



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Notice of Meeting

To members of the Public and Press

You are cordially invited to attend a meeting of **Redenhall with Harleston Town Council's Planning and Development Committee** which will be held at the Council Offices, Memorial Leisure Centre on **Monday 2nd September 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 28th August 2024

Members of the press and public are welcome to attend – there will be an opportunity for public participation agenda item 6.

SELFLESSNESS, INTEGRITY, OBJECTIVITY, ACCOUNTABILITY, OPENNESS, HONESTY & LEADERSHIP

AGENDA

1. Welcome
2. To receive and consider accepting apologies from members unable to attend.
3. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.¹
4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 5th August 2024 (copy herewith)
5. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
6. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).²
7. [To receive and consider the new planning applications received and ratify comments and verdict.](#) (copy herewith)
 - a) [2024/1964](#)
Applicant: Mr Richard Francis
Location: 1 Fuller Road Harleston Norfolk IP20 9EA

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

² All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

Proposal: Change of use from distribution and storage to distribution, storage and retail with alterations to include installation of disabled toilet and automatic doors

b) [2023/3610](#)

Applicant: Lilley

Location: Land South Of Spirketts Lane Harleston Norfolk

Proposal: Residential development of 162 dwellings with associated access, parking, open space, landscaping and surface water attenuation

Application Type: Full Planning Permission

c) [2024/2392](#)

Applicant: Mr Tom Eden

Location: 60 Redenhall Road Harleston Norfolk IP20 9HE

Proposal: Replace timber windows with UPVC windows (retrospective)

Application Type: Listed Building Consent

d) [2024/2309](#)

Applicant: Mr James Buxton

Location: 7 Bullock Fair Close Harleston Norfolk IP20 9AT

Proposal: Removal of existing oil central heating system and install 1 x air source heat pump in the same place

Application Type: Householder

e) [2024/2112](#)

Applicant: Mr Dean Stokes

Location: 6 Mendham Lane Harleston Norfolk IP20 9DE

Proposal: Single storey extension, change external finishes, new gable end windows in the existing roof

Application Type: Householder

8. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)

9. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)

10. To receive comments from Natural England regarding the outline planning application (with all matters reserved) for the erection of up to 5 new homes and associated works at Land East of 43 Shotford Road, Harleston, Norfolk, and to agree on any subsequent actions. (Copy herewith)

11. To receive a response from SNDC regarding infrastructure planning and the Greater Norwich Growth Board and agree next steps.

12. To review the South Norfolk Village Clusters Housing Allocations Plan (VCHAP) Regulation 19 Pre-submission Addendum and decide whether to submit representations concerning the legal compliance and soundness of the Plan. (Copy herewith)

13. To note the date of the next Planning and Development Committee meeting as Monday 7th October 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

14. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the

public and press in order to discuss the following items which is properly considered to be of a confidential nature.

15. To receive confidential reports relating to enforcement cases (for information only)

Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Minutes

Redenhall with Harleston Town Council's Planning and Development Committee held at the Council Offices, Memorial Leisure Centre at 10am on Monday 5th August 2024

In Attendance: Councillors: John Graham, Michael Hardy, Paul MBA, Shelagh West

Also present: Clare Crane (Town Clerk) and Mrs Carolyn Malinowski (Planning Advisor)

Members of Public: no members of the public present

1) **Welcome**

Cllr Graham welcomed everyone to the meeting.

2) **To receive and consider accepting apologies from members unable to attend.**

No apologies needed.

3) **To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.**

None declared.

4) **To receive and approve the minutes of the last Planning and Development Committee meeting Monday 1st July 2024**

Mrs. Malinowski raised a concern in the July meeting that point 10 was not recorded accurately. Members agreed to keep the minutes as they are.

When the point is revisited during the August meeting, the discussion will be recorded again.

Minutes were agreed by the committee and signed and dated by the Chairman.

5) **To note progress on decisions made at the last meeting of the Planning and Development Committee**

Noted.

6) **To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).¹**

Not required.

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

- 7) [To receive and consider the new planning applications received and ratify comments and verdict.](#) (copy herewith)
- a) **Application:** [2024/1239](#)
Applicant: Mr Hume
Location: 3 Candles Lane Harleston Norfolk IP20 9JA
Proposal: Variation of condition 2 of 2022/1818 - re-design
Application Type: Removal/Variation of Condition (S73 / S19)
The Town Council Planning Committee – Neutral
- b) **Application:** [2024/1958](#)
Applicant: Mrs Emma Gray
Location: 58 London Road Harleston Norfolk IP20 9BZ
Proposal: Replace front four windows and front door like for like in materials and style but double glazed
Application Type: Listed Building Consent
The Town Council planning committee refer the application to the Heritage Officer.
- c) **Application:** [2024/1986](#)
Applicant: Mr John Stokes
Location: Land West Of 15 Needham Road Harleston Norfolk
Proposal: Reserved matters for the approval of appearance, landscaping, layout and scale following Outline permission 2023/1505
Application Type: Reserved Matters
The Town Council Planning Committee refer this application to the decision of the case officer.
- d) **Application:** [2024/2025](#)
Applicant: Mr R Gamble
Application Type: Householder
Location: 13A Needham Road Harleston Norfolk IP20 9JY
Proposal: Single storey rear extension
The Town Council Planning committee wish to see the stipulations as set out in item BU13 of the Redenhall with Harleston Neighbourhood Plan Design Code applied.
- e) **Application:** [2024/2006](#)
Applicant: Mr F and Mrs J Wolski
Application Type: Householder
Location: Redenhall House Bungay Road Redenhall Norfolk IP20 9QW
Proposal: Single storey extension to existing annexe
The Town Council Planning committee wish to see the stipulations as set out in item BU13 of the Redenhall with Harleston Neighbourhood Plan Design Code applied.
- f) **Application:** [2024/2112](#)
Applicant: Mr Dean Stokes
Application Type: Householder
Location: 6 Mendham Lane Harleston Norfolk IP20 9DE
Proposal: Single storey extension, change external finishes, new gable end windows in the existing roof
The Town Council Planning committee wish to see the stipulations as set out in the Harleston

Conservation Area Character Appraisal and Management Guidelines and those set out in item BU13 of the Redenhall with Harleston Neighbourhood Plan Design Code.

- 8) To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting

Received and noted.

- 9) To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities

Received and noted.

- 10) **To receive a notification from the Development Management Committee of the planning authority regarding application 2024/1089**

Proposal: Change of use from hairdressing salon to one bedroom dwelling & single storey extension

Location: 15A Wilderness Close Harleston Norfolk IP20 9DB

Applicant: Mrs Heidi Wooltorton

Application Type: Full Planning Permission

To note the Planning Committee agreed outside of a meeting that their attendance was not required.

Noted. This application was recommended for approval by the case officers. We are now awaiting the decision.

- 11) **To receive feedback from Cllr Hardy following the Broadland & South Norfolk Design Code online workshop for South Norfolk Parish & Town Councils**

Cllr Hardy reported attending a design code workshop hosted by Broadland and South Norfolk District Council. This was part of a series of online events focusing on key priorities for a design code for both districts. Cllr Hardy has not received any slides or supporting documentation since the workshop. The Clerk was asked to request these materials and once received, circulate them to the planning committee for their information.

Action: Town Clerk

Mrs. Malinowski received a consultation/survey on the district-wide Design Code for South Norfolk and Broadland districts. This process seeks input from local communities and stakeholders to shape the priorities, content, and structure of the Design Code. The Clerk was unaware of the survey. Mrs. Malinowski agreed to send the survey details to the Clerk, who will then circulate them to residents via the Town Council website and social media.

Action: Mrs. Malinowski

Action: Town Clerk

- 12) **To receive and note a report on the impact of the South of Spirketts Lane Development on Education Infrastructure and CIL Funding**

The Clerk provided background on the report's origins.

An action point from the 29th April 2024 Planning Meeting involved highlighting new information on the planning portal for application 2023/3610. This included a consultee comment emphasizing the need for school infrastructure funding through CIL. The Town Clerk was asked to explore different levels of CIL funding and the implications if these obligations cannot be met. The Clerk inquired with South Norfolk District Council (SNDC) about developer contributions to education. The response indicated that this development would not generate CIL for the Town Council or the Greater Norwich Growth Board (GNGB) pooled pot, and that the associated costs must be covered by alternative funding sources.

After receiving several clarifying emails from SNDC, the Clerk prepared a summary report, which was presented to the Planning and Development Committee.

The Town Council concluded that it is not their responsibility to lobby and recommended pushing the action plan back to the District Council. They stressed that infrastructure planning and monitoring of new developments should involve both SNDC and Norfolk County Council.

The key issues are:

- Do officers have a plan in place before approving applications?
- Are they considering applying to the Greater Norwich Growth Board?

The Clerk will send this communication back to SNDC to request a response.

Action: Town Clerk

- 13) **To receive and note the National ALC's new consolidated Planning Legal Topic Note, which provides guidance on local councils' planning powers and duties**

Received and contents noted.

- 14) **To note the date of the next Planning and Development Committee meeting as Monday 2nd September 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.**

Noted. Cllr Mba sent his apologies in advance of the meeting.

Planning application 2023/3610 involves a residential development of 162 dwellings with associated access, parking, open space, landscaping, and surface water attenuation at Land South of Spirketts Lane, Harleston, Norfolk.

The Town Council submitted their comments in March 2024. Since then, additional consultees have provided feedback, leading to new questions and reasons for further comment.

The Clerk was asked to contact the case officer to determine if the Town Council will be formally reconsulted or if they can provide additional comments, given that the application is still under consideration and whether these comments will be considered.

Subject to the case officer's response, the Clerk should decide whether to include this application on the next Planning Committee agenda for further comments.

Action: Town Clerk

- 15) **Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.**

Unanimously agreed.

- 16) **To receive confidential reports relating to enforcement cases (for information only)**

Received.

Meeting ended at 11.15am

Signed

Dated

Planning and Development – Progress Report – 2nd September 2024

<u>Committee</u>	<u>Minutes Reference</u>	<u>Subject</u>	<u>Action</u>	<u>Assigned to</u>	<u>Timescale</u>	<u>Comments or further actions</u>
Planning	29/04/2024 Item 11	GNLP	The committee agreed to wait until the final version was available on the GNLP website before deciding which sections they would like in hard copy.	Planning Committee	When the document becomes available	Outstanding
Planning	05/08/24 Item 11	Broadland & South Norfolk Design Code online workshop	The Clerk will request and circulate the slides and supporting documentation from the design code workshop hosted by Broadland and South Norfolk District Council to the planning committee.	Town Clerk	ASAP	Circulated to the planning committee 08/08/24 Action completed Matter Closed
Planning	05/08/24 Item 11	Broadland & South Norfolk Design Code	- Mrs. Malinowski will send the Design Code survey details to the Clerk. - The Clerk will circulate the survey to residents via the Town Council website and social media.	Mrs Malinowski Town Clerk	ASAP	Both actions completed. Matter Closed
Planning	05/08/24 Item 12	South of Spirketts Lane Development on Education Infrastructure and CIL Funding	The Clerk will send the Town Council's concerns and request a response from SNDC regarding infrastructure planning and the Greater Norwich Growth Board.	Town Clerk	ASAP	Action completed Matter Closed
Planning	05/08/24 Item 14	2023/3610	The Clerk will contact the case officer for application 2023/3610 to determine if the Town Council can provide additional comments and if they will be considered, then decide whether to include the application on the next Planning Committee agenda.	Town Clerk	ASAP	Town Clerk emailed the request 7 th August 2024 Waiting Response

Date: 06 June 2024
Our ref: 476697
Your ref: 2024/0991



planning@southnorfolkandbroadland.gov.uk
South Norfolk Council

BY EMAIL ONLY

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir or Madam,

Planning consultation: Outline planning application with all matters reserved for the erection of up to 5 new homes and associated works
Location: Land East Of 43 Shotford Road Harleston Norfolk.

Thank you for your consultation on the above dated 17 May 2024 which was received by Natural England on 17 June 2024

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

Habitats Regulations Assessment - Recreational Impacts on European Sites

It has been identified that this development falls within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. The strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites. It also has the benefit of streamlining the process, so reducing the amount of time taken to process individual planning applications for the councils and Natural England.

Natural England worked collaboratively with all the relevant councils to set up the strategy. We fully support the aims of the strategy; in our view it is the best way to provide appropriate avoidance and mitigation measures for the European sites in question. As such, we advise that a suitable contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable. If this does not occur then the tariff in the adopted GIRAMS will need to be increased to ensure the GIRAMS is adequately funded.

Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, will need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the [European Site's conservation objectives](#) and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

This is because Natural England notes that the 2018 [People Over Wind Ruling](#) by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site. The ruling also concluded that such measures can, however, be considered during an appropriate assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site. Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), Natural England must be consulted on any appropriate assessment your Authority may decide to make or the decision recorded as per an agreed approach.

Reserved Matters applications where the outline permission was granted prior to the introduction of the Strategic Solution, should also be subject to the requirements of the Habitats Regulations and our advice above applies.

Site of Special Scientific Interest (SSSI)

Providing appropriate mitigation is secured to avoid impacts upon the European site(s) occurring there should be no additional impacts upon the SSSI interest features.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Julian Clarke
Consultations Team

Annex A –Natural England general advice

Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the [Levelling-up and Regeneration Act 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2023/1/section/245) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapeinstitute.org/resources/guidelines-for-landscape-and-visual-impact-assessment-glvia3/) for further guidance.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2006/14/section/40) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/complying-with-the-biodiversity-duty) for further information.

Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on 'appropriate assessments'. We refer you to [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/appropriate-assessment) for more information. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the [SSSI Impact Risk Zones \(England\) \(arcgis.com\)](https://arcgis.com) or as standard or bespoke consultation responses.

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](https://www.gov.uk/government/publications/protected-species-and-development-advice-for-local-planning-authorities) (standing advice) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/wildlife-licences-when-you-need-to-apply) for more information.

Annex A –Natural England general advice

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/local-nature-recovery-strategies) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england) for a list of priority habitats and species in England.

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](https://www.gov.uk/government/publications/brownfield-hub-buglife) for more information and Natural England's [Open Mosaic Habitat \(Draft\) - data.gov.uk](https://data.gov.uk/dataset/open-mosaic-habitat-inventory) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115122/nppf-2019.pdf) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

For further information on the timetable for mandatory biodiversity net gain, we refer you to [Biodiversity Net Gain moves step closer with timetable set out - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-moves-step-closer-with-timetable-set-out). [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain) provides more information on biodiversity net gain and includes a link to the draft [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain) Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/calculate-biodiversity-value-with-the-statutory-biodiversity-metric) for more information. For small development sites, [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](https://naturalengland.org.uk/the-small-sites-metric) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

[The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](https://naturalengland.org.uk/the-environmental-benefits-from-nature-tool-beta-test-version) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

[Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/natural-environment) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Annex A –Natural England general advice

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](#) can help to identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](#). [Find open data - data.gov.uk](#) on Agricultural Land Classification or use the information available on [MAGIC \(defra.gov.uk\)](#).

The Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites \(publishing.service.gov.uk\)](#) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to [Reclaim minerals extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](#), which provides guidance on soil protection for site restoration and aftercare. The [Soils Guidance \(quarrying.org\)](#) provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to [Green Infrastructure Home \(naturalengland.org.uk\)](#) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 [GI How Principles \(naturalengland.org.uk\)](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

The [Green Infrastructure Map \(naturalengland.org.uk\)](#) and [GI Mapping Analysis \(naturalengland.org.uk\)](#) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal

Annex A –Natural England general advice

access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. We refer you to [Find your perfect trail, and discover the land of myths and legend - National Trails](#) for information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in the Planning Practice Guidance on the [Natural environment - GOV.UK \(www.gov.uk\)](#).

Dear Sir / Madam,

The South Norfolk Village Clusters Housing Allocations Plan (VCHAP) Regulation 19 Pre-submission Addendum will be published **between 9am on Monday 12 August and 5pm on Monday 7 October 2024**, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Representations are invited on the legal compliance and soundness of the Plan. Any representations submitted must be received by South Norfolk Council within this timeframe.

The purpose of the VCHAP is to deliver growth that will support the vitality of the rural communities of South Norfolk. Following the Regulation 19 Publication in 2023 one of the proposed sites was no longer considered deliverable and another needed to be reduced in scale, which led to a shortfall in the overall target number of new homes (minimum of 1,200).

The proposed Addendum includes the additional and amended sites proposed for allocation within the VCHAP to address this shortfall. The document also includes a number of other focused changes to the proposed VCHAP. The published document only deals with the changes that are being proposed to the Regulation 19 VCHAP document that was published in 2023.

The Addendum and supporting documents can be viewed at:

www.southnorfolkandbroadland.gov.uk/vchap.

During the publication period, the proposed Addendum will be available to view at the following locations:

- Online at - www.southnorfolkandbroadland.gov.uk/vchap
- **South Norfolk Council offices** - The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF (open Mon-Fri: 9am-5pm)
- **The Octagon** - Mere Street, Diss, Norfolk, IP22 4AH (open Mon-Fri: 9am-5pm)
- **Libraries in South Norfolk** - visit the Norfolk County Council website for details of your local branch (www.norfolk.gov.uk/libraries-local-history-and-archives)
- **Millennium Library** - The Forum, Millennium Plain, Norwich NR2 1AW (open Mon-Fri: 10am-7pm; Sat: 9am-5pm; Sun: 10.30am-4.30pm)

Supporting documents are also available to view online at the above locations. Further information and background material will also be available through a 'virtual exhibition' which can be accessed during the publication period at: <https://vchap.exhibition.app>.

Anyone wishing to submit a formal representation on the content of the plan may do so, **in writing, and before 5.00pm on 7th October 2024**. These can be submitted online, via the website listed above or using one of our hard copy representation forms which are available at the locations listed above. This will help ensure that submitted representations are in the prescribed format and can be taken into account in the examination of the plan. Completed hard copy forms should be posted to the South Norfolk Council office address listed above.

For further information and enquiries, please contact the Council's Place Shaping Team on (01508) 533805 or at localplan.snc@southnorfolkandbroadland.gov.uk.

Yours Sincerely,

Ben Burgess

Assistant Director – Planning