



Hoveton Community Council

Response to proposals for sites HV01c and HV06a as at 24th November 2025

Hoveton Community Council (HCC) is grateful for the exhibition of plans being provided at the village hall on the 24th November. The council is pleased that the main developer is FW properties, who is acknowledged to have provided an attractive development at Churchfield. We (the Council) are reasonably hopeful that the Illustrative designs being shown will be those that get built.

HCC remains concerned about the strategic elements raised throughout the Local Plan process. These include loss of habitat, dwelling numbers, highways concerns, sewage treatment capacity doubts, and the ability for local infrastructure and facilities to cope with the increased population.

This response, however, is based around the specific plans for the two sites as presented at the exhibition by both FW Properties and McCarthy Stone. The Council has some concerns as follows:

1. Retention of hedge along Tunstead Road.

There is no need for a separate access for the 43 retirement units directly onto Tunstead Road when it can join the road within HV01 and use the main access. Hedge retention is of particular sensitivity to residents nearby, and this change would avoid the significant loss of hedge at and around the currently planned separate access. This aligns better with the car parking for these units being shown at the proposed (by us) point of access to the site.

Further to this, the existing cycle and footway already enter the site in the south west corner. There appears to be no need to widen the footway to the north which means there is no need for additional hedgerow to be removed.

2. Retirement Units - affordability

It was stated that the 43 retirement units are all to be offered freehold. There must be options provided to assist those currently living locally in social housing who also need to relocate and/or downsize, to also move to these purpose-built units.

3. Waste pipeline to Belaugh

Sewage is a major concern for many residents in Hoveton :

- Assurance is needed that the new foul water pipeline will have the capacity both for the Brooke Park developments, and for future growth in Hoveton and also that the WRC capacity at Belaugh, currently near capacity, will be increased by Anglian Water (AW) by the date when the additional houses are to be occupied. The use of credits, which does not address the problem locally, is not an acceptable solution.
- The pipeline must also be built to take the foul water from other parts of the current village network and beyond, subject to a separate study to reverse the flow from the Grange Close pumping station. The feasibility of that change needs to be pursued with AW, alongside also the investment needed for Belaugh capacity being delivered when needed.
- The proposed route is of great interest to residents, and should be clarified as soon as possible, with agreements shown to be in place for rail, pipeline and road crossings.
- There are 5 dwellings directly across the Tunstead Road from the proposed pumping station location, and some others further North. Connection of these properties should be considered at the point when the pipeline is built across the Tunstead Road. Those residents will also have concerns about the possible noise/ smell from the proposed location of the new pumping station, which need to be allayed.

4. Dwelling numbers

HV06 site is now being shown as having 88 housing units – this should be limited to 50 units as proposed in the NNDC local plan. Given local concerns about the scale of the development, it is disappointing to see numbers creep upwards before plans even reach the NNDC planning department. The Council would also like to see greater numbers of bungalows to accommodate those who struggle with stairs.

5. Highways concerns

Tunstead Road will experience a significant increase in traffic as a result of the proposed development. The southbound traffic already experiences congestion, especially at peak times, owing to the presence of Broadland High School alongside local and tourist traffic. The inevitable increase in traffic will also impact on the junction from Tunstead Road to Horning Road West and the close by pedestrian Zebra crossing.

There are also potential gains for Tunstead Road if the access point to the new development is designed to moderate traffic speed and to enable safe and easy exit/entry from the new road. The speed restriction signs also need to be moved North, beyond Two Saints Farmhouse.

There were no details being provided as yet about the impact and remaining capacity for the Stalham Road. As we know, this route is already highly congested, with the route through the village centre leading to air quality concerns for residents particularly around the bridge.

There is also considerable local scepticism that the answer lies with changes to the mini roundabouts at the junction of Stalham Road and Horning Road. Additional traffic will also be now coming from elsewhere, such as with the new housing being proposed at Stalham, at Tunstead, and other sites to the north and east. It seems unfair that this development, and indirectly the village, should fund highways improvements when the problem is, in large part, owing to traffic from outside the parish.

HCC suggest that approaches to congestion mitigation on the A1151 need to be outlined and consulted upon locally before the NNDC planning application is decided.

6. Landscaping

HCC suggest there needs to be further consideration of landscaping and of establishing wildlife corridors for these sites, to include:

- Retention of the ancient hedge alongside the Tunstead Road, including full retention of the hedge alongside the Housing with Care site (as above).
- The hedge and the few trees on the western boundary of Brook Park must be widened and density increased along that boundary.
- A more robust landscaping plan be agreed which specifically addresses the boundaries along the fields to the north of both sites.
- HV06 needs more trees around the site than currently shown, and it is suggested that a hedge be established alongside the (busy) Stalham Road.
- It was not clear what housing designs are being proposed, but it appears that there were limited numbers of bungalows, for which there is a big demand locally, and which was previously suggested as being a way of softening the impact of the development to the North of the site, towards Hoveton Hall.

7. Allotments

There is currently no provision for allotments. Many properties in the development will not have large gardens. One of the green field areas, possibly the one between the two new developments, could maybe provide accessible modern allotments.

8. Footways/ cycle ways

Foot/cycleway connectivity needs to ensure all residences have easy routes to both the Tunstead Rd, including being clearly shown as joining the existing cross field route, and to Stalham Rd. The planned layout should be improved.

9. Village infrastructure improvements

Whilst this will be dealt with later by NNDC within the S106 agreement negotiation, once the planning application is decided, Hoveton Community Council asks that all parties involved give consideration to village improvements including, but not limited to, support for the Village Hall and the public riverside areas to ensure their suitability for an enlarged community.