

STATEMENT OF COMMUNITY INVOLVEMENT

LAND NORTH OF BECCLES ROAD, LODDON

November 2023



I. INTRODUCTION

I.1

This Statement of Community Involvement has been prepared by M Scott Properties Ltd (Scott Properties), in support of an outline planning application for up to 85 dwellings at Land North of Beccles Road, Loddon.

I.2

It provides an account of the meetings, discussions and events that have been held with Planning Officers, elected representatives, local residents and other relevant stakeholders in relation to the proposed development.

I.3

The following statement is presented in the groups we engaged with rather than chronologically, to best explain the nature of the discussions held with each group.

2. POLICY CONTEXT

2.1

The National Planning Policy Framework (NPPF) promotes pre-application engagement with local planning authorities, stating at paragraph 39:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.2

South Norfolk Council’s Statement of Community Involvement was adopted in 2017 and amended in 2022. It states there are two main aspects of pre-application: applicants should engage with the local community directly before submitting an application; and make use of the pre-application service with the Council, aiming to improve the quality of an application before it is submitted.

3. PRE-APPLICATION MEETING WITH SOUTH NORFOLK COUNCIL

3.1

A pre-application request was submitted by Strutt & Parker on behalf of Scott Properties in April 2023. Advice was initially sought in respect of a proposal for a supermarket and up to 80 dwellings. Affordable housing was proposed at a policy-compliant level (33%), in addition to self-build and custom housebuilding plots (5%).

3.2

A pre-app meeting took place at the Council's offices in June, and the written response was received in July. The Officer's response outlined the unforeseen circumstances surrounding Nutrient Neutrality and the effects this is having on delivery of housing and the five-year housing land supply. Currently, the Council accept that there is no demonstrable five-year supply and the proposed application should be determined on this basis. It was stated that if it can be demonstrated that no harm would significantly and demonstrably outweigh the benefits of the proposal, then the delivery of housing to address the shortfall could constitute 'overriding benefits' for the purposes of Policy DM1.3.

3.3

The Council also stated that a sequential test and retail impact assessment would be required for the proposed supermarket.

4. TOWN COUNCIL ENGAGEMENT

4.1

Scott Properties wrote to Loddon Town Council in July 2023 to request a meeting to discuss the proposed development. Options for the location and advertising of the planned public consultation were subsequently discussed and agreed upon, and a date set to present to the Town Council. A half-hour slot before the main public consultation event was dedicated to Town Councillors.

4.2

Scott Properties presented the proposals and a summary of the feedback received from the public consultation at the Town Council meeting on Wednesday 11th October. The Town Council subsequently advised that no comments would be made on the proposals until the application has been submitted.

5. COMMUNITY CONSULTATION

5.1 Public Consultation Event

5.1.1

A public consultation event was held on Monday 25th September, from 2pm until 7pm at the Loddon & Chedgrave Jubilee Hall. Two sets of Ai boards were displayed and Scott Properties staff were on hand to answer any questions. The consultation website went live immediately after the event and was available for two weeks until Sunday 8th October.

5.1.3

The display boards from the event were left with the Town Council for members of the public to view, and the website contained the same information as was available at the event.

5.2 Consultation Feedback

5.2.1

A total of 64 people attended the consultation event, and 36 feedback forms were received either on the day, through the post, or via the online form.

5.2.2

The questions asked are within the “Feedback Form”, as shown on the screen view in Appendix II – Consultation Pages. Out of the 36 responses, 14 people were in support of new homes within Loddon, 16 were not and 6 were unsure.

5.2.3

The type of housing considered to be needed most in the area was ‘Affordable Ownership’ (19 responses) followed by ‘Affordable Rent’ (18), ‘Starter Homes’ (16), and ‘Housing for Older People’ (12).

5.2.4

The Layout and Housing Mix were generally viewed as being ‘Average’ (12 and 12 responses respectively), with a broadly even split between ‘Good’ (6 and 6) and ‘Poor’ (7 and 4). The Potential Supermarket was viewed slightly more positively, with 13 ‘Good’ responses and 10 ‘Poor’. The Public Open Space was viewed less favourably, with 8 ‘Good’ responses and 12 ‘Poor’.

5.2.5

The feedback form also provided an area for respondents to raise any concerns with the proposed development and make any suggestions. These responses are summarised below along with responses to each of the points raised.

Comments Received	Scott Properties' Response
Highways & Traffic	
<ul style="list-style-type: none"> ▪ Concerned about additional traffic and road safety and the impact it will have. ▪ More pollution and noise from enhanced traffic. ▪ Roundabout to be added at the junction into A146. ▪ Further increase in houses is going to make the road dangerous and inadequate. ▪ The walk to school for children is unsafe with need to cross Beccles Road. ▪ Traffic calming / speed reductions measures through the town are needed. ▪ Additional traffic will use High Street to exit Loddon, via the new roundabout. Travelling through the High Street is already a problem, both to pedestrians and existing traffic & buses. ▪ Urgent assessment of exit from Beccles Road onto A146 needed and requirement for a roundabout. This is a dangerous choke point, backing up traffic. ▪ Pavements for mobility scooters must be allowed for, especially on busy roads. ▪ How will the pedestrian route to school be improved? 	<ul style="list-style-type: none"> ▪ A Transport Assessment and Travel Plan will be submitted with the application. ▪ An Air Quality Assessment and Noise Assessment will be submitted with the application. ▪ The proposed development connects to the existing walking and cycling network which is being upgraded as part of the adjoining site. The walking routes will therefore be the same as the adjacent application which was recently assessed, but NCC Highways may require additional improvements through the application process. ▪ The impact on both the High Street and A146 junction are considered as part of the Transport Assessment.
Ecology & Landscape	
<ul style="list-style-type: none"> ▪ Concerned about the impact on the nature of Loddon and the wider environment. ▪ Don't see how building on agricultural land will improve biodiversity. The land is presently home numerous species. ▪ Topography of site will all be looking down on the supermarket. 	<ul style="list-style-type: none"> ▪ A Preliminary Ecological Survey, Arboricultural Survey and Biodiversity Net Gain Assessment will be submitted with the application. ▪ The detailed design including landscaping proposals will be the subject of a reserved matters application should this outline planning application be successful.
Flood Risk & Drainage	
<ul style="list-style-type: none"> ▪ Water & sewerage network are already struggling and are already due for renewal. ▪ Danger to Norton Road which sits several meters lower than the site. 	<ul style="list-style-type: none"> ▪ A Flood Risk Assessment and Drainage Strategy will be submitted with the application, including proposals for both foul water and surface water.

<ul style="list-style-type: none"> ▪ The pressure on local sewerage services, will this affect other developments? 	
Local Facilities & Services	
<ul style="list-style-type: none"> ▪ Very limited dental and medical facilities, this would be problematic. ▪ What will this site contribute to S106? 	<ul style="list-style-type: none"> ▪ CIL will be payable and a S106 Agreement will cover any site-specific impacts which cannot be mitigated by CIL.
Specific to Proposals	
<ul style="list-style-type: none"> ▪ Concern that northern boundary access could be granted to speculative development by Halsbury Homes. ▪ Supermarket would increase traffic on an already busy road ▪ Supermarket is a bad idea, small convenience shop would be ok, or a cinema. ▪ Supermarket will encourage car use and kill retail in village. ▪ Loddon doesn't need another 90 houses. The character of town is waning fast. Combined with Hopkins development, this represents overdevelopment for the locality and further unwelcome intrusion on rural fringe. ▪ No play area where water drains, to create a wetland for wildlife as well as create hedgehog highways, roosting for bats/birds. ▪ Concern with more development being piggybacked off this site by the landowner, as previously submitted in an outline application. ▪ Need a better mix of housing; some social housing should be catered for. Children of local residents needs to be able to say in the area. ▪ Open Space as proposed must be a condition to stop opportunity for neighbouring developments existing site. ▪ Not enough layout detail to make informed decision as cannot see individual plots and garden sizes etc. 	<ul style="list-style-type: none"> ▪ There is no access proposed to the Halsbury Homes application site. ▪ The supermarket would be the subject of a separate public consultation and planning application, including a Retail Impact Assessment. ▪ There is currently an unmet housing need in Broadland and South Norfolk, and Loddon and Chedgrave is defined as a Key Service Centre in the emerging GNLP, whilst also being outside of the area affected by nutrient neutrality, making it a sustainable and deliverable location for new homes. ▪ The exact locations of play areas, as well as the housing mix and detailed designs of the individual dwellings will be determined through a future reserved matters application should this outline application be successful. ▪ This is a standalone application and there is no planning history on the site. ▪ The proposed development would be policy-compliant in terms of affordable housing provision.

6. SUMMARY

This Statement of Community Involvement has been prepared in accordance with the relevant guidance and demonstrates the steps that have been taken to ensure that the Town Council and community have had an opportunity to share their views on the proposed development, which will continue throughout the application process.

The Design & Access Statement (DAS), shows the evolution of the scheme as a result of this engagement. The technical information prepared in support of the scheme, is submitted with the planning application and summarised within the Planning Statement.

APPENDIX I – LEAFLET DISTRIBUTION AREA

We contacted the Town Council prior to informing residents of the upcoming exhibition, and were advised to place an advert in the Chet Connect Magazine, which is distributed to all of Loddon and Chedgrave (as per the below). Our flyer was distributed with the August edition of the magazine.



APPENDIX II – PUBLIC CONSULTATION INVITATION

INVITATION TO ATTEND A PUBLIC CONSULTATION

PROPOSED RESIDENTIAL DEVELOPMENT AT LAND NORTH OF BECCLES ROAD, LODDON

Scott Properties would like to invite local residents to view and comment on these proposals.

From 2:00pm - 7:00pm on Monday 25th September at
Loddon & Chedgrave Jubilee Hall, George Lane, Loddon, NR14 6NB



M Scott Properties Ltd
Suite 5 - Oyster House, Severalls Lane, Colchester, Essex, CO4 9PD
T: 01206 845845 E: loddon@mscott.co.uk

If you can't make it...

You can still view the proposals and provide feedback.

Please visit the website at **www.loddon.mscott.co.uk**
which will be live from 8:00pm on Monday 25th September
until 8:00pm on Sunday 8th October.

If you can't attend on the day or access the website, please contact us via the details below.



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APPENDIX III – CONSULTATION WEBSITE PAGES



- Home
- Site Location
- The Proposal
- Technical Information
- Potential Retail
- Submit your feedback
- Privacy policy



Welcome to the consultation website following the public exhibition at the Loddon and Chedgrave Jubilee Hall on Monday 25th September.

Use the menu on the left of the page or the arrows towards to bottom of each page to navigate through the website.

To begin, view the [Site Location](#) →



Who we are

Scott Properties is a land promoter based in Colchester and operating throughout East Anglia and the South East of England. We work across a mixture of residential, care, commercial and leisure projects, ensuring the deliverability of all aspects of our proposals and that the proposed community benefits are realised.





[Home](#)

[Site Location](#)

[The Proposal](#)

[Technical Information](#)

[Potential Retail](#)

[Submit your feedback](#)

[Privacy policy](#)



Site Location

Land North of Beccles Road

The site is located to the north of Beccles Road on the west side of Loddon, between the recently consented residential and commercial development sites.

The land is currently in agricultural (arable use), and extends to c.9.4 acres.

Select the image below to open the Site Location board.



[← Previous: Home](#)

[Next: The Proposal →](#)



[Privacy policy](#) | Copyright M Scott Properties Ltd 2023 | Website design and build by Mosaic



- Home
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The Proposal

Land North of Beccles Road

An outline application is proposed for the erection of up to 90 dwellings alongside landscaping and public open space.

This equates to a gross density of circa 24 dwellings per hectare, which is consistent with the density on the adjoining Hopkins Homes site.

A policy-compliant level of 33% affordable housing will be provided, as well as 5% self and custom-build dwellings. The detailed housing mix would be determined based on local need as part of a future reserved matters application, but will include apartments, bungalows and houses, and is likely to comprise approximately:

- 40% 1 and 2 bedroom dwellings
- 40% 3 bedroom dwellings
- 20% 4 bedroom dwellings

Allocated and visitor parking will be provided in accordance with Norfolk County Council guidelines.

Select the image below to open the Proposed Residential Development board.



← Previous: [Site Location](#)

Next: [Technical Information](#) →





Home

Site Location

The Proposal

Technical Information

Potential Retail

Submit your feedback

Privacy policy



Technical Information

Land North of Beccles Road

The proposals have been informed by a suite of technical assessments and pre-application discussions with the relevant statutory consultees.

The planning application will need to demonstrate that there are no issues caused by the development that can not be mitigated through the design. Technical issues such as transport, drainage, landscape, heritage, ecology, and archaeology, will need to be considered, as well as financial contributions towards schools, health and other community infrastructure.

Select the image below to open the Technical Information board.

TECHNICAL INFORMATION
LAND NORTH OF BECCLES ROAD, LODDON

TOPOGRAPHY
The site levels rise from south to north, with areas of lower-lying land along the northern boundary and in the southern half of the site.

SOIL AND SURFACE WATER DRAINAGE
Foul water will be disposed of via a connection to the public sewer in Little Money Road. Surface water will be stored in attenuation basins on site with controlled discharge at the existing grassed run-off area. The site falls entirely within flood zone 1; the lowest risk of flooding from rivers and the sea.

ACCESS
Vehicular access can be achieved via a priority junction at Beccles Road, with visibility splays of 120m from the junctions in both directions. The proposed site access comprises a 6m wide carriageway with a 2m wide shared footway/cycleway to the west and 2m wide footway to the east. The 1m shared footway/cycleway will connect into the extended facility being provided by the Hopkins Homes site.

ECOLOGY AND ARBORICULTURE
The site is currently in agricultural (arable) use, with the main vegetation being a mature one belt to the western boundary, and hedgerow to the southern boundary. Development of the site would not impact upon any Wildlife Sites, Nature Reserves, or Sites of Special Scientific Interest, and would deliver a biodiversity net gain of at least 10% through the creation of new habitat and public open space.

HERITAGE, ARCHAEOLOGY AND LANDSCAPE
The site is not within close proximity of any listed buildings or other heritage assets, and it is outside of the Loddon Conservation Area. The site sits between consented residential and commercial developments to the west and east respectively, and a landscaping scheme will ensure that the development blends into the surrounding landscape.

UTILITIES AND SERVICES
Connections can be made to the existing electricity, water, foul drainage and broadband networks located in Beccles Road / Little Money Road to the south.

SCOTT
PROPERTY GROUP



← Previous: **The Proposal**

Next: **Potential Retail** →





[Home](#)

[Site Location](#)

[The Proposal](#)

[Technical Information](#)

[Potential Retail](#)

[Submit your feedback](#)

[Privacy policy](#)



Land for a new supermarket has been reserved on an area of circa 2 acres in the south-eastern corner of the site fronting Beccles Road. This area can be accessed independently, and will form a separate planning application, which will be the subject of a separate public consultation.

The plan below shows how the proposed residential application site (red line) and potential future retail application site (blue line) will sit within the context of the existing settlement, taking account of the consented residential and commercial developments (yellow lines) to the east, west, and south.

Select the image below to open the Site Context board.



[← Previous: Technical information](#)

[Next: Submit your feedback →](#)





- [Home](#)
- [Site Location](#)
- [The Proposal](#)
- [Technical Information](#)
- [Potential Retail](#)
- [Submit your feedback](#)
- [Privacy policy](#)



Submit your feedback

Land North of Beccles Road

Please use the form below to submit your feedback.

We ask that all feedback is submitted no later than 8.00pm on Sunday 8th October. Any feedback received after this time may not be considered.

Name

Address

Postcode

Are you a resident of Loddon and Chedgrave?

- Yes
- No

Email

Age Range

- Under 21
- 21 - 40
- 41 - 60
- Over 60
- Prefer not to say

Are you in support of new homes within Loddon?

- Yes
- No
- Not sure

What type(s) of housing do you feel is most needed in the area?

- Starter Homes
- Family Housing
- Affordable Ownership
- Affordable Rent
- Housing for Older People
- Other (please specify)

Please let us know how you would describe the following aspects of our proposals

Layout	Housing Mix	Public Open Space	Potential Supermarket
<input type="radio"/> Good	<input type="radio"/> Good	<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Average	<input type="radio"/> Average	<input type="radio"/> Average	<input type="radio"/> Average
<input type="radio"/> Poor	<input type="radio"/> Poor	<input type="radio"/> Poor	<input type="radio"/> Poor
<input type="radio"/> No opinion	<input type="radio"/> No opinion	<input type="radio"/> No opinion	<input type="radio"/> No opinion

Please let us know any additional comments you have in relation to the proposals

The data you provide in this form will be used by M Scott Properties Ltd to respond to your query using the details you have provided and for no other purpose, unless you have specified otherwise. Your data will be collected and processed in accordance with our privacy policy.

- Please tick this box to confirm your consent to this.



APPENDIX IV – PHOTOS FROM PUBLIC CONSULTATION



APPENDIX V – PUBLIC CONSULTATION BOARDS



TECHNICAL INFORMATION
LAND NORTH OF BECCLES ROAD, LODDON

TOPOGRAPHY

The site levels rise from south to north, with areas of lower-lying land along the northern boundary and in the southern half of the site.

FOUL AND SURFACE WATER DRAINAGE

Foul water will be disposed of via a connection to the public sewer in Little Money Road. Surface water will be stored in attenuation basins on site with controlled discharge at the existing greenfield run-off rate. The site falls entirely within flood zone 1; the lowest risk of flooding from rivers and the sea.

ACCESS

Vehicular access can be achieved via a priority junction at Beccles Road, with visibility splays of 120m from the junction in both directions. The proposed site access comprises a 6m wide carriageway with a 3m wide shared footway/cycleway to the west a 2m wide footway to the east. The 3m shared footway/cycleway will connect into the extended facility being provided by the Hopkins Homes site.

ECOLOGY AND ARBORICULTURE

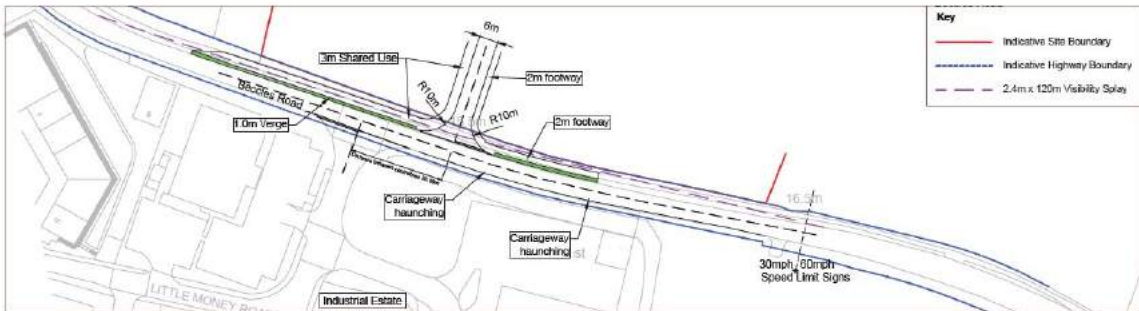
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HERITAGE, ARCHAEOLOGY AND LANDSCAPE

The site is not within close proximity of any listed buildings or other heritage assets, and it is outside of the Loddon Conservation Area. The site sits between consented residential and commercial developments to the west and east respectively, and a landscaping scheme will ensure that the development blends into the surrounding landscape.

UTILITIES AND SERVICES

Connections can be made to the existing electricity, water, foul drainage and broadband networks located in Beccles Road / Little Money Road to the south.



SITE CONTEXT
LAND NORTH OF BECCLES ROAD, LODDON



STATEMENT OF COMMUNITY INVOLVEMENT

LAND NORTH OF BECCLES ROAD // LODDON



M Scott Properties Ltd
Oyster House | Suite 5
Severalls Lane | Colchester | Essex CO4 9PD
T: 01206 845845 | mail@mscott.co.uk | www.mscott.co.uk