> <p>Objections raised on the grounds the current field is nearly always flooded so drainage is going to be a struggle, it is 3 to 4 foot lower than some peoples gardens and acts as a tributary. The area lacks utilities and services. Station road is constantly busy by lorries and cars parking due to passing difficulties.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional documents have been submitted.</p>
Land between Guiler's Lane and Chapel Road, Spooner Row	GNLP0446	<p>General comments:</p> <p>Objections raised regarding road safety issues, access and consideration to busy crossroad and church.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional documents have been submitted.</p>

Site Address	Site Ref.	Summary of Comments
Land north of Station Road, adjacent to station and railway line, Spooner Row	GNLP0447	<p>General comments:</p> <p>Objections raised regarding scale of development, person privacy and the site is on a flood plain. The site lacks infrastructure to support this level of development.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional documents have been submitted.</p>
Land east and west of School Lane, Spooner Row	GNLP0448	<p>General comments:</p> <p>Objections raised regarding access issues, no pavement, flood risk, poor infrastructure, School Lane is too narrow and Environment agency recognises this area as a high flood risk.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional documents have been submitted.</p>
Land south of Station Road, Spooner Row	GNLP0567	<p>General comments:</p> <p>Objections raised regarding flood risk. Concerns regarding 7 houses already having permission to be built on this site bordering busy Station Road and opposite the school.</p> <p>Comments submitted in support of site. The site is considered suitable for development and outline planning permission for 8 dwellings reference 2017/1321 has been granted.</p>
Land between Station Road & Top Common, Spooner Row	GNLP0568	<p>General comments:</p> <p>Objections raised regarding lack of infrastructure, high flood risk (environment agency website) and dangerous access.</p> <p>Comments submitted in support of site. The site is considered suitable for residential development and represents a suitable and sensitive site.</p>

Site Address	Site Ref.	Summary of Comments
Land between Bunwell Road & Queen's Street, Spooner Row	GNLP0569	<p>General comments:</p> <p>Objections raised regarding over development, lack of infrastructure and flood risk.</p> <p>Comments submitted in support of site. The site is considered suitable and sensitive for allocation for future residential development.</p>
South of Station Road	GNLP2082	<p>General comments:</p> <p>Objections raised regarding limited infrastructure & facilities, against the historic growth pattern and Top Common is inadequate as an access road as it is too small. It would suburbanise Spooner Row and create a hard edge when approaching from the A11. Concerns were raised regarding flooding, proposals is not accurate (no public transport in Spooner Row) and no safe foot paths.</p> <p>Comments submitted in support of site. The site is considered suitable for development which addresses the specific existing and future needs of the village in a manner that reflects the important location of the village, its size and facilities available in the village.</p> <p>Parish Council comments:</p> <p>No comments submitted</p>
East and west of railway line	GNLP2101	<p>General comments:</p> <p>Objections raised regarding road safety issues, loss of agricultural land / greenfield site and large areas of hard landscaping would increase flood risk due to surface run off, posing risk of adjacent A11. Poor air quality and noise pollution for dwelling in such close proximity to A11 and railway.</p> <p>Comments submitted in support of site relating to strategic matters. In addition comments have been made regarding need and economic development.</p>

Site Address	Site Ref.	Summary of Comments
School Lane	GNLP2181	General comments: Objections raised regarding road safety issues, access and infrastructure, school lane is narrow with currently pedestrian highway safety issues on School Lane (too narrow for footpath).
South of Station Road	GNLP3022	No comments as site submitted during Stage B consultation

Stoke Holy Cross, Shotesham, and Caistor St Edmund

Site Address	Site Ref.	Summary of Comments
Land north of Long Lane, Stoke Holy Cross	GNLP0197	General comments: Objections raised concerns regarding building on greenfield sites with lack of infrastructure to support them. The site is outside the settlement boundary and would cause loss of prime agricultural land, water supply/sewerage is already overstretched, amenities are limited, site has drainage issues and A140 has no footpaths for pedestrians. Option 1 JCS seems the only sensible one to maintain the balance between city and country. Other concerns include insufficient road network, visual impacts, road safety and Green infrastructure - not required. Upgrade to community centre/playing field and second phase of Hopkins provided play area and a common. One comment in support of site. Parts of the site could be used for landscaping belts to provide a soft edge when viewed across the valley and any existing hedgerows could be retained. The site can be accessed via an existing development and there is space to incorporate SUDS strategies. The land owner would be happy to work with all local stake holders to ensure a suitable scheme is developed.

Site Address	Site Ref.	Summary of Comments
		<p>Stoke Holy Cross Parish Council comments:</p> <p>Stoke Holy Cross is a small village with limited facilities already under pressure from recent housing development of 140 homes</p> <p>This 3.7 ha site is capable of accommodating over 100 dwellings adding further to concerns over infrastructure and services, additional traffic and air pollution. Both Long Lane, near to the school, and Norwich Road are already experiencing congestion at peak times. Both routes are relatively narrow, have a series of substandard junctions and limited or no pavements/ foot ways.</p> <p>The development would represent severe intrusion into open countryside outside the settlement boundaries to the detriment of the existing landscape.</p>
Land to the north of Long Lane, Stoke Holy Cross	GNLP0202	<p>General comments:</p> <p>Objections raised concerns regarding loss of agricultural land, site is outside the settlement boundary and is a green site. Other issues include noise pollution, road network deemed unsuitable, services and infrastructure are already over stretched, roads and footpaths would be to be either upgraded or installed. Visually the development would spoil the view of the countryside.</p> <p>One comment made suggest If Stoke Holy Cross is identified as an option for growth, the land owner is flexible in terms of density. Landscaping could provide a soft edge when viewed across the valley and any existing hedgerows could be retained. The site lies to the west of the building line established by the recent Hopkins Homes development and could be accessed via the existing Salamanca site. We would be happy to work with all local stake holders to develop a suitable scheme.</p>

Site Address	Site Ref.	Summary of Comments
Land to the south of Long Lane, Stoke Holy Cross	GNLP0524	<p>General comments:</p> <p>Objections raised concerns regarding infrastructure, services, sewerage limits, road suitability, loss of heritage & open space, surface water runoff, noise pollution and wildlife. There is already sufficient allocation in SHC with 85 remaining dwellings per the GNLP site proposals document.</p> <p>Stoke Holy Cross Parish Council comments:</p> <p>Stoke Holy Cross is a small village which has recently seen new development amounting to 33% increase in households. The proposed 6.56 ha site could accommodate over 140 new dwellings putting additional pressure on already oversubscribed infrastructure and services. The development would create additional traffic on Long Lane and Norwich Road which are already severely congested at peak times; are narrow with substandard junctions and have no pavements along much of the route.</p> <p>The development would intrude into the attractive valley landscape that separates Upper and Lower Stoke and would spread the village beyond its 'natural' development boundaries into open fields.</p>
Off Norwich Road, Stoke Holy Cross	GNLP2091	<p>General comments:</p> <p>One comment from the agent. 'I write on behalf of my clients to inform you that a planning application will be submitted to South Norfolk Council for 5 dwellings on part of this site in December. The proposed development is for an identified need for custom build homes.'</p> <p>Objections raised concerns regarding position of site as it's the only remaining open visual access from within the village, urbanisation of area, bonding together with Poringland, sewage already at full capacity, impacts on wildlife, flood plain and additional traffic. Other concerns include road safety, traffic congestion, lack of amenities, proposal is outside the village planning envelope, lacks transport links and loss of agricultural lane. It is against planning policy -sited outside the village development boundary, contrary to the SNDC and</p>

Site Address	Site Ref.	Summary of Comments
		<p>national planning policies. Located in the protected 'Character Area A1 Tas Rural River Valley'.</p> <p>Adjacent to a SSSI and other important wildlife habitats, which would be affected by the development.</p> <p>One objections raised concerns due to its historical significance. The Norfolk Historic Environment Service (NHER) has recorded listed buildings including Holy Cross Church (NHER 5091), an 18th-century timber building (NHER 34199), and a Gothic-Revival gate lodge (NHER 41848). The site itself contains prehistoric archaeology (NHER 9728), whilst the neighbouring fields record Anglo-Saxon and medieval archaeology (NHER 9739, 51984, 51987, and 52006). There are also additional connections to the Roman town of Venta Icenorum (NHER 9786), which was accessible via the river Tas that lies close to the site in question.</p> <p>Norfolk FA comments:</p> <p>Norfolk FA are supportive of residential development in Stoke Holy Cross, associated to the proposed S106 agreement which could provide an offsite contribution to support local football provision. Stoke United FC are a growing football club and have plans to try to redevelop their existing facility in association with the Parish Council.</p> <p>Stoke Holy Cross Parish Council comments:</p> <p>In summary, it is our strongly held view that the existing infrastructure within Stoke Holy Cross cannot handle any further significant development, and our experience of the provision of infrastructure in connection with the latest housing developments in the village does not give us confidence that the situation will improve in the foreseeable future. Parishioners currently experience substantial traffic issues and with further developments in Poringland and Framingham Earl still to be completed, this will increase in the future. All of the suggested sites will make a bad situation worse without the lack of local services and infrastructure issue being addressed, and also worsen the existing problems with sewerage</p>

Site Address	Site Ref.	Summary of Comments
		and water pressure, in parts of the village. In short these proposed developments would not be sustainable in Stoke Holy Cross.
Land East of Norwich Road, Caistor St Edmund	GNLP0532	<p>General comments:</p> <p>One objection raised: 'I am the District Councillor for this site. I agree with the official assessment - it is an unjustifiable isolated rural development.'</p> <p>Caistor St Edmund Parish Council comments:</p> <p>The parish council agree with the comments made by Trevor Lewis in relation to the report.</p>
East of Ipswich Road, Caistor St Edmund	GNLP2158	<p>General comments:</p> <p>Objections raised concerns regarding This site is mostly in the valleys of the River Yare and River Tas, which are covered by Policy DM 4.5. It is also within the Bypass Landscape Protection Zone (NSBLPZ) and is constrained by Landscape Setting of Norwich Policy DM 4.6. Policy DM 4.5 includes the statement "Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused."</p> <p>Policy DM 4.6 includes the statement "Development which would significantly harm the NSBLPZ or the landscape setting of the Norwich urban area will not be permitted."</p> <p>Furthermore, any development in this area will add to the already severe traffic congestion at Harford Bridge. Other issues include intrusion into the 'green corridor', removal of the distinct landscape characteristics and has poor transport links.</p> <p>One comment submitted in support. There are no constraints that would prevent appropriate development. Accordingly, our client considers the site to be suitable, available and achievable, and therefore deliverable within the Plan period. With the potential to provide 3,800 new jobs, the site would make a significant valuable contribution to the employment land requirements within the Plan period. See full report.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Norfolk Wildlife Trust comments:</p> <p>We object to the inclusion of this site in the plan, due to the loss to Depot Meadow County Wildlife Site which would occur. We strongly recommend that this site is removed from any further consideration in the plan.</p> <p>South Norfolk Council comments:</p> <p>The north-western part of the site is in Flood zones 2 & 3</p>
Land north of The Street, Shotesham	GNLP0590	<p>General comments:</p> <p>Objections raised concerns regarding impact on the scenic views, car parking, drainage issues, access, limited services, common is SSSI, narrow lanes, few footpaths, impacts on wildlife & environment and surface water drainage causing flooding.</p>
Land north of The Street, Shotesham	GNLP0534	<p>General comments:</p> <p>Objections raised concerns regarding access, narrow roads, poor visibility, drainage issues, lack of amenities, lack of public transport and ruin the rural nature of the area.</p>

N.B. Stoke Holy Cross - for sites GNLP 0494, 2111 and 2124 see Poringland booklet. Although these sites are technically in Stoke Holy Cross parish they are better related to the built form and character of Poringland and should therefore be considered in the context of the Poringland settlement limit.

N.B. Caistor St. Edmund - for sites GNLP 0131, 0485, 0491, 1047, 2093 and 2094 see Poringland booklet. Although these sites are technically in Caistor St Edmund parish they are better related to the built form and character of Poringland and should therefore be considered in the context of the Poringland settlement limit.

Surlingham, Bramerton and Kirby Bedon

Site Address	Site Ref.	Summary of Comments
Land to the west of The Street, Surlingham	GNLP0030 (was A & B)	<p>General comments:</p> <p>Objections raised concerns regarding road safety, aesthetics, losing rural village, access, flood risk, sewage, traffic congestion, facilities and lack of pavements. The site is out of keeping with the precedent of linear development in the village.</p>
Mill Road East, Surlingham	GNLP2010	<p>General comments:</p> <p>One comment in support of the site on the grounds the land has very few development constraints and its location on the edge of the village will reduce the impact on new homes on existing properties.</p> <p>Surlingham Parish Council comments:</p> <p>This development would support the linear design of the village and affordable housing welcomed.</p>
Land rear 15-21 The Street, Surlingham	GNLPSL2009	<p>General comments:</p> <p>Objection raised concerning flood risk, the site is adjacent to area of beauty in the Wheatfen nature reserve, lack of roads, and environmental impacts.</p> <p>Surlingham Parish Council:</p> <p>The parish council see no reason to move the settlement boundary. The only purpose being to create an area for infill development which would contradict the linear of the settlement overall.</p>

Builders Yard, Beerlick's Loke off The Street, Surlingham	GNLP0374	<p>General comments:</p> <p>Objections raised concerns regarding flood risks, infrastructure, traffic, pollution, nature reserves, access and sewage dispoals.</p> <p>Broads Authority comments:</p> <p>This site is near the Broad's border. Early discussion is welcome.</p>
Land in The Covey, Surlingham	GNLP2016	<p>General comments:</p> <p>Objections raised against site regarding concerns over narrow roads, dangerous junctions, flood risks and the development is out of character for the village. Other concerns include the environmental impact and lacks infrastructure. The village is already at risk to losing the Buddhist retreat.</p> <p>One comments in support of site: In order to overcome the potential highway and flood risk issues, we would work closely with the Highways Authority and the Lead Local Flood Authority in resolving these matters where possible. This could involve the carrying out of more extensive highways works and making sure that the proposed layout of the development not only addresses the flood risk concerns but also reduces the impact of these proposals on the nearby Grade II listed farm buildings.</p> <p>Surlingham Parish Council comments:</p> <p>The parish council do not wish for more housing in this location with the associated increase in traffic and is also close to conservation areas.</p>
West of Mill Road, Surlingham	GNLP2045	<p>General comments:</p> <p>One comment submitted in support of site due to the linear design of the village.</p>

The Street, Bramerton	GNLP0366	<p>General comments:</p> <p>13 representations in objection to site GNLP0366 including from Bramerton Parish Council (two are duplicates). Issues raised: (1) Highway safety issue: narrow, dangerous and busy roads through village, access onto The Street has substandard visibility, no suitable access into site - takes land in curtilage of affordable housing which would front a road if site developed; (2) longstanding drainage problem affecting Bramerton worsened by previous housing development not taking sufficient regard to these issues; drainage issue needs to be resolved before further development is contemplated, water and electricity supply issues also; (3) Environmental impact on fragile ecological area with variety and diversity of wildlife; (4) Heritage impact on adjacent Grade II listed building and on character and appearance of Conservation Area; (5) Development of site rejected on four previous occasions including twice on appeal, no change in circumstances since; (6) Backland development inappropriate in Bramerton.</p> <p>Bramerton Parish Council comments:</p> <p>Bramerton Parish Council have responded via the Parish Clerk directly to South Norfolk Council on the unsuitability of this site for development on previous occasions. The issues are poor vehicle access, proximity to a listed building in a Conservation Area and over development of the village 'backland'.</p>
--------------------------	----------	--

Tacolneston (including Forncett End)

Site Address	Site Ref.	Summary of Comments
Horse Meadow south of Cheney's Lane	GNLP0084	General comments: Objections raised regarding road width, access, and traffic congestion, lack of services and poor water pressure.
Land North of Common Road	GNLP0086	General comments: Objections raised concerns regarding road width, water pressure, lack of facilities, junction issues and poor visibility on roads and junctions. Forncett Parish Council comments: Forncett Parish Council has decided not to make comments on individual sites, but would wish to make the following points (applicable to all sites): We do not rule out modest future development but this should be in keeping with our village situation and surroundings and on a scale which is commensurate with the limited facilities available. Of major concern is that many of our roads are single track with passing places: further extensive (or even moderate) development requiring access on these roads would be problematic.

Site Address	Site Ref.	Summary of Comments
Land South of Common Road	GNLP0089	<p>General comments:</p> <p>Objections raised concerns regarding road width, water pressure, lack of facilities, junction issues and poor visibility on roads and junctions.</p> <p>Forncett Parish Council comments:</p> <p>Forncett Parish Council has decided not to make comments on individual sites, but would wish to make the following points (applicable to all sites):</p> <p>We do not rule out modest future development but this should be in keeping with our village situation and surroundings and on a scale which is commensurate with the limited facilities available. Of major concern is that many of our roads are single track with passing places: further extensive (or even moderate) development requiring access on these roads would be problematic.</p>
Land to the North of Norwich Road [B1113], East of Common Road, Forncett End	GNLP0094	<p>General comments:</p> <p>Objections raised concerns regarding road width, water pressure, lack of facilities, junction issues and poor visibility on roads and junctions.</p> <p>Forncett Parish Council comments:</p> <p>Forncett Parish Council has decided not to make comments on individual sites, but would wish to make the following points (applicable to all sites):</p> <p>We do not rule out modest future development, but this should be in keeping with our village situation and surroundings and on a scale which is commensurate with the limited facilities available. Of major concern is that many of our roads are single track with passing places: further extensive (or even moderate) development requiring access on these roads would be problematic.</p>

Site Address	Site Ref.	Summary of Comments
Land off the Fields	GNLP0602	<p>General comments:</p> <p>One comment submitted in support of site as long as it was done in conjunction with already committed adjacent sites – TAC1 in order for both sites to utilise road access via the fields with traffic existing onto the Norwich Road (B1113).</p>
Land to the west of Norwich Road	GNLP1057	<p>General comments:</p> <p>One comment submitted in support of site as it would utilise brownfield land already functioning as residential or former agricultural buildings which would be converted under PD rights.</p>
Black Barn	GNLP2013	<p>General comments:</p> <p>Objections raised regarding road safety, access and usage of greenfield site.</p> <p>Forncett Parish Council comments:</p> <p>Forncett Parish Council: We consider ourselves 'borderline' service villages, and, although some development would not be ruled out, concerns over lack of facilities, transport links and narrow local roads mean that any development should be in keeping with our village situation and surroundings and on a scale which is commensurate with the limited facilities available.</p>
Norwich Road	GNLP2031	<p>General comments:</p> <p>Objections raised concerning infrastructure, traffic, junctions, visibility and speed issues.</p> <p>One comment submitted in support of site: I am writing in support of this site, having made the original application for the land to be included in the Plan. On reflection, the site may only be suitable for around 15 to 20 dwellings, rather than the original number put forward. I believe the perceived risk is based on a theoretical model, with no past problems. Had the original owners chosen to sell the land would already have been developed so was obviously seen as suitable even 50 years ago, when the pressure on housing was much less than is the case today.</p>

Site Address	Site Ref.	Summary of Comments
Norwich Road	GNLPSL0016	<p>General comments:</p> <p>Objections raised concerning traffic, roads, pollution, busy junctions and farm traffic.</p>
Black Barn, Tabernacle Lane	GNLP0536	<p>General comments:</p> <p>The site is marked wrongly and should be the larger field to the right of the one marked which was previously submitted in the previous Local plan call for sites.</p> <p>Fornceff Parish Council comments:</p> <p>Fornceff Parish Council has decided not to make comments on individual sites, but would wish to make the following points (applicable to all sites):</p> <p>We do not rule out modest future development but this should be in keeping with our village situation and surroundings and on a scale which is commensurate with the limited facilities available. Of major concern is that many of our roads are single track with passing places: further extensive (or even moderate) development requiring access on these roads would be problematic.</p>
Tacolneston Conservation area	GNLP0545	<p>General comments:</p> <p>Comments raised in support of keeping site as green space, maintain the unique character surrounding the old, listed building.</p>
Tacolneston Manor House Area	GNLP0546	<p>General comments:</p> <p>One comment submitted in support of site: I support the proposal to maintain this part of Tacolneston as 'green space'. It maintains the unique character surrounding a number of old, listed buildings and provides a natural break within the Village supporting wildlife. In a recent petition to the Parish Council, this is also supported by parishioners.</p>

Tasburgh

Site Address	Site Ref.	Summary of Comments
Hill Farm, Norwich Road	GNLP0005	<p>General comments:</p> <p>Objections raised concerns regarding scale of site, harming the landscape, access onto A140 at the Church road junction and facilities being able to cope.</p> <p>Tasburgh Parish Council comments:</p> <p>Access from the development to services is not accessible by foot. Furthermore the development is separated from the rest of Tasburgh and there are concerns with access onto A140 for a site with 475 dwellings when 1800 homes have already been allocated to the Long Stratton development.</p>
Cedar Holdings, west of Norwich Road	GNLP0267	<p>General comments:</p> <p>Objections raised concerns regarding site access and would feel separate from the rest of the village.</p> <p>Tasburgh Parish Council comments:</p> <p>Lack of connection to the rest of the village. In line with the Development Policy adopted by Tasburgh Parish Council 2008 point 3 'any development should unite Upper and Lower Tasburgh and not further polarize it' Issues with access onto A140</p> <p>Henry Preston School is not accessible by footpath and currently full with no availability to expand.</p>
Land east of Grove Lane	GNLP0413	<p>General comments:</p> <p>Objections raised concerns regarding the site doesn't meet the aim of point 3 in Tasburgh PC's Development Policy and would be classed as 'Lower Tasburgh'. Other concerns include flood risk, no local amenities and no transport links, scale of development, visual impacts, road suitability and wildlife.</p>

Site Address	Site Ref.	Summary of Comments
		<p>Tasburgh Parish Council comments:</p> <p>Of the 3 options this would be the preferred site. It meets the aim of point 3 in Tasburgh Parish Council's Development Policy 'any development should unite Upper and Lower Tasburgh and not further polarize it' Conditions ensure vehicular access and improvements to Grove Lane to accommodate the increase in traffic.</p> <p>Ensure the development incorporates details of Surface Water Drainage proposals.</p> <p>Ensure the Heritage site an area of historical interest (opposite) being pursued by Norfolk Archaeological Trust is not disturbed.</p> <p>Ensure a mix of well-designed affordable housing to include flats, and bungalows in keeping with the character of the village.</p>

Tharston, Hapton and Flordon

Site Address	Site Ref.	Summary of Comments
Land at the Street, Tharston	GNLP1051	<p>General comments:</p> <p>One objection raised as Tharston is a small rural village with no facilities or services, the nearest being 2 miles away in Long Stratton. The road network consists of narrow lanes, used as a 'rat run' to avoid junctions with A140. Other issues include traffic congestion and concerns the site would ruin the rural character of the village.</p> <p>Tharston and Hapton Parish council comments:</p> <p>The Infrastructure is very poor and local roads are already being used as rat runs meaning that local residents are against future development till this infrastructure is better and local residents are able to feel safe in their own village. The area also suffers from a problem with speeding due to the lack of infrastructure.</p>

Site Address	Site Ref.	Summary of Comments
The Laurels, north of The Street, Tharston	GNLP0255	Tharston and Hapton Parish council comments: The Infrastructure is very poor and local roads are already being used as rat runs meaning that local residents are against future development till this infrastructure is better and local residents are able to feel safe in their own village. The area also suffers from a problem with speeding due to the lack of infrastructure.
The Street, Flordon	GNLP0566	General comments: Heritage impact assessment submitted in support of site.
East of Greenways, Flordon	GNLP2147	No comments as site submitted during Stage B consultation.

Thurlton and Norton Subcourse

Site Address	Site Ref.	Summary of Comments
Land adjacent to Holly Cottage, west of Beccles Road	GNLP0149	No comments submitted.
Land South of Loddon Road	GNLP0309	No comments submitted.

Thurton & Ashby St Mary

Site Address	Site Ref.	Summary of Comments
Land north of Norwich Road	GNLP0029	<p>General comments:</p> <p>Objections raised regarding access, surface flooding, wildlife and environmental impacts.</p> <p>Thurton Parish Council comments:</p> <p>Objections raised regarding capacity, traffic congestion on A146, inadequacy of junctions, flood risk and no pavements.</p>
Land north of Vale Road	GNLP0470	<p>Thurton Parish Council comments:</p> <p>Objections raised regarding capacity, traffic congestion on A146, inadequacy of junctions, flood risk and no pavements.</p>
Land south of Vale Road, Thurton	GNLP0472	<p>Thurton Parish Council comments:</p> <p>Objections raised regarding capacity, traffic congestion on A146, inadequacy of junctions, flood risk and no pavements.</p>
East of The Street	GNLP2048	<p>General comments:</p> <p>Objections raised regarding infrastructure and traffic congestion.</p> <p>Parish Council comments:</p> <p>Objections raised remain regarding development should be confined to the Ashby side of A146, traffic congestion. They also anticipate Norfolk County Council Highways wouldn't agree to additional access onto the A146.</p>
Land opposite Hall Farm Barn and Hill Top Barn	GNLP0585	<p>General comments:</p> <p>No comments submitted</p>

Tivetshall St Mary / Margaret

Site Address	Site Ref.	Summary of Comments
Pear Tree Farm, west of The Street	GNLP0318	<p>General comments:</p> <p>Objections raised concerning employment opportunities, public infrastructure and extension of 'ribbon development'. Issues raised include public transport, water pressure, sewage, electricity, gas, ditches, broadband, doctors, dentists etc. There is a risk of losing character of the village.</p> <p>One comment had no objection if sensitive housing development is adopted as the site would enhance this area with a possible tree belt to give a buffer space to existing bungalows.</p>
Pear Tree Farm, west of The Street	GNLP0319	<p>General comments:</p> <p>Objections raised concerning employment opportunities, public infrastructure and extension of 'ribbon development'. Issues raised include public transport, water pressure, sewage, electricity, gas, ditches, broadband, doctors, dentists etc. There is a risk of losing character of the village.</p> <p>One comment had no objection if sensitive housing development is adopted as the site would enhance this area with a possible tree belt to give a buffer space to existing bungalows.</p>
East of Tivetshall	GNLP2041	<p>General comments:</p> <p>Comments objecting against the site raised regarding conserving the natural environment, historic environment, water pressure and sewage system, road safety issues, access and infrastructure. Concern that the form and character of the village would be changed by development. Comments in favour of the site as there is already school and a village hall.</p> <p>Comments raised regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p>

		<p>Tivetshall St Margaret & Tivetshall St Mary Parish Council comments:</p> <p>Objections raised concerns regarding access, road suitability, traffic congestion, pavements, no mains gas and, sewerage.</p>
South of Rectory Road	GNLP2042	<p>General comments:</p> <p>Comments of objection raised regarding conserving the natural environment, road safety issues, access, sewage system, water pressure and infrastructure. Concern that the form and character of the village would be changed by development. Comments in support of development as there is a School and a village hall.</p> <p>Comments raised regarding road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Tivetshall St Margaret & Tivetshall St Mary Parish Council comments:</p> <p>Objections raised concerns regarding traffic congestion, road suitability, drainage ditches, lack of paths, no mains gas, sewerage system flows into holding tank at corner of Bonds Road and Ram Lane, wildlife and ecosystems.</p>
North of School Road	GNLP2103	<p>General comments:</p> <p>Comments raised regarding concerns over lack of facilities, transport links and narrow local roads. Any development should be in keeping with the village situation and surroundings and on a scale which is commensurate with the limited facilities available.</p> <p>Objections raised regarding road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>One comment supports site: 'With respect to site reference GNLP2103, the applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process, and the site represents an opportunity to provide much needed housing within a location that would support the nearby school, minimise vehicle trips to the school whilst also minimising wider</p>

		<p>landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the merging local plan.'</p> <p>Tivetshall St Margaret & Tivetshall St Mary Parish Council comments:</p> <p>Objections raised concerns regarding losing the village character, mains gas, sewerage system, access (narrow, limited visibility), protected species, no pavements and the suitability of the roads.</p>
North of Croft Lea, East of The Street	GNLP3006	No comments as site submitted during stage B of consultation
South of Green Pastures, West of The Street	GNLPSL3002	No comments as site submitted during Stage B consultation
Land south of Mill Road	GNLP0317	<p>General comments:</p> <p>Objections raised concerning employment opportunities, public infrastructure and extension of 'ribbon development'.</p>
Former waste transfer station	GNLP2128	<p>General comments:</p> <p>Objections raised concerns regarding access, road safety, site should be retained as semi-industrial site, no shop, sewerage system, wild & environment, proximity to a roundabout and lack of services.</p> <p>Comments submitted in support of site to be developed to provide housing. There is good access and traffic would not compromise road safety on the internal narrow parish roads. Recognising this is a brownfield site and is not a loss of open space and gives developers an opportunity with less restrictions of matching the existing character of the rest of the parish.</p> <p>Comments submitted in support of site. The site is considered suitable for development for convenience retail/services including a small to medium sized refuelling station. It would be worth considering the redevelopment of the site for residential uses as well.</p>

		<p>Tivetshall St Margaret & Tivetshall St Mary Parish Council comments:</p> <p>A refuelling station in Long Stratton (4.5 miles north on A140) closed in the 1990s due to lack of trade. Permission has been granted for a refuelling station a few miles south at the Scole roundabout. Therefore the refuelling facility is well catered for and meets local needs. Retail outlets already exist nearby at Pulham Market where a general stores includes a Post Office. Cherry Lane Garden Centre (0.4 miles north on A140) also incorporates a full grocery, hardware, furniture, handicrafts, haberdashery, clothing, books and cards, a restaurant and takeaway. It is served by a large car park. Goodies (1.5 miles north on A140) is a full retail butchery, also retailing local provisions, craft items and again incorporates a restaurant. Any additional retail outlets in the vicinity will detract custom from these existing businesses and are therefore undesirable.</p>
--	--	---

Toft Monks , Burgh St Peter, Aldeby, Haddiscoe and Wheatacre

Site Address	Site Ref.	Summary of Comments
Toft Monks		
Land south of Post Office Rd and east of Beccles Rd, Toft Monks	GNLP0518	<p>General Comments:</p> <p>One comment submitted in support of site GNLP0518 on the grounds of highway engineer's drawings has demonstrated safe means of access / egress can be provided onto the site in accordance with highway standards.</p>
Land South Side of Bulls Green Toft Monks	GNLP1031	<p>General Comments:</p> <p>One comment from Norfolk Wildlife Trust pleased to see that a TPO constraint recognised and value as grassland habitat associated with trees should be considered.</p>

Site Address	Site Ref.	Summary of Comments
Bulls Green Lane, Toft Monks	GNLPSL2005	General comments: Comments submitted regarding evidence provided extends the SB will have merit without material harm to the area and ecological considerations on a site which is of no productive use.
Land at Junction of A143 and B1136, Haddiscoe	GNLP0392	No comment submitted
Haddiscoe Manor Farm, Haddiscoe	GNLP0414	Norfolk Geodiversity Partnership comments: 'We conditionally object to this site proposal. We note that it includes a gravel pit listed in the Norfolk Geodiversity Audit as site SNF47. It is an important site for interpreting the geological succession in south-east Norfolk and the Waveney valley, comprising Crag Group, Kesgrave, Corton and Lowestoft Formations (Arthurton et al 1994, Moorlock et al 2000). If development were granted on this site we request that plans be made conditional upon providing adequate geological exposures of this geology, as part of a nature conservation area contributing to Green Infrastructure and supporting wildlife as well as geology.'
Willow farm, North End, Haddiscoe	GNLP0455	Broads Authority comments: 'This is near our border. Would welcome early discussions on this. Would be extending the built-up area in a way that could affect the Broads. Dark skies. Potential for visual impact on the Broads landscape. Also, GNLP 0414 More limited potential for visual impact but early discussions on this would also be welcomed.'
Station Road, Aldeby	GNLPSL0014	General comments: One comment in support of site. An infill site with sensible planning can be good for the common as there would be no opportunity for concentrated spoiling development.

Wacton

Site Address	Site Ref.	Summary of Comments
No sites submitted	-	-

Wicklewood

Site Address	Site Ref.	Summary of Comments
Land to the south of Low Street	GNLP0232	General comments: Objections raised regarding flood risk, drainage systems, traffic congestion, sewage systems, infrastructure, and overdevelopment, lack of footpaths, ecosystems and noise pollution. Objections raised regarding little local employment, services oversubscribed, no shops, rural setting, loss of village history, loss of birdwatch areas, village identity,
Land to the south of Church Lane	GNLP0535	General comments: Objections raised regarding traffic congestion, no paths, minimal services, narrow roads, poor road quality, and services at capacity already, infrastructure and alternation of the nature of the village.
Land to the south of Wicklewood Primary School	GNLP0577	General comments: Objections raised regarding insufficient services, traffic concerns, no paths, services at capacity and safeguarding implications.
Windfalls, Milestone Lane	GNLP1036	General comments: No comments submitted

Site Address	Site Ref.	Summary of Comments
High Street	GNLP2179	<p>General comments:</p> <p>Objections raised regarding flood risk, views across river valley and site disruption, sewage smell, narrow street, poor drainage, wildlife concerns, increased noise levels, destruction of farmland and lack of local services.</p> <p>Comments submitted in support of this site. Further documents submitted including agent assessments.</p>
Land adjacent to former workhouse / hospital, Green Lane	GNLP0249	<p>General comments:</p> <p>No comments submitted</p>

Winfarthing with Shelfanger

Site Address	Site Ref.	Summary of Comments
Land between Chapel Close and Short Green, Winfarthing	GNLP0556	<p>General comments:</p> <p>One objection raised concerns regarding wildlife and the village has no facilities like shops. It is the only safe place to walk a dog in the village.</p>
South of Stocks Hill, Winfarthing	GNLP2049	No comments submitted
Land to the South of Heywood Road, Shelfanger	GNLP0364	No comments submitted

Site Address	Site Ref.	Summary of Comments
Land to the east of Winfarthing Road and land to the north-east of Rectory Road. Shelfanger	GNLP0399	<p>General comments:</p> <p>One comment raised 'The density of housing proposed for these sites is too high for Shelfanger and the surrounding rural environment. Such development artificially pushes the price of land up, degrades the surrounding countryside, and causes loss by many for the benefit of a few.'</p>
Havencroft Poultry Site, Shelfanger	GNLP3011	No comments submitted as site submitted during stage B consultation.

Woodton (Bedingham)

Site Address	Site Ref.	Summary of Comments
Land to the east of Chapel Hill & south of Hempnall Road	GNLP0150	<p>General comments:</p> <p>Document submitted in report of site in the form of a sustainability appraisal.</p> <p>Norfolk Wildlife Trust comments:</p> <p>Buffer to CWS could be provided by GI within development if this allocation is taken forward.</p> <p>Woodton Parish Council comments:</p> <p>Woodton Parish Council can identify three sites, 0150, 0452, 1009 from the seven potential sites for development that may be suitable. However adequate drainage would need to be provided that specifically would not have effect on The Street in Woodton.</p>
Land north of Suckling Place	GNLP0231	No comments submitted
Land north of Church Road	GNLP0262	No comments submitted

Site Address	Site Ref.	Summary of Comments
Land south of Church Road	GNLP0278	<p>General comments:</p> <p>Comments submitted in support of site. The site is considered suitable for development and would provide a shop/office, link to the school and playing field, together with potentially funding and expansion of the primary school. The site is subject to a Promotion Agreements with ESCO Developments Ltd.</p>
Land south-east of The Street (incorporates GNLP2100 and GNLP2130)	GNLP0452	<p>Woodton Parish Council comments:</p> <p>Woodton Parish Council can identify three sites, 0150, 0452, 1009 from the seven potential sites for development that may be suitable. However adequate drainage would need to be provided that specifically would not have effect on The Street in Woodton.</p>
North of Hempnall Road	GNLP2100	<p>General comments:</p> <p>Objections raised concerning flood risk, impact to the look of the village, traffic congestion on small roads and lack of access to the site.</p> <p>One comment submitted in support of site: 'there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan.'</p>

Site Address	Site Ref.	Summary of Comments
South of The Street	GNLP2130	<p>General comments:</p> <p>Objections raised concerning flood risk, impact to the look of the village, traffic congestion on small roads and lack of access to the site.</p> <p>One comment submitted in support of site: ‘there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan.’</p>
Land north of Church Road	GNLP0268	No comments submitted
Land at the junction of Chapel Road and Sunnyside	GNLP1009	<p>Norfolk Wildlife Trust comments:</p> <p>Impacts on CWS 94 may require mitigation</p> <p>Woodton Parish Council comments:</p> <p>Woodton Parish Council can identify three sites, 0150, 0452, 1009 from the seven potential sites for development that may be suitable. However adequate drainage would need to be provided that specifically would not have effect on The Street in Woodton.</p>

Wreningham with Ashwellthorpe and Fundenhall

Site Address	Site Ref.	Summary of Comments
Field 2484, west of All Saints Church, at the junction of Hethel Road & Church Road, Wreningham	GNLP0093	<p>General comments:</p> <p>Objections raised concerns regarding the land being waterlogged, scale of development, suitable roads, loss of picturesque views and disruption for dog walkers and cyclists.</p> <p>Comments submitted in support of site. A Desktop Heritage Assessment has been submitted. The site is not waterlogged and is adjacent to the main village road. Also should note there are no public rights of way across the site.</p>
Land adjacent to Rosko, north of Wymondham Road, Wreningham	GNLP0187	<p>General comments:</p> <p>Objections raised concerns regarding site being isolated from the village, Agglomeration of an 'estate' design style, traffic congestion, no footpaths, access and insufficient passing places for traffic.</p>
Land south of Hethel Road, Wreningham	GNLP0431	<p>General comments:</p> <p>Objections raised concerns regarding road maintenance, traffic congestion, danger to pedestrians, flood risk, passing places, visibility, development no in character of village and access.</p> <p>Objections raised concerns regarding site being isolated from the village, Agglomeration of an 'estate' design style, traffic congestion, no footpaths, access and insufficient passing places for traffic.</p> <p>Policy 15 of JSC recommends only 10-12 dwellings, at least 15 have already been built, also NCC Highways also recommended no more than 10 houses, this number has already been exceeded.</p> <p>Comment submitted in support of site. Believing they can overcome the comment in the suitability assessment in relation to the linear form of this site by adjusting the proposed allocation area if required. .</p>

Site Address	Site Ref.	Summary of Comments
South of Wymondham Road, Wreningham	GNLP2183	<p>General comments:</p> <p>Objections raised concerns regarding capacity, roads, schools, safety to pedestrians and protection of village life. An existing South Norfolk Local Plan, adopted in 2015 covering up to 2026 allocated ten houses to Wreningham. Since at least 15 have been built.</p> <p>One comment submitted in support of site. Though flooding remains an issue and needs to be addressed.</p>
Top Row, Wreningham	GNLPSL0009	No comments submitted
Timber Yard, The Street, Ashwellthorpe	GNLP0213	<p>Ashwellthorpe & Fundenhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p>
Rose Farm, The Street, Ashwellthorpe	GNLP0233	<p>Stoke Holy Cross Parish Council comments:</p> <p>In summary, 'it is our strongly held view that the existing infrastructure within Stoke Holy Cross cannot handle any further significant development, and our experience of the provision of infrastructure in connection with the latest housing developments in the village does not give us confidence that the situation will improve in the foreseeable future. Parishioners currently experience substantial traffic issues and with further developments in Poringland and Framingham Earl still to be completed, this will increase in the future. All of the suggested sites will make a bad situation worse without the lack of local services and infrastructure issue being addressed, and also worsen the existing problems with sewerage and water pressure, in parts of the village. In short these proposed developments would not be sustainable in Stoke Holy Cross.'</p>

Site Address	Site Ref.	Summary of Comments
Land adjacent Rose Farm, The Street, Ashwellthorpe	GNLP0234	<p>Ashwellthorpe & Funderhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p> <p>The Woodland Trust comments:</p> <p>The Trust is concerned about the potentially adverse impacts that the proposed site allocations will have in relation to areas of ancient woodland within and/or adjacent to site allocations. Ancient woodland should not be included in areas that are allocated for development, whether for residential, leisure or community purposes as this leaves them open to the impacts of development.</p> <p>The Woodland Trust objects to the inclusion of site allocations in the table attached, as they are likely to cause damage and/or loss to areas of ancient woodland or to ancient trees within or adjacent to their boundaries. For this reason, we believe the sites in the table below are unsound and should not be taken forward. Secondary woodland should also be retained to ensure that ecological networks are maintained and enhanced.</p>
Land to rear of number 47, The Street, Ashwellthorpe	GNLP0236	<p>Ashwellthorpe & Funderhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p>

Site Address	Site Ref.	Summary of Comments
Land at New Road, Ashwellthorpe	GNLP0239	<p>Ashwellthorpe & Fundenhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p>
Land to West of New Road, Ashwellthorpe	GNLP0242	<p>Ashwellthorpe & Fundenhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p>
Land East of New Road, Ashwellthorpe	GNLP0598	<p>Ashwellthorpe & Fundenhall Parish Council comments:</p> <p>Objection raised concerns regarding already approved planning applications and the effects of the increase in construction traffic. See full submission. Ashwellthorpe has a pub on the A1113 at the far east end of the village. Apart from this there are no shops, doctors, dentists or other services in the village and a car is essential given the extremely limited bus service (3 per day). There is already a number of vacant properties and others up for sale.</p>
New Road, Ashwellthorpe	GNLPSL0013	No comments submitted
New Road, Ashwellthorpe	GNLPSL0017	No comments submitted

Site Address	Site Ref.	Summary of Comments
North and south of Ashwellthorpe Industrial Estate, Ashwellthorpe	GNLP2182	<p>General comments:</p> <p>Two objections raised concerning infrastructure already at capacity, road safety, scale of development proposed, flood risk and any further development should be small to suit the village size with its limited facilities and narrow roads. The existing South Norfolk Local Plan, adopted in 2015 and covering up to 2026 allocated ten houses to Wreningham. Since then at least 15 homes have been built.</p> <p>One comment raised suggesting any approval should maintain an open ditch along the proposal area & improve its flow, improve the flow across Wymondham road at The Loke, provide funds to construct another pipe/culvert across Wymondham road into the open ditch to deflect the flow in the covered pipe in this point, clear the small pipe that flows along the north of Wymondham Road and The Loke and work with the Parish Council, South Norfolk Council and Norfolk County Council.</p>