

Regulation 19 Publication South Norfolk Village Cluster Housing Allocation Plan

Two Councils
One Team



VCHAP - Overview

- The South Norfolk Village Cluster Housing Allocation Plan (VCHAP) seeks to allocate a minimum of 1,200 homes across the South Norfolk Village Clusters in accordance with emerging Greater Norwich Local Plan (GNLP).
- Reg.19 version of Plan is final draft intended to be submitted for examination.
- Publication allows for representations to be submitted on Legal Compliance and Soundness
- Representations will be considered by Independent Inspector
- Decision to submit will be a separate resolution of Full Council taken in light of representations received

South Norfolk Local Plan

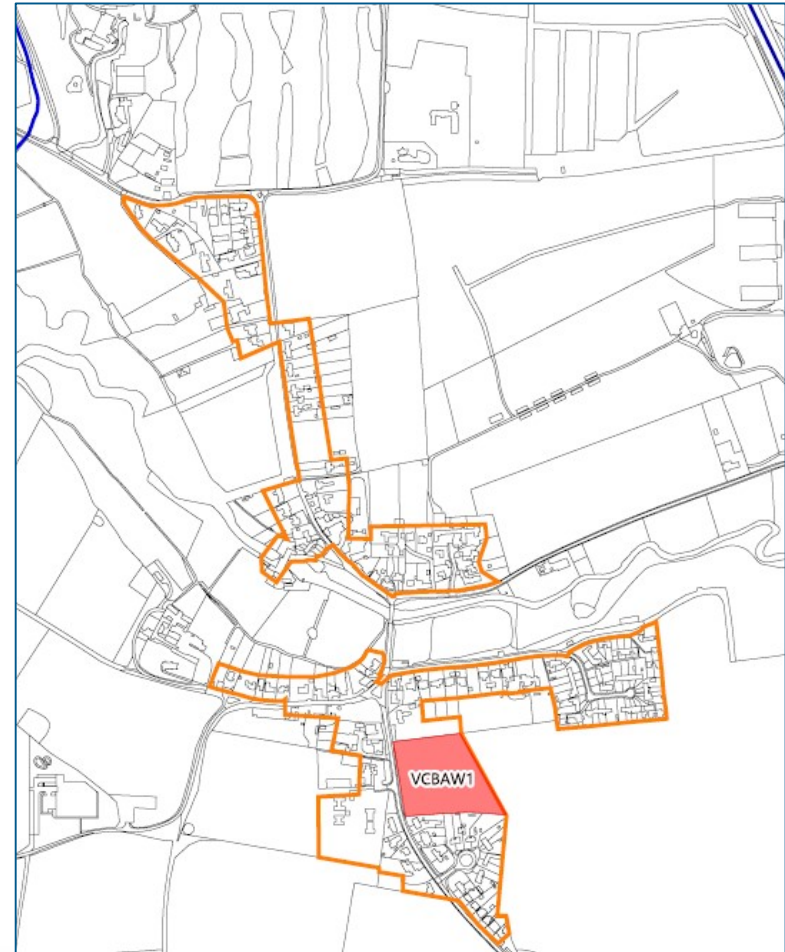
South Norfolk Village Clusters
Housing Allocations Plan

January 2023



VCHAP - Key Facts and Figures

- **45 New Allocations**
- **11 Carried Forward Allocations**
- **23 Changes to Settlement Limits**
- **5 Allocations to be made through Diss and District and Dickleburgh Neighbourhood Plans**
- **Total of 1,228 Additional Homes proposed**
- **Average Site Size 24.5**
- **31 Allocations of 25 or Less Homes**
- **14 Allocation of more than 25 Homes**



VCHAP - Key Dates

- **9am 23 January 2023 - Regulation 19 Publication Started**
- **5pm 6 March 2023 – Deadlines for Representations**
- **Summer 2023 – Report to Council asking for authority to submit the Plan for Independent Examination**
- **Winter 2023/24 – Examination Hearing Sessions**
- **Spring 2024 – Adoption of Plan**



Information on Council website: www.southnorfolkandbroadland.gov.uk/vchap



South Norfolk Village Clusters Housing Allocations Plan



South Norfolk Council has published its proposed South Norfolk Village Clusters Housing Allocations Plan (VCHAP), which will shape development within the district's villages, identifying land for a minimum of 1,200 new homes

[View the parishes covered by this plan.](#)

The publication of the proposed plan, as required by Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, will take place over a six week period, between **9am on Monday 23 January and 5pm on Monday 6 March 2023**. During this period, anyone that wishes to, may make a formal representation on the Plan. These representations must address whether the plan is legally and procedurally compliant and whether the plan is 'Sound', in accordance with National Planning Policy. Further information about how to make a representation can be found in the [Statement of Representations Procedure](#) and [Representation Form Guidance Note](#).

The VCHAP is a Local Plan document which, once adopted, will become part of the Development Plan for South Norfolk. The proposed VCHAP allocates around 45 new sites for housing in South Norfolk's villages, which will deliver the bulk of the approximately 1,200 new homes that are to be delivered in this village cluster area by 2038.

In order to view the proposed VCHAP and the supporting documents, and make formal representations, please click on the link below:

[South Norfolk Village Clusters Housing Allocations Plan – Reg. 19 Publication](#)

The documents can also be viewed, from 23 January, at the following locations:

- **South Norfolk Council offices** - Thorpe Lodge, 1 Yarmouth Rd, Norwich, NR7 0DU (open Monday to Friday 8:30am to 5pm)
- **The Octagon** - Mere Street, Diss, Norfolk, IP22 4AH (open Monday to Friday 9am to 5pm)
- **Libraries in South Norfolk** - [view details of your local branch](#)
- **Millennium Library** - The Forum, Millennium Plain, Norwich NR2 1AW (open Monday to Friday 10am to 7pm, Saturday 9am to 7pm, Sunday 10:30am to 4:30pm)

For more information on South Norfolk's proposed development plan, visit [www.southnorfolkandbroadland.gov.uk/vchap](#) or contact the Planning Department on 01603 255555.

Click here to go to the consultation site

Consultation site main page (<https://southnorfolkandbroadland.oc2.uk>)

This link takes you to the VCHAP document

← ↻ 🏠 <https://southnorfolkandbroadland.oc2.uk> 🔍 ⭐ 📄 👤 Login | Register

opusconsult

South Norfolk COUNCIL

🏠 > Consultations

Consultations

Welcome to South Norfolk Council's consultation platform for documents relating to the emerging Local Plan for the district. You can find details below of current consultation documents, as well as information on consultations that have recently closed. You can also view Local Plan documents that have been adopted by the Council.

To make representations on the proposed Village Clusters Housing Allocations Plan, please click on the first heading, below, to access the document. Every paragraph and policy within the document has a speech bubble icon next to it. If you wish to make a representation, click on the speech bubble next to the paragraph/policy that you are interested in and follow the instructions.

If you would like any of these documents in an alternative accessible format, please contact localplan.snc@southnorfolkandbroadland.gov.uk.

Current documents open to consultation

- Village Clusters Housing Allocations Plan - Reg 19 Version**
 - [South Norfolk Village Clusters Housing Allocations Plan \(Reg 19 Pre-submission Draft\)](#)
Ends on 6 March 2023 (38 days remaining)
 - [South Norfolk Village Clusters Housing Allocations Plan \(Reg 19 Draft\) - Supporting Documents](#)
Ends on 6 March 2023 (38 days remaining)
 - [Village Clusters Housing Allocations Plan - Site Assessments](#)
Ends on 6 March 2023 (38 days remaining)

Village Clusters Housing Allocations Plan - Virtual Exhibition

To find out more about the Village Clusters Housing Allocations Plan, you can also visit our [Virtual Exhibition](#).

Historic documents

Adopted documents

Online VCHAP document:

← ↻ 🏠 🔒 https://southnorfolkandbroadland.oc2.uk/document/12 🔍 ⚙️ ⚙️ ⚙️ ⚙️ ppusconsult Login | Register

🏠 > Consultations > South Norfolk Village Clusters Housing Allocations Plan (Reg. 19 Pre-submission Draft) > A. Introduction and Background

South Norfolk Village Clusters Housing Allocations Plan (Reg. 19 Pre-submission Draft)

Ends on 6 March 2023 (38 days remaining)

❓ If you are having trouble using the system, please try our [help guide](#).

[A. Introduction and Background](#)

- [National Policy](#)
- [The Greater Norwich Local Plan \(GNLP\)](#)
- [Village Clusters](#)
- [The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation](#)
- [Existing Planning Policies and Neighbourhood Plans](#)

[The Plan Objectives](#)

- [SNVC Objective 1 - Meet housing needs](#)
- [SNVC Objective 2 - Protect village communities and support rural services and facilities](#)
- [SNVC Objective 3 - Protect the character of villages and their settings](#)

[The Assessment of Sites](#)

[Evidence Base](#)

- [Sustainability Appraisal](#)
- [Habitats Regulation Assessment](#)
- [Heritage Impact Assessments](#)
- [Landscape and Visual Appraisals](#)
- [Strategic Flood Risk Assessment](#)
- [Water Cycle Study](#)
- [Viability Appraisal](#)

[Monitoring](#)

[Village Cluster Chapters](#)

- [1. Alburgh and Denton](#)
- [2. Alington, Yelverton and Bergh Apton](#)

Use the contents page to find the part(s) of the document you are interested in.

Online VCHAP document:

You can make a representation on any part of the document by clicking on the speech bubble to the left.

Where there is a policy (blue box), you can also view the proposal on an interactive map. Click on the map pin.

The screenshot shows a web browser displaying the online VCHAP document at <https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1312>. The page features a list of planning conditions on the left, each with a speech bubble icon for representation. A red arrow points from the text 'You can make a representation on any part of the document by clicking on the speech bubble to the left.' to one of these icons. Below the list, a blue box highlights 'Policy VC BRO1: East and West of the B1332, Norwich Road'. A red arrow points from the text 'Where there is a policy (blue box), you can also view the proposal on an interactive map. Click on the map pin.' to the map pin icon in the top left corner of this policy box. The policy box contains the following text:

Policy VC BRO1: East and West of the B1332, Norwich Road
2.2ha of land is allocated for up to 50 dwellings.

The developer of the site will be required to ensure:

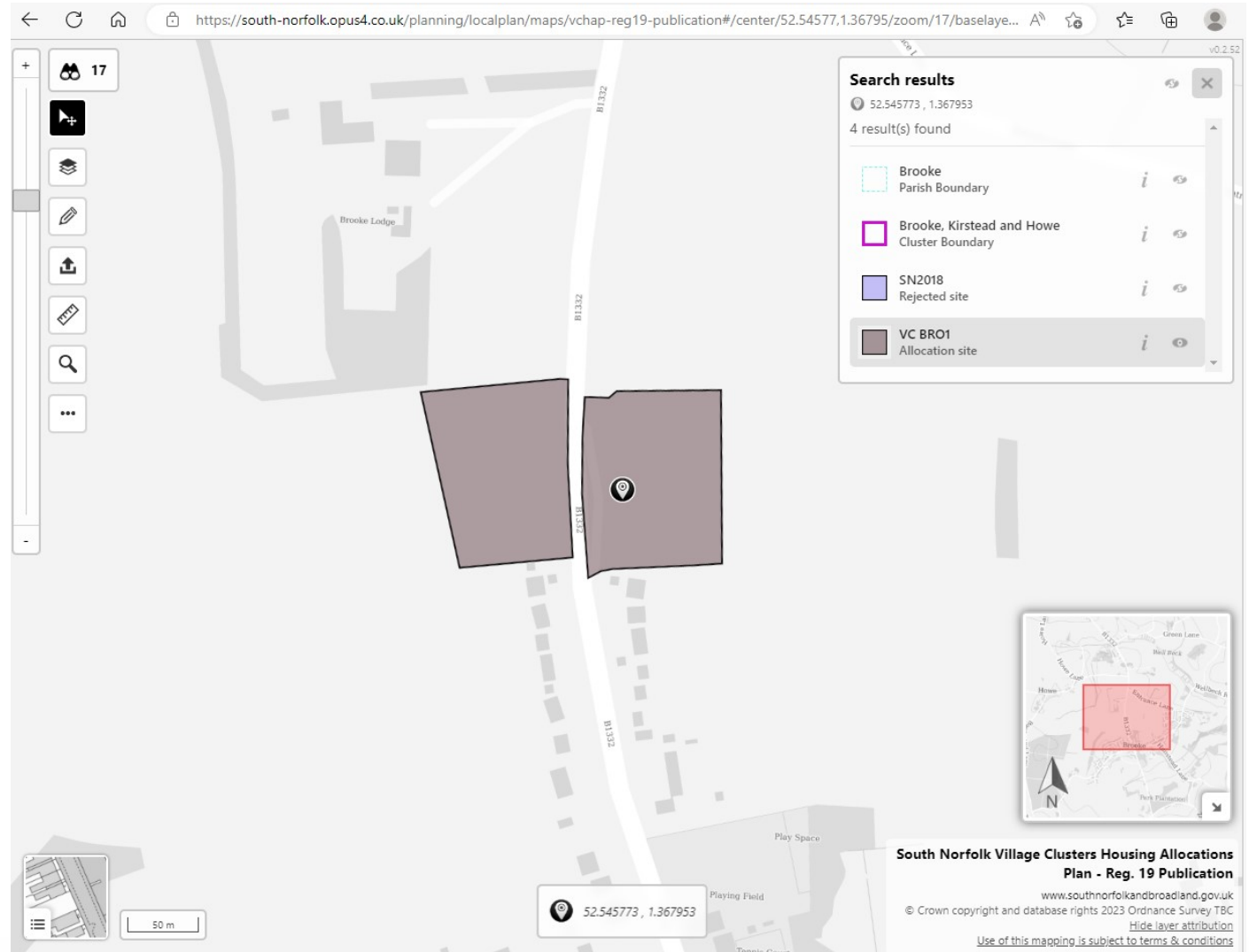
- Access to the site is via a roundabout junction on the B1332, unless otherwise agreed with the Highways Authority;
- Footways are provided to the Norwich Road frontages, connecting to existing provision and, on the western side, to footpath Brooke FP2;
- Inclusion of footpath Brooke FP2 within the layout of the development, to ensure it is safe and convenient to use;
- A crossing point on the B1332 which secures a safe pedestrian route between the eastern part of the site and Brooke Primary School;
- A site-specific Flood Risk Assessment (FRA) and strategy, to inform the access arrangements and layout of the site, which has regard to the Stage 2 VC Strategic Flood Risk Assessment (SFRA);
- Landscaping to the boundaries with the open countryside which successfully contain the impact of development and integrates the site with the wider countryside;
- Protection of the mature trees both on the site boundaries and immediately outside of the site;
- Frontage development to Norwich Road, consistent with the form and character of the area.
- Historic Environment Record is consulted to determine the need for any archaeological surveys prior to the development.

Below the policy box, the section '9. Bunwell' is visible, with a sub-section 'Form and character'. A 'back to top' button is located in the bottom right corner of the document area.

Online VCHAP document (interactive map):

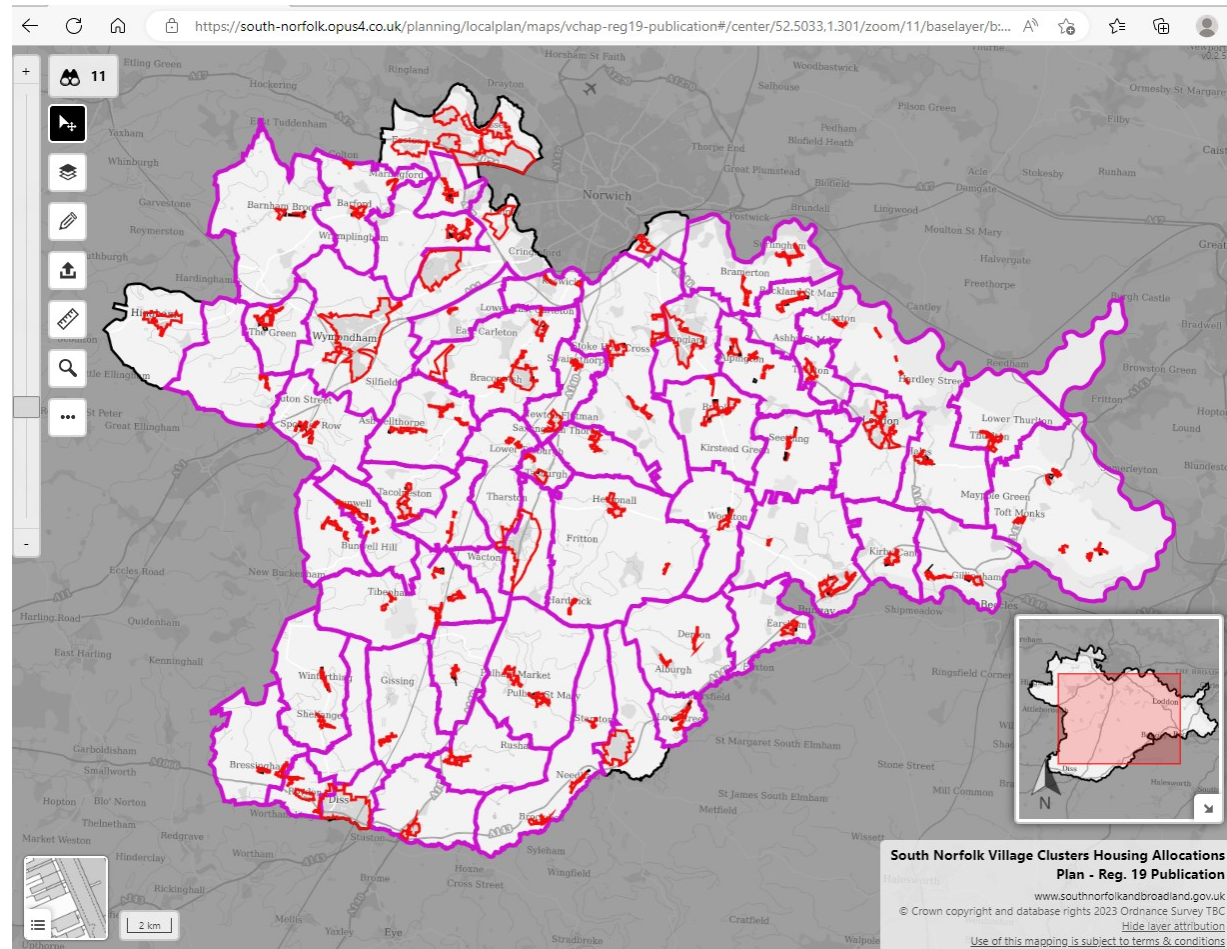
Clicking on the map pin in the document will bring up our interactive map, showing that particular policy proposal.

Clicking on a shaded area will bring up the search results box with a key (top right). You can click on the 'i' button to find out more about the search results and toggle layers on and off using the eye buttons.



Interactive Policy Map:

You can also access our interactive policy map from our Council webpage (www.southnorfolkandbroadland.gov.uk/vchap). The link takes you to an overview map showing South Norfolk, the village cluster boundaries (purple) and settlement limits (red).

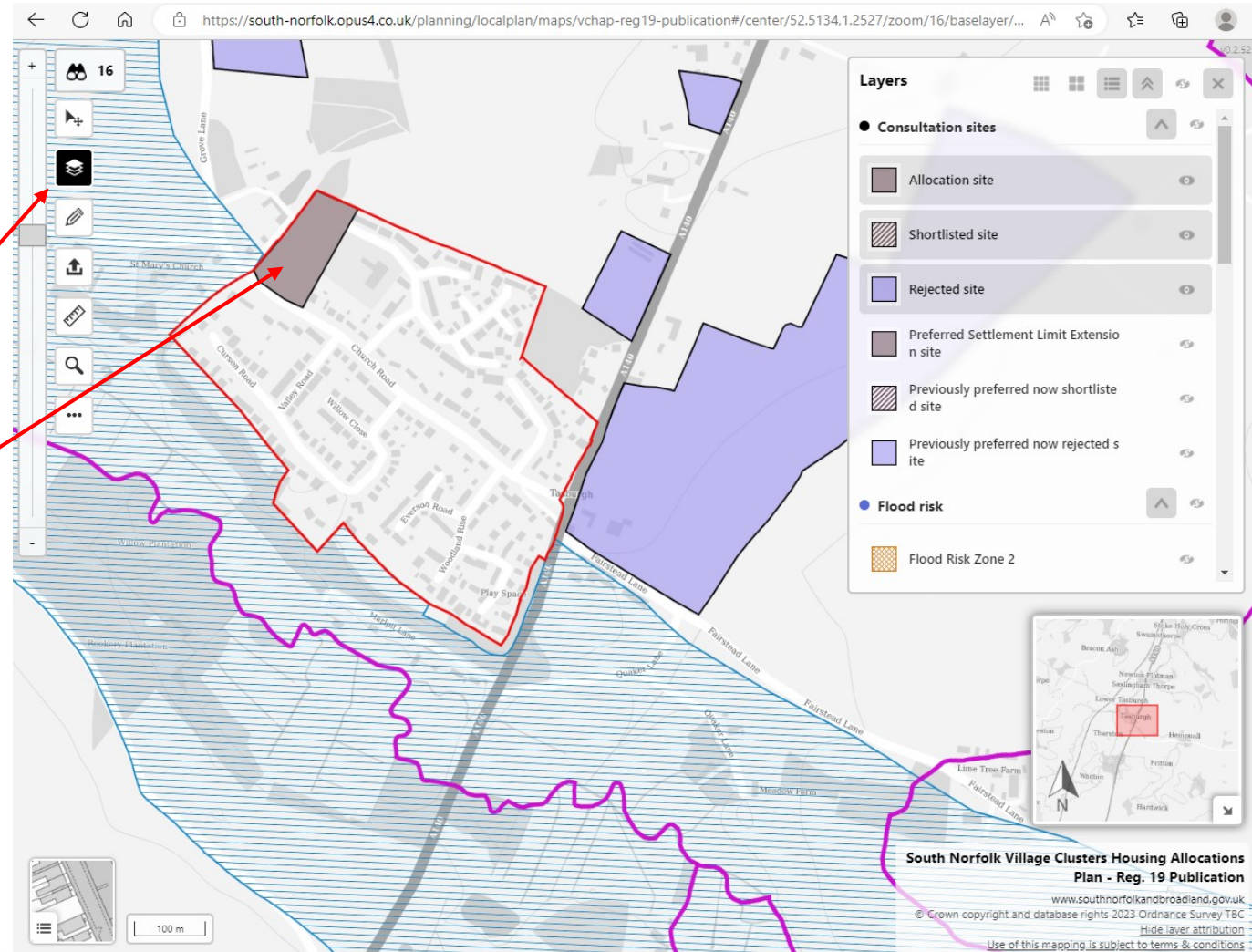


Interactive Policy Map:

You can use the map in the same way you would if you were accessing it through the consultation document.

Zoom in to locations you are interested in. Use the 'layers' button to switch different layers on or off.

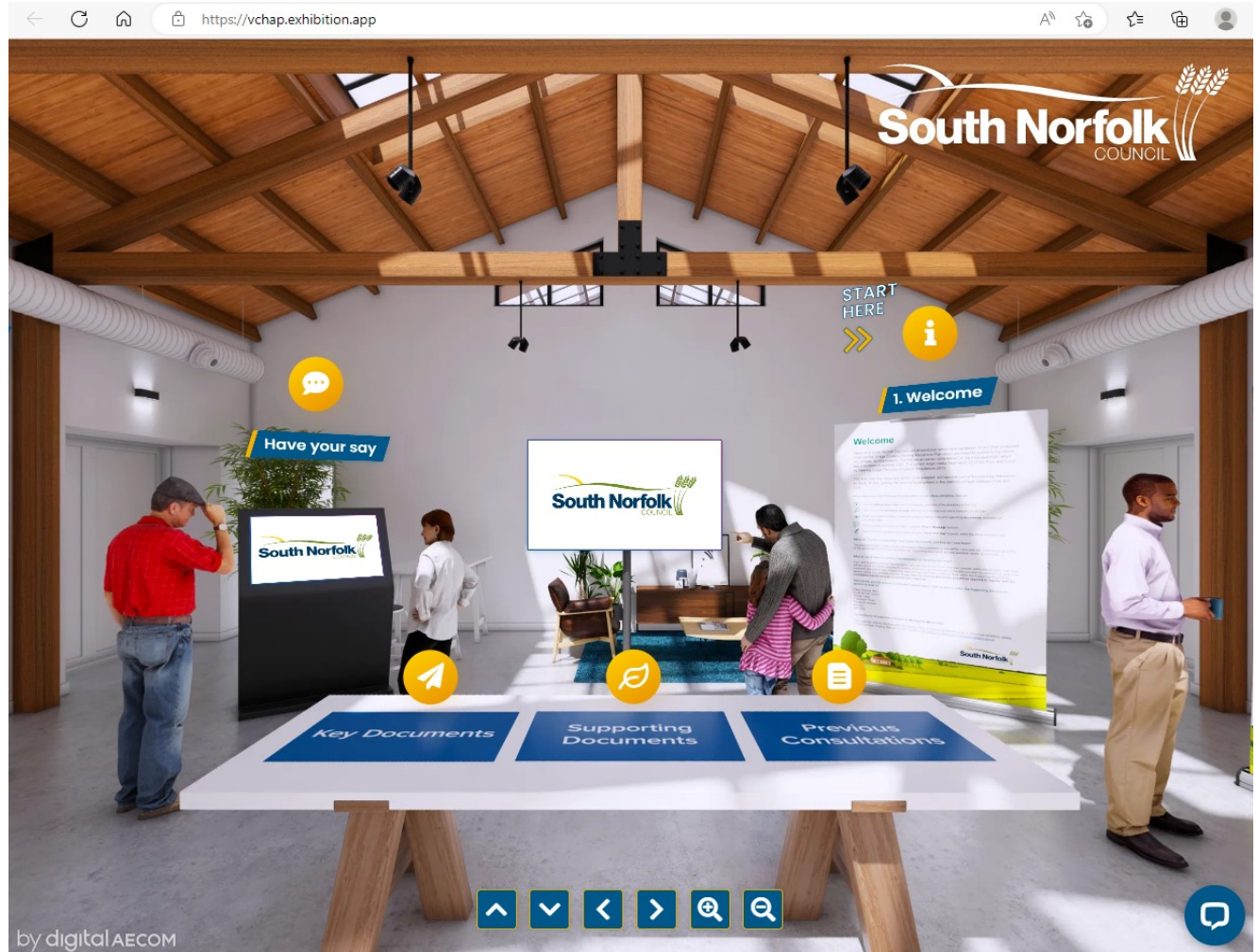
Click on different elements of the map to bring up search results and details of sites.



Virtual Exhibition: <https://vchap.exhibition.app>

The exhibition provides further explanation and background relating to the Village Clusters Housing Allocations Plan, including the work that has been undertaken for it to reach this stage, how it relates to the Greater Norwich Local Plan, and the next steps in the process.

You can interact with the room, accessing different display boards, information on the central table, the 'have your say' kiosk, which takes you to the consultation document, and the 'leave a message' button in the bottom right of the screen.



Contact Details:

Village Cluster Housing Allocations Plan:

Place Shaping Team

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Website: www.southnorfolkandbroadland.gov.uk/vchap

Postal Address: Thorpe Lodge, 1 Yarmouth Rd, Norwich, NR7 0DU

Q&A