HORSFORD PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW 2025–2045

NOVEMBER 2026

CONSULTATION STATEMENT

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1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012 (as amended) ("the Regulations") in respect of the Horsford Neighbourhood Plan Review 2025–2045 ("the Neighbourhood Plan"). Regulation 15(2) of the Regulations requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

This Statement also explains how the Pre-Submission consultation met the requirements of Regulation 14 of the Regulations. Before submitting a neighbourhood plan, the qualifying body must publicise the proposals to people who live, work or carry on business in the neighbourhood area for at least six weeks, consult the consultation bodies whose interests it considers may be affected, and send a copy of the proposals to the local planning authority.

The main stages of consultation and engagement are summarised in Table 1. Supporting material is listed in Section 10 and provided separately as appendices.

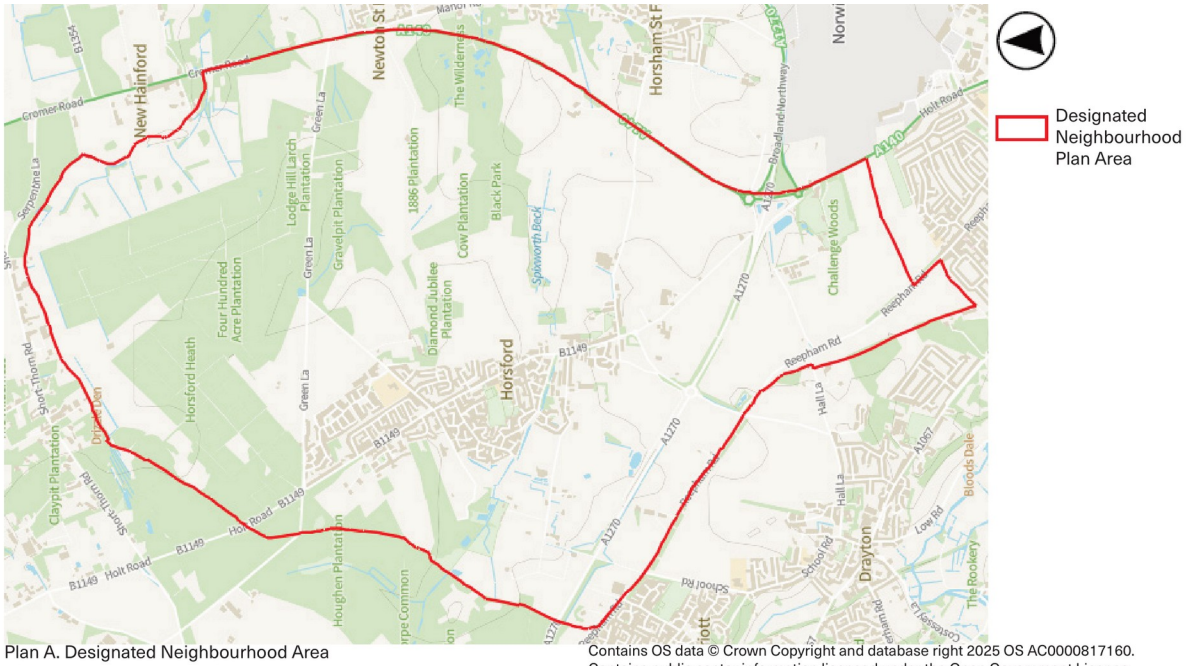
Table 1: Summary of consultation and engagement

Date	Stage	How people were consulted	Participation
November 2022 onwards	Launch of the review	Articles in each edition of the Horsford News; Parish Council meetings	Village-wide
December 2022 – January 2023	SEA screening	Broadland District Council issued its screening opinion on 6 January 2023. It did not consult the statutory environmental bodies at this stage, as they would be consulted on the scope of the SEA	Broadland District Council
20 May 2023	Community consultation on initial policy ideas	Exhibition at Horsford Village Hall, with comments on each policy area; publicised through the Horsford News, a leaflet drop, posters and banners	119 attendees
29 September – 3 November 2023	SEA scoping	SEA Scoping Report issued to the statutory environmental bodies for a five-week consultation	Environment Agency responded; no response from Natural England or

Date	Stage	How people were consulted	Participation
28 October 2023	Call for Sites options exhibition	Land agents presented their proposals in person; paper and online questionnaire	Historic England 159 questionnaires (99 paper, 60 online)
Late 2023 – 2024	Preliminary and community stakeholders	Land agents' proposals shared with key stakeholders and local groups	4 preliminary stakeholders and 13 community groups
23 November 2024	Showcase of draft policies and allocation	Exhibition at Horsford Village Hall with the preferred land promoter; questionnaire	265 attendees; 219 questionnaires
16 October – 27 November 2025	Regulation 14 Pre-Submission consultation	Online form, email and post; two drop-in sessions; consultation bodies notified	68 community responses; 15 organisations and land interests; 72 drop-in attendees
December 2025 – October 2026	Engagement after Regulation 14	Meetings and correspondence with the District and County Councils, land interests and other respondents	See Section 8

Neighbourhood Plan Area Designation

1.1 Horsford Parish Council ('the Parish Council') has prepared the Neighbourhood Plan for the area designated by the local planning authority, Broadland District Council (see below). The Neighbourhood Area was designated on 27 April 2016 and coincides with the parish boundary. The first Horsford Neighbourhood Plan was made in July 2018. Broadland District Council has confirmed that the review is extensive enough to constitute a new plan rather than a modification of the made plan, so it has been prepared and consulted on in accordance with the full requirements of the Regulations.



Plan A. Designated Neighbourhood Area

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2. The Consultation Process

Background and Initiation of the Horsford Neighbourhood Plan Refresh.

In August 2022, the Business Action Group (BAP), a working party of Horsford Parish Council, undertook a review of the existing Horsford Neighbourhood Plan (HNP), which had been successfully approved at Referendum in July 2018.

The review identified a number of reasons why the existing Plan required updating to ensure that it remained relevant, effective and responsive to changing planning priorities. These included:

- **Changes to national planning policy:** The National Planning Policy Framework (NPPF) had been updated in 2021, necessitating a review of the existing policies, objectives and projects to ensure they reflected the revised national planning framework.
- **Completion of existing objectives and projects:** A number of the objectives and projects identified in the original Plan had already been implemented and therefore needed to be removed or revised.
- **Introduction of Design Codes:** There was a recognised need to incorporate Design Codes to provide greater clarity and strengthen the Plan's approach to the design and quality of future development.
- **Sustainability and climate change:** Greater emphasis was required on sustainability, particularly in addressing climate change objectives and securing higher standards of development design. This was considered essential to ensure that the refreshed Plan

would remain relevant and effective throughout its intended lifespan.

Establishment of the HNP Refresh Group

Following the review, an HNP Refresh Team was established, comprising Parish Councillors and members of the local community. Several members had also been involved in the preparation of the original Neighbourhood Plan, providing continuity, experience and an understanding of the issues and priorities previously identified for Horsford.

The Refresh Group arranged additional monthly meetings to initiate and progress the review process. An early priority was to explore potential sources of financial assistance, including approaching Locality and Broadland District Council for funding support.

Funding and Appointment of Professional Support

In November 2022, an Expression of Interest and Funding Application Form was submitted to Locality. The application was approved in December 2022, providing funding to support the refresh process.

Horsford Parish Council subsequently agreed to the appointment of professional consultants to assist with the preparation of the refreshed Plan. O'Neill Homer (ONH) were approved and retained to provide specialist consultancy support and guidance throughout the process.

Community Engagement and Project Planning

The importance of keeping the local community informed was recognised from the outset. The November 2022 edition of *Horsford News*, the village's quarterly magazine, included an article explaining that the existing Neighbourhood Plan was being refreshed and outlining the reasons for undertaking the work.

Progress updates were subsequently published in each edition of *Horsford News* to keep residents informed of developments. This continued until the magazine ceased publication in November 2024.

From January 2023, regular meetings were held with ONH, both face-to-face and via Zoom. These meetings provided an opportunity to discuss and develop the proposed approach, review progress and agree the work required. A project plan was also produced to establish a framework for managing and progressing the HNP Refresh process.

On 20 May 2023 a community consultation event was held at Horsford Village Hall. The front cover of the *Horsford News* was dedicated to promoting the consultation, ensuring that residents were made aware of the opportunity to participate and provide feedback.

The event was publicised through a comprehensive programme of community engagement, which included a leaflet drop to households, posters displayed on Parish Council notice boards throughout the village, and promotional materials placed in local shops, churches, the doctors' surgery, pharmacy and veterinary practices. In addition, banners and larger posters were displayed outside the Village Hall to maximise visibility and encourage attendance.

During the consultation, the initial draft policy content was displayed, accompanied by explanatory information to help attendees understand some of the more technical of the proposed policies. Participants were invited to provide their views and comments using sticky notes allocated to each policy section. The feedback received was subsequently collated and analysed, with a summary of the consultation responses presented in Appendix A.

The next stage of consultation took place on 28 October 2023, following the completion of the Call for Sites process.

3. Call for Sites

As the Horsford Neighbourhood Plan (HNP) Refresh progressed, Horsford Parish Council decided that any future strategy should consider all potential options for housing growth within the village to cover the years ahead. This would be subject to any proposed growth delivering a significant improvement in the quality and capacity of Horsford's transport, social and green infrastructure.

To inform this process, it was agreed that a Call for Sites would be undertaken to identify landowners interested in working with the Horsford Neighbourhood Plan Refresh Team (HNPR Team) to bring forward land for potential development. Landowners who responded were invited to present their proposals through high-level presentations at a public consultation event held on 28 October 2023 at Horsford Village Hall.

The consultation was widely publicised to ensure that as many residents as possible were aware of the opportunity to participate. Publicity included the Parish Council website and Facebook page, village Facebook groups, Parish Council noticeboards, and posters displayed in local shops, churches, the doctors' surgery, pharmacy and veterinary practices. Banners and larger posters were also displayed outside the Village Hall to ensure that residents without internet access were informed. Copies of the event flyer and welcome board are included at Appendix B.

There had previously been a strong preference among Horsford residents for a more coordinated approach to planning future development, enabling better use to be made of the village's existing facilities and services. Accordingly, the Call for Sites sought to identify opportunities that could contribute to a better-connected and more sustainable future for Horsford, potentially through improvements to and the provision of village facilities. Examples included the

creation of a single school site, additional recreational land and sporting facilities, or the potential for clustered development.

These preferences were not intended to exclude the consideration of smaller development sites. Rather, they provided a framework for exploring the full range of opportunities available. Once agreed, some or all of these factors could be incorporated into the assessment of land suitability for potential development, alongside an independent Strategic Environmental Assessment (SEA), which would help inform decisions on site selection.

Key Issues

The key issues identified in delivering the vision for Horsford are set out below.

3.1 Transport and Movement:

A Transport Masterplan, commissioned by and previously prepared for Horsford Parish Council by Royal HaskoningDHV, provided an assessment of existing transport issues within the parish and identifies proposed improvements to address them. The Transport Masterplan forms part of the evidence base supporting the Neighbourhood Plan and will be published alongside it.

Brief: Landowners were invited to consider how development on their land could contribute towards delivering the identified transport improvements and how any additional development could be appropriately integrated to minimise and mitigate its impact on existing transport issues within Horsford.

3.2 Community Benefits, Open Space and Green infrastructure:

A Sports and Recreation Feasibility Study, prepared by Broadland District Council, identified a need for additional sports pitches and recreational facilities to serve Horsford and the wider surrounding area.

There is also an opportunity to enhance the parish's green infrastructure, strengthening the landscape setting of the village while improving accessibility, supporting biodiversity and providing opportunities for health, wellbeing and recreation.

Brief: Landowners were invited to consider how development on their land could help deliver these community benefits, including the provision of sports and recreational facilities, open space and green infrastructure, and how new development could be sensitively integrated into the existing landscape setting of the village.

3.3 Schools

Horsford has two primary schools, located on either side of Holt Road, with the infant school to the west and the junior school to the east. Improving opportunities for safe and convenient non-car access to both schools, together with exploring the potential for their future co-location, were identified as important aspirations for the vision.

Brief: Landowners were invited to consider how development on their land could support these aspirations, particularly through improved walking and cycling connections to the schools and opportunities to facilitate their potential co-location.

3.4 Non-residential uses

Increasing the provision and diversity of non-residential uses within the parish was identified as an important ambition. This includes opportunities for employment, retail and local services that would improve Horsford's self-sufficiency, strengthen its sense of place and make it a more attractive, convenient and sustainable place to live.

Brief: Landowners were invited to consider how development on their land could contribute towards this ambition through the provision of appropriate employment opportunities, retail uses and community or local services.

3.5 Placemaking

Horsford's proximity to the urban fringe of Norwich and the strategic road network, together with the principal southern approach to the village and the role of Holt Road as a key route through the settlement, all influence the village's character, identity and functionality.

These factors present both challenges and opportunities for future development to enhance the quality of the built environment, improve the experience of moving through the village and reinforce Horsford's distinct sense of place.

Brief: Landowners were invited to consider how development on their land could positively address these issues, contributing to the creation of a coherent and attractive village environment while responding sensitively to Horsford's existing character, setting and pattern of movement.

4. Consultation – 28 October 2023

An innovative approach was adopted for this consultation, whereby the Land Agents representing the interested landowners were invited to attend and present their respective development proposals directly to the local community. This provided residents with an opportunity to consider the proposals, ask

questions and engage in discussion with the Land Agents in person and in real time.

The HNPR Team was advised that this approach to consultation had rarely been undertaken previously. However, it proved successful for both community attendees and the Land Agents. In fact, one of the Land Agents commented that he would consider adopting a similar approach in future consultations.

A further objective of the consultation was to provide the community with an opportunity to express its preferences regarding the location of future development within Horsford. The presentations also outlined the potential benefits that could be secured for the village through development. This represented a new approach for Horsford, as previous developments within the village had not delivered community benefits for residents to access, use and enjoy.

Attendees were invited to complete a questionnaire to record their views on the individual proposals. To ensure that the consultation was accessible to as many residents as possible, an online version of both the development proposals and questionnaire was also made available. This provision responded directly to feedback received by the HNPR Team following the previous consultation, which had highlighted the importance of providing alternative opportunities for community participation.

Feedback and Analysis

The HNPR Team provided all attendees with a questionnaire to enable them to record their views on each of the individual presentations. A copy of the questionnaire is included at Appendix B. The questionnaire was also made available online to enable those unable to attend in person to participate.

The responses received were subsequently analysed, with a summary of the findings presented in Appendix C.

Having considered the consultation feedback alongside an assessment of the three development options, Option 3, which proposes an expansion to the east of the village, was identified as the preferred option. This recommendation was based on the following considerations:

- **Village Structure:** Option 3 offers the potential to reinforce and strengthen the existing village centre. In contrast, Option 2 was considered more likely to result in a fragmented village centre.
- **Traffic and Movement:** Option 3 is anticipated to have a lesser impact on traffic movements through the village. Its more central location also provides greater potential to encourage walking and cycling for local journeys, reducing reliance on private vehicles.

- **Connectivity:** Option 3 offers greater opportunities to improve connectivity with the existing village, whereas Option 2 is considered to be more standalone in nature.
- **Green Infrastructure:** Option 3 provides the opportunity to deliver a more extensive and meaningful network of green infrastructure, with the potential to provide benefits for the wider village rather than serving the development alone.
- **Sports Provision:** The opportunities associated with Option 3, particularly in relation to green infrastructure and connectivity, could facilitate the provision of additional sports and recreational facilities through the HNPR. Such provision could potentially be located to minimise the traffic congestion associated with sporting fixtures and events.

Concerns already existed about traffic volumes on Holt Road, where approximately 11,000 vehicle movements a day had been recorded, and these informed the consideration of potential locations for development. Against this background, the community's preference for development further south in the village was not unexpected.

Preliminary Stakeholder Engagement

Following consideration of the consultation findings, it was agreed that the proposals submitted by all three Land Agents should be circulated to a range of preliminary stakeholders for review and comment.

The proposals were subsequently shared with the identified preliminary and community stakeholders to obtain their views. These comments, together with the questionnaire responses received through the community consultation, informed ONH's *Note on the Choices for the Neighbourhood Plan* (November 2023, revised January 2024).

This evidence and the associated assessment of the available options contributed to the selection of Option 3 as the preferred development option for the Horsford Neighbourhood Plan Review.





Photographs: land promoters' display boards at the consultation event on 28 October 2023 – Drayton Farms Group with CODE Development Planners (left) and Barratt David Wilson Homes with Brown & Co and Carter Jonas (right)

5. Consultation – 23 November 2024

On Saturday 23 November 2024, the HNPR Team held a public Showcase event at Horsford Village Hall, between 10:00 and 15:00.

The primary purpose of the Showcase was to demonstrate to the local community how the feedback received through previous consultations had been considered and incorporated into the Horsford Neighbourhood Plan Review (HNPR) document. The HNPR Team considered it particularly important that residents could see how their contributions had influenced the process and understand that their views had been acknowledged and valued.

Members of the HNPR Team, the appointed planning consultants and the Land Agents representing the landowner whose proposal had been selected as the preferred option were available throughout the event to answer questions. Particular attention was given to the proposed land allocations and the community benefits associated with the preferred development proposal.

A total of 265 people attended the event, making it the best-attended consultation undertaken during the HNPR process. This high level of attendance reflected the significant interest within the village in securing land for a new Sports Hub. Although the proposed facilities were intended to accommodate a range of sporting activities, a key priority for many residents was the provision of a dedicated home for Horsford's substantial football community, comprising 44 teams.

The landowner's proposal had been developed in response to the brief established through the consultation process, which identified the need to accommodate the village's significant demand for football facilities. In particular, the proposal sought to provide land for:

- A full-sized 3G artificial grass football pitch.

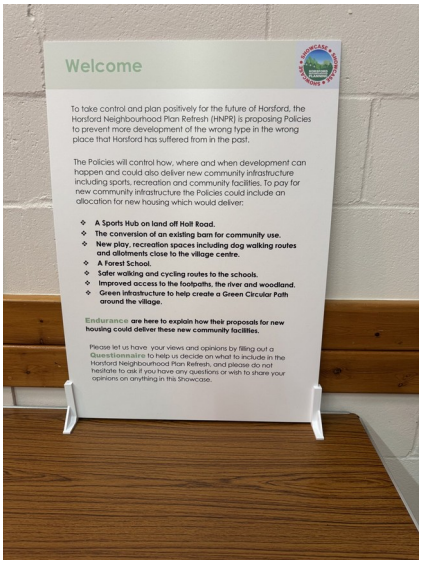
- Additional grass football pitches.
- A sports pavilion to support the facilities and their users.

The Showcase provided an opportunity for residents to see how the landowners and their agents had responded to the requirements identified by the community and how the proposals sought to translate the feedback received into tangible benefits for Horsford.

Importantly, the event was intended to demonstrate that the HNPR process was about more than identifying locations for future development. It was equally important to show how development could deliver meaningful benefits for the existing community and how residents had played an active role in shaping the proposals.

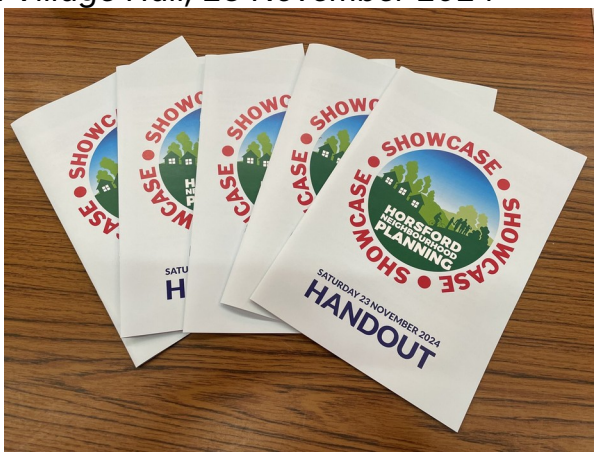
The HNPR Team was keen to ensure that residents understood that development was not simply something being imposed upon the village, but that the community had been given opportunities to influence its form, location and associated benefits. This was particularly significant for those residents who had attended the consultation on 28 October 2023, when the Land Agents first presented their respective proposals. The November 2024 Showcase enabled them to see how those initial proposals had subsequently evolved and what the preferred landowner's offer could deliver for the village.







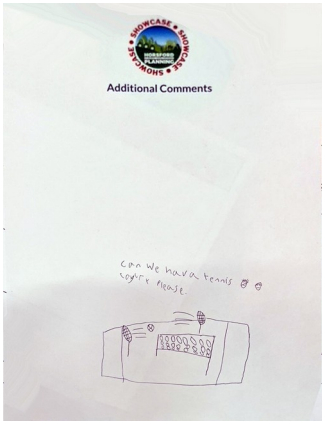

Photographs: the Showcase invitation and welcome board, and residents at the Showcase, Horsford Village Hall, 23 November 2024



Photograph: the Showcase handout, 23 November 2024







Plans and comments drawn by young residents at the Showcase, 23 November 2024

Appendix D documents the publicity for, and feedback from, this consultation, including the results of the questionnaire, which was completed by 219 people.

6. STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATIONS ASSESSMENT

In December 2022, the Parish Council asked Broadland District Council for a screening opinion on whether the Neighbourhood Plan would require a Strategic Environmental Assessment (SEA). The District Council's screening opinion of 6 January 2023 concluded that an SEA was required. It also identified the need for a Habitats Regulations Assessment (HRA). The District Council did not consult the statutory environmental bodies on the screening opinion, because they would be consulted on the scope of the SEA (see below). The request and the screening opinion are at Appendix E.

AECOM prepared an SEA Scoping Report, which was issued to Natural England, Historic England and the Environment Agency for consultation from 29 September to 3 November 2023 (Appendix F). The Environment Agency responded with general information and no specific comments; no response was received from Natural England or Historic England. The SA/SEA Environmental Report and the HRA (both February 2025) were published alongside the Pre-Submission Plan for the Regulation 14 consultation. The comments made on them, and how they have been addressed, are set out in the SEA Submission Addendum and HRA Submission Addendum (October 2026), which accompany the submitted Plan.

7. REGULATION 14 PRE-SUBMISSION CONSULTATION

Publicity and arrangements

The Parish Council approved the Pre-Submission version of the Neighbourhood Plan for publication in September 2025. The Regulation 14 consultation ran for six weeks, from 16 October to 27 November 2025.

The consultation was publicised to people who live, work or carry on business in the Neighbourhood Area by notices on the Parish Council notice boards, the Parish Council and Future Horsford websites and Facebook pages, posters in local shops and community buildings, and a leaflet drop. Copies of the publicity material are at Appendix G. The communication with the consultation bodies is at Appendix H and their responses at Appendix I.

The Pre-Submission Plan, its evidence base, the SA/SEA Environmental Report, the HRA and an interactive online Policies Map were published on the Neighbourhood Plan website (www.futurehorsford.co.uk). Comments could be made:

- online, using the consultation response form (Appendix J);
- by email to horsfordreg14@gmail.com; or
- by post to the Parish Clerk.

On 23 October and 1 November 2025, the HNPR Team held two three-hour drop-in sessions in the Conference Room at Horsford Village Hall to explain the Regulation 14 stage and give people the opportunity to ask questions and

comment on the Pre-Submission Plan. The drop-ins were informal, with small group discussions, and 72 people attended. Both sessions were very productive.

Appendix K records the comments made at these sessions, together with other written comments received from residents during the consultation.

A copy of the Pre-Submission Plan was sent to Broadland District Council, as required by Regulation 14(c).

Who was consulted

In accordance with Regulation 14(b), the following consultation bodies, whose interests the Parish Council considered may be affected by the proposals, were notified by email on 16 October 2025 with details of the proposals, where they could be inspected, how to make representations and the closing date (Appendix H):

Local authorities: Broadland District Council and South Norfolk Council; Norfolk County Council (planning policy, Historic Environment Service and Natural Environment Team); Breckland Council; Broads Authority; Great Yarmouth Borough Council; North Norfolk District Council; Norwich City Council; and Drayton Parish Council.
Government and statutory bodies: Natural England; Historic England; Environment Agency; Homes England; Marine Management Organisation; National Highways; Network Rail; Forestry England; Norfolk Constabulary; and the Water Management Alliance.
Health: Norfolk and Waveney Integrated Care System (NHS estates); and Drayton, St Faiths and Horsford Medical Practice.
Utilities and telecommunications: Anglian Water; UK Power Networks; National Grid; National Gas; Openreach (BT); CTIL; Hyperoptic; ITS Technology; Mobile Operators Association; and SSE Telecom.
Other organisations: Jerome Mayhew MP; Norwich International Airport; Norfolk Wildlife Trust; Norfolk Geodiversity Partnership; Sport England; Active Norfolk; Community Action Norfolk; Community Sports Foundation; Horsford Football Club; Norfolk and Suffolk Gypsy, Roma and Traveller Service; The Bridge Plus; Equal Lives; Norfolk Business Board; Norfolk Chamber of Commerce; and the Church of England Diocese of Norwich.

Norwich International Airport was included at the suggestion of the District Council. The land interests that had taken part in the Call for Sites were also notified. On the same day, Felthorpe and Hellesdon Parish Councils and local groups, businesses and community organisations in the parish were sent a separate email with a link to the Plan and details of the drop-in sessions. Copies of both emails and the full list of those notified are at Appendix H.

The owners of the five buildings proposed as Locally Important Buildings in Policy HBE3 were notified by email on 22 February 2025, before the Regulation 14 consultation, and the Hussainy Community Centre was also sent a letter by hand on 7 March 2025. The owners of Horsford Church Room, Spice of India and

the Horsford Village Sign supported their inclusion. No response was received from the Hussainy Community Centre. Horsford Primary School asked that its building should not be included. The Parish Council has retained the former infant school building on Holt Road in Policy HBE3, because no evidence has been received that rebuts the evidence collected as part of the Neighbourhood Plan Review, assessed against Historic England's criteria, that recognises the building as a non-designated heritage asset. Details are at Appendix M.

Responses received

Responses were received from 12 organisations and land interests: Broadland District Council, Norfolk County Council, Natural England, Historic England, the Environment Agency, Norfolk Wildlife Trust, Jerome Mayhew MP, Drayton Medical Practice, Horsford Medical Centre, Bidwells on behalf of Endurance Estates and the Horsford Estate, Landbridge on behalf of the Horsford Estate, and CODE Planning on behalf of Drayton Farms. Anglian Water responded in March 2026, after the District Council put the Parish Council in touch. The Water Management Alliance and National Gas Transmission also responded: neither had any comments, and National Gas Transmission confirmed it has no assets in the Neighbourhood Area. Copies of these responses are at Appendix I.

The community submitted 68 responses through the online form: 62 from individuals and 6 from groups, including Horsford Football Club. The response form questions and a summary of the community responses are at Appendix J. The ONH Regulation 14 Summary Report, which sets out the Parish Council's consideration of the responses from consultation bodies, is at Appendix L.

Main issues raised by consultation bodies and other organisations

Table 2 summarises the main issues raised and how they have been considered and, where relevant, addressed in the submitted Plan.

Table 2: Responses from consultation bodies and other organisations

Respondent	Main issues raised	How the issues have been considered and addressed
Broadland District Council	Plan period; extent of the settlement limit; evidence that the Sports Hub land is suitable (access, topography, flooding, archaeology) and how it will be released to the community; consultation with Norwich Airport; presentation of the site assessment; indicative housing requirement; relationship between the Sports Hub and the Local Green Gap (ENV4); reference to the Local Nature Recovery Strategy; clarity of BUS1, HBE1, HBE4 and INF1; Design Code corrections. The Leisure team supported a new 3G pitch and advised on feasibility work.	Plan period extended to 2045, agreed with the District Council. Technical evidence on transport, flood risk and drainage, utilities, ecology, heritage and archaeology for both parcels is now published. Policy SS2A sets out how the Sports Hub will be delivered: transfer of the land freehold or on a lease of at least 100 years, as advised by the District Council, and minimum supporting infrastructure secured before homes are occupied. Site Assessment Report updated (October 2026). Norwich Airport contacted; it will comment at the planning application stage. ENV3 mapping amended; BUS1 retitled; HBE4 and other policies updated for the new NPPF; ENV4 and its supporting text

Respondent	Main issues raised	How the issues have been considered and addressed
		revised.
Norfolk County Council	Viability of the cumulative obligations; education places and home-to-school transport; early years provision; Areas that Could Become of Importance to Biodiversity; flood risk from all sources (Lead Local Flood Authority); mineral safeguarding; Highways: holding objection to Local Green Spaces adjoining the highway, two points of access and a Transport Assessment for the residential site, and objection to the Sports Hub site unless active travel provision is secured.	Policy requirements developed with the land promoter, which has confirmed its commitment; viability to be tested at application stage. Education and minerals requirements are set by the adopted development plan. Flood risk and drainage technical notes confirm both parcels are suitable. Highways Technical Note sets out an access strategy (priority junction onto Holt Road with an emergency and active travel access onto Green Park Road); a Transport Assessment and Travel Plan will be required under the adopted development plan. Policy SS2A now requires a shared footway/cycleway from the Sports Hub to the Brewery Lane roundabout with a crossing of Holt Road, in a form to be agreed with the highway authority. The village sign Local Green Space is carried forward from the made Plan. Updated evidence sent to the County Council in October 2026; it maintains a holding objection pending its own highway boundary information and can comment further at Regulation 16.
Natural England	Nutrient neutrality, the Norfolk GIRAMS and on-site green infrastructure; best and most versatile agricultural land; welcomed SS2B, ENV1, ENV2 and ENV5; no comments on the SA; concurred with the HRA.	GNLP Policy 3 applies to nutrient neutrality and recreational mitigation. Policy SS2A requires a green infrastructure strategy, the Green Circular Path, access to Diamond Jubilee Plantation, and community gardens and allotments. See the HRA Submission Addendum.
Historic England	Recommended a Heritage Impact Assessment for the allocation; use "Scheduled Monument"; suggested a glossary.	Initial Heritage Assessment (March 2026) and Archaeological Appraisal (April 2026) prepared and published. Policy SS2A requires the scheme to sustain and enhance the setting and significance of heritage assets. Terminology corrected.
Environment Agency	Capacity of Whitlingham Water Recycling Centre; water efficiency; sequential approach to flood risk; water resources.	GNLP Policies 2 and 4 already address water efficiency and wastewater infrastructure. Both parcels are at very low risk of flooding.
Norfolk Wildlife Trust	Effects of the SS2B proposals on deciduous woodland priority habitat; protection of County Wildlife Sites and priority habitats; buffers, green roofs and lighting; ENV2 mapping; supported ENV4, HBE4 and TRA1.	County Wildlife Sites and priority habitats listed in the supporting text. Any SS2B proposals must avoid harm to natural assets under GNLP Policy 3. ENV2 mapping clarified.
Anglian Water (late response,	Foul drainage and Whitlingham capacity; easements; water	Already addressed by GNLP Policies 2 and 4; references added to the

Respondent	Main issues raised	How the issues have been considered and addressed
March 2026)	efficiency; water supply for business uses.	supporting text.
Jerome Mayhew MP	Supported the Plan, in particular the land for community facilities and the Sports Hub.	Noted.
Drayton Medical Practice and Horsford Medical Centre	Capacity to take more patients but cumulative pressure from growth; developer contributions; Horsford Medical Centre has permission for an extra consulting room.	Contributions to health infrastructure are secured under GNLP Policy 4; referred to in the supporting text.
Bidwells for Endurance Estates and the Horsford Estate	Supported SS1 and SS2A. Sought changes to SS2A: consistent "facilitating" wording; an indicative delivery plan; linked rather than single applications; size and timing of the community hub; flexibility on the barn conversion. Raised the Green Circular Path crossing a working farm, access to the SS2B land, ancillary buildings in ENV4 and the age of the landscape evidence.	Meetings held in January, April and August 2026. Policy SS2A now allows one application or two tied by a Section 106 agreement; the community hub is now a mixed-use venue in the converted barns, retained by the landowner, with community space for hire; the Sports Hub land transfer and supporting infrastructure are secured. ENV4 supporting text revised.
Landbridge for the Horsford Estate	Supported the Plan. Raised mapping of footpaths, reclassification of Mill Lane, employment land, school parking, green infrastructure on private land, additional views and a further green gap.	Meeting held on 1 December 2025. Mill Lane is a highway matter outside the scope of the Plan. Employment is addressed by national and strategic policy and BUS1. Identifying green infrastructure does not give public access to private land.
CODE Planning for Drayton Farms	Supported the Parish Council's approach. Objected to including land at the A140/Broadland Northway junction in the Local Green Gap.	Meeting held on 3 March 2026. ENV4 and its supporting text revised to make clear that the key test is whether development would erode the separation between Horsford and Norwich.
Water Management Alliance and National Gas Transmission	No comments. National Gas Transmission has no assets in the Neighbourhood Area.	Noted.

Main issues raised by the community

Each section of the response form asked whether people supported the policies in that part of the Plan. The results are shown in Table 3. For every policy area, more than twice as many respondents said yes as said no.

Table 3: Community responses to the online form

Policy area	Yes	No
Spatial Strategy	35	13
Community	37	11
Housing and Built Environment	34	12
Transport	34	13
Environment	36	10
Business	36	11
Infrastructure	34	13

The main themes raised by the community, in the online form, at the drop-in sessions and in other written comments from residents, and how they have been considered, are summarised in Table 4.

Table 4: Main issues raised by the community

Theme	Summary of comments	How the issue has been considered
Scale of housing	Opposition to around 300 new homes and to further housing in general.	The housing is needed to deliver the Sports Hub, community space and active travel links that cannot otherwise be provided. The District Council considers the allocation a justified exception for Horsford. Policy HBE1 prioritises smaller homes.
Need for development and the Sports Hub	Questions about why further development is needed, and whether the Sports Hub would benefit most residents, given the existing village hall, church rooms and walking routes.	Consultation since 2023 and the District Council's Sports and Recreation Feasibility Study identified a need for new sports pitches and facilities. The allocation also delivers community space, allotments, the Green Circular Path and active travel links that serve the whole village.
Consultation process	A feeling that giving feedback is wasted effort and the outcome already decided.	The Plan has been shaped by consultation at each stage, as this Statement shows, and has been changed in response to the Regulation 14 comments. Everyone can comment again at Regulation 16, and the Plan will only be made if it passes examination and a referendum.
Traffic and Holt Road	Congestion, the route to the Northway via Brewery Lane, HGVs, speeding and safety near the schools.	Policy TRA1 and the Horsford Transport Masterplan; Policy SS2A requires a transport strategy with gateways and crossings on Holt Road, and a Transport Assessment is required. Speed signs and weight limits are highway authority matters.
Access to the new development	Concerns about access opposite the Co-op and from Brooks Road or Green Park Road.	Highways Technical Note proposes a priority junction onto Holt Road, with an emergency and active travel access onto Green Park Road, to be agreed with the highway authority.
Doctors, schools and dentists	Pressure on GP appointments, school places and dentists.	Both medical practices responded and have capacity or permission to expand. Education and health contributions are secured under GNLP Policy 4; Policy INF1 sets local priorities.
Drainage, sewerage and utilities	Surface water flooding (for example Mill Lane) and capacity of sewers and utilities.	Anglian Water consulted; GNLP Policies 2 and 4 apply. Flood risk, drainage and utilities technical notes published for both parcels.
Wildlife and green space	Loss of wildlife and green space.	Policies ENV1 and ENV2; Policy SS2A requires a green infrastructure strategy and the Green Circular Path; statutory biodiversity net gain applies.
Agricultural land	Loss of farmland and its value for food production and the natural environment.	The SA/SEA Environmental Report identifies a minor negative effect from the loss of greenfield land. The Parish Council considers this is outweighed by the community infrastructure the

Theme	Summary of comments	How the issue has been considered
		allocation will deliver. Agricultural land classification will be assessed at the planning application stage (see the SEA Submission Addendum).
Pollution and amenity	Noise, light and litter from the new homes and traffic.	Policy ENV5 limits street lighting to main roads, with low-level lighting elsewhere. Policy SS2A requires noise attenuation for the community hub, and offset distances and screening to protect existing homes. Other effects on amenity will be considered at the planning application stage.
Juniper Way and footpaths	Juniper Way is a private road; objection to a footpath along it.	The route of the active travel link between the schools will be determined at the planning application stage with the relevant landowners and the highway authority.
Neighbouring cottages	Boundary, flooding and screening concerns for cottages on Holt Road next to the site.	Policy SS2A requires offset distances and screening to protect the amenity of existing dwellings.
Sports Hub	Strong support, particularly from Horsford Football Club and its members.	Policy SS2A strengthened to secure the transfer of the land and its supporting infrastructure.
Presentation of the Plan	Requests for a presentation or question-and-answer session.	Noted. Updates are shared through the Parish Council and the Plan website, and the Plan will be publicised again at Regulation 16.
Local government reorganisation	Effect of proposed changes to Norfolk councils.	Once made, the Plan will remain part of the development plan.

Changes made to the Neighbourhood Plan since the Regulation 14 consultation

As well as the changes made in response to the consultation, the Neighbourhood Plan has been updated to reflect the National Planning Policy Framework published in August 2026 and the changes to the basic conditions made by the Levelling-up and Regeneration Act 2023, which came into force on 25 March 2026. Policies have been reworded so that they identify the local matters to which the new national decision-making policies should apply, and policies that would duplicate national policy have been removed. The main changes are:

- the plan period has been extended from 2038 to 2045, as agreed with the District Council;
- former Policy SS2 has been split into Policies SS2A and SS2B;
- Policy SS2A now requires the Sports Hub land to be transferred freehold or on a lease of at least 100 years, and its access, active travel link to the village, utility connections and structural landscaping to be delivered or funded before homes are occupied;
- the community hub is now a mixed-use venue in the converted barns, with community space for hire;

- proposals for the allocation may be made as one application or as two applications tied by a Section 106 agreement;
- Policies COM3 (Allotments), TRA2 (Public Parking for Non-Residential Use) and INF2 (Digital Infrastructure) have been deleted, with allotments now required by Policy SS2A;
- Policy BUS1 has been retitled 'New and Existing Business', and Policies ENV1, ENV4 and HBE4 have been revised; and
- the remaining policies have been reworded to align with the new NPPF, with minor updates to mapping.

In June 2026 the Parish Council considered whether further consultation was needed before submission. The changes respond directly to the representations made and clarify how the Plan's proposals will be delivered; they do not introduce new site allocations and original policy requirements have only been removed if they are already secured by national policy. The Parish Council therefore concluded that a further Regulation 14 consultation was not necessary. Everyone will have a further opportunity to comment when the District Council publicises the submitted Plan under Regulation 16.

8. ENGAGEMENT SINCE THE REGULATION 14 CONSULTATION

Table 5 lists the main meetings and correspondence since the Regulation 14 consultation, which have informed the changes to the Plan.

Table 5: Engagement since the Regulation 14 consultation

Date	With	Purpose
12 November 2025	Endurance Estates	Parish Council position on the land interest's representations
1 December 2025	Landbridge (Horsford Estate)	Representations on Mill Lane, the community barn, Forest School and views
26 January 2026	Endurance Estates and Bidwells	Consultees' comments; technical evidence; application strategy, lease and masterplan
10 February 2026	Broadland District Council	NPPF changes, plan period, SS1, evidence for SS2A, ENV3 mapping and timetable
3 March 2026	CODE Planning (Drayton Farms)	Local Green Gap and plan period
March 2026	Anglian Water	Late Regulation 14 response obtained with the District Council's help
13 April 2026	Endurance Estates and Bidwells	Sports Hub feasibility, deliverability and requirements
May – June 2026	Broadland District Council	Agreement on the plan period
June – July 2026	Bidwells	Revised Sports Hub offer; Parish Council meeting 6 July 2026
10 August 2026	Broadland District Council, Endurance Estates/Landoak and Bidwells	Serviced Sports Hub site and minimum lease term
9 September 2026	Broadland District Council and Horsford Football Club	Strategy for delivering the Sports Hub
30 September 2026	Bidwells	Final offer letter accepted by the Parish Council
15 – 23 October 2026	Broadland District Council, Norfolk County Council	Updated evidence and Policy SS2A shared for comment before submission

Date	With	Purpose
	(Highways) and Bidwells	

9. CONCLUSION

This Statement, together with the appendices listed below, contains details of the persons and bodies consulted on the Neighbourhood Plan, explains how they were consulted, summarises the main issues and concerns they raised, and describes how those issues and concerns have been considered and, where relevant, addressed in the submitted Plan. It therefore meets the requirements of Regulation 15(2) of the Regulations.

10. APPENDICES

The following appendices are provided separately:

- Appendix A: Summary of feedback from the consultation on 20 May 2023
- Appendix B: Publicity and questionnaire for the consultation on 28 October 2023
- Appendix C: Summary of responses to the consultation on 28 October 2023
- Appendix D: Showcase, 23 November 2024: publicity, display boards and questionnaire results
- Appendix E: SEA screening request (December 2022) and screening opinion (Broadland District Council, January 2023)
- Appendix F: SEA Scoping Report (consultation version, September 2023)
- Appendix G: Regulation 14 publicity material
- Appendix H: Regulation 14 notification to consultation bodies
- Appendix I: Regulation 14 responses from consultation bodies and other organisations
- Appendix J: Regulation 14 response form and summary of community responses
- Appendix K: Comments from the drop-in sessions, 23 October and 1 November 2025, and other written comments from residents
- Appendix L: Regulation 14 Summary Report (ONH, October 2026)
- Appendix M: Notification of owners of proposed Locally Important Buildings