

South Norfolk Council  
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Mr David Reed

c/o Mrs Annette Feeney  
Programme Officer

By email only

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27 April 2026

Dear Mr Reed

**Examination of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP)**

Thank you for your letter of 23 March, summarising your conclusions of the hearing sessions held in January, as part of the above Examination.

The Council notes that you consider that we have complied with the duty to cooperate and that there are no legal or procedural impediments to prevent adoption of the Plan, subject to a number of Main Modifications.

You will not be surprised that the Council is disappointed with many of your conclusions regarding Main Modifications, which it is felt run counter to the evidence presented both prior to and during the hearings. Specifically, the Council considers that a number of justified allocations have been removed from the plan.

The Council remains committed to delivering a Plan which meets the requirements of GNLP Policies 1 and 7.4, for a minimum of 1,200 homes on allocated sites in the South Norfolk Village Clusters. However, the Council does not agree with the approach set out in your paras 63 and 66, which uses unallocated dwellings, resulting from Settlement Limit adjustments, to exceed the 1,200-unit threshold.

The Council has embarked on the process of assessing whether additional units can be delivered through the mechanisms set out in para 70 of your letter, namely increases in density on existing submission allocations or extensions to the sites listed in that paragraph.

As you recommend that eleven sites, representing 22% of the dwellings proposed in the Submission VCHAP, are deleted (or partially deleted) from the Plan, and with

both the three increases in site numbers specifically recommended by you, plus assessment of other options noted above, the Council will need to update the evidence base for the VCHAP accordingly.

As such, the Council's indicative timetable for the next stages of the VCHAP is for the Main Modifications to be formally agreed with you during August, for a minimum six-week consultation to occur during September and October. Subject to the responses received during the consultation, this would allow us to conclude the Examination in late 2026 and for the Council to consider the adoption of the Plan in early 2027.

Yours sincerely

**Mr Adam Banham**  
**Place Shaping Manager**