



Hoveton Community Council (HCC)

NNDC Local Plan Consultation: Feedback on what the next NNDC Local Plan should contain and on how to engage with stakeholders

This response picks up on matters which Hoveton Community Council (HCC) feels were not adequately considered within the existing NNDC Local Plan. It was agreed at Hoveton Community Council's full council meeting of 7th September 2026.

NNDC will be aware of the infrastructure concerns raised by this council during the Inspection Process for the current version of the NNDC Local Plan.

The NNDC approach to Hoveton has also to date failed to mirror the GNLP approach to Wroxham, which was for development to reflect the area's iconic Broads location and also inherent traffic constraints though the centre of our conjoined communities, with no new GNLP housing allocations having been proposed for Wroxham, due to traffic constraints and Broads proximity needing to restrict housing growth.

The comments now being provided here should now be considered alongside the proposals within the emerging **Hoveton Neighbourhood Plan** which it is scheduled to be submitted during September for NNDC to consider at Section 16 stage. As would be expected, our Neighbourhood Plan provides well researched guidance on housing needs for Hoveton, both in location and type, as well as a further commentary on the supporting village infrastructure requirements.

The existing NNDC Local Plan proposed a large increase of around a quarter for household numbers in Hoveton. It is bringing about a large extension of housing onto agricultural land to the North of our village.

This will impact on our village in many ways, particularly as a highways impact, further made worse due by the planned for development in nearby settlements immediately to the North of our village, such as Stalham and Tunstead.

This is raising **major concerns locally for us in respect of traffic flows** through the conjoined Broads villages of Hoveton and Wroxham.

To date, the NNDC Local Plan has not properly considered the inadequate **highways infrastructure** provided by the A1151, the main route into the Broads, which passes through the centre of Hoveton and of Wroxham. Necessary road improvements cannot be delivered to adequately deal with the existing bottleneck over the narrow bridge between Hoveton and Wroxham. The A1151 is already at capacity, at about 4.5 million vehicle journeys per year, with both the bridge and the mini roundabouts in Hoveton causing unacceptable delays at peak periods. The road is also subject to regular flooding with regularly collapsing sewers through our conjoined villages in the Winter. There has been no proper recognition of the additional traffic arising from the 300+ dwellings being proposed for Stalham, and for Tunstead, alongside the additional 240 dwellings for our village.

There are particular concerns locally about **air quality**, where the A1151 passes through central Hoveton near Roys. NNDC's original draft Sustainability Appraisal Scoping Report recognised a Nitrogen Dioxide hotspot in Hoveton due to the high levels of traffic and congestion in the village centre. There is potential for Nitrogen Dioxide levels to now increase unacceptably with the increase in vehicles, and traffic.

Despite assurances that **sewage capacity** at the Belaugh WWTP will be increased, given current poor performance, the ability to accept and treat an increased volume of foul water is a real concern. The Waste Water Treatment Plant at Belaugh is currently nearing its Technical Achievable Limit, which impacts on the River Bure water quality, and the existing sewer network in the village is also unable to properly function in flood conditions. There are particular flooding and raw sewage escape problems in Meadow Drive and Grange Close.

Finally, under NNDC's current S106 arrangements, Hoveton is potentially to be starved of **village infrastructure** funds, unlike those towns and parishes elsewhere for which Community Infrastructure Levy (CIL) operates. As a result, the village has difficulty in accessing funding for improvements, such as for village hall and improving the landscape and environment for the riverside area in the village, much used by visitors to the Broads. If the local plan is to be revised, with a significant increase in housing allocations, **it is suggested that NNDC would achieve a better Local Plan revision outcome by finally itself adopting the CIL regime**, in the way that most other councils have done.

Alison Jordan

Clerk, Hoveton CC, September 2026