

Date: 2 February 2026
Your Ref: VC ROC 1
Our Ref: 069/2022/001_job000146
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Annette Feeney
Programme Officer
South Norfolk VCHAPS Local Plan Hearings

By Email only

Dear Annette Feeney

VC ROC 1 – Heathcote, Davies and Loades (landowners) response to Godley and Church (Objectors) proposed amendments to allocation and policy VC ROC 1

Thank you for your email and attachments of 28 January 2026, including Speaking Notes on behalf of Godley and Church, Policy VC ROC 1 with Proposed Amendments and VC ROC 1 proposed plan; and thank you for giving the Landowners the opportunity to respond.

The Landowners have carefully considered the Objector's proposed amendments to the policy and revised allocation plan and would like the following response to be relayed to the Inspector:

The Landowners object to the Objector's proposed amendments and plan changes, particularly those related to the extent of the allocation and number of dwellings to be accommodated, except only in respect of the suggested change to remove reference to the secondary pedestrian access to the east of Old Hal Barn, which they would not object to should the Inspector be minded to accept this change.

The Landowners consider that the rest of the Policy as originally drafted is sound and that it includes sufficient measures to ensure that the setting of the nearby heritage assets and landscape impacts are properly and adequately considered.

Furthermore, National Planning Policy and Guidance (NPPF, and NPPG) and the South Norfolk Development Management Policies DPD (Adopted 2015), particularly those related to Heritage Assets and Landscape, including; NPPF section 207- 221; SNC Development Management Policies DM 4.9 Landscape Character Areas and River Valleys; DM 4.9 Incorporating Landscape into Design and DM 4.10 Heritage Assets provide a further level policy and guidance against which future planning application proposals for the allocation will be considered against.

The Landowners position in respect of potential impacts of development of the allocation on the setting of heritage assets (as set out in the Heritage Impact Assessment (Charlotte Evans, October 2024 submitted with the Hearing Statement) and explained at the Hearing Session (see Charlotte Evans' speaking notes submitted along site the letter), is that the development of the allocation would result in less than substantial harm to the setting of the assets. This is at the lower end of the scale of impacts, with minor adverse effects overall. This conclusion accords with the Council's HIA and Historic England's position.

I trust that the Landowners comments will be sent to the Inspector to inform his deliberations.

Yours sincerely



John Long BA (hons) DipTP, MRTPI
Director