

South Norfolk Village Clusters Housing Allocations Plan Carried Forward Allocations Review

Introduction

A small number of sites previously allocated in the 2015 South Norfolk Site Specific Allocations and Policies Document have been included as carried forward allocations within the South Norfolk Village Clusters Housing Allocations Plan (VCHAP). This is because they have not yet been developed to a sufficient extent under the 2015 allocation. Having been through a full site assessment and Sustainability Appraisal process, and tested through Examination in Public for the 2015 Plan, the sites are considered to be suitable, unless subsequent evidence has indicated otherwise. Following a review of the site and its planning history the Council remains satisfied that the carried forward sites also remain both available and deliverable, as required by the National Planning Policy Framework.

A total of 11 sites, accommodating approximately 173 dwellings, have been carried forward into this new Plan. Each site has been provided with a unique policy reference which corresponds with the numbering of sites within the VCHAP. The Council has also updated the site-specific policy text as appropriate if new and/or updated evidence of relevance has been received in relation to these sites.

To determine whether a site remains both available and deliverable the Council has considered a number of different factors including:

- Has the site been subject to either a planning application or pre-application discussions?
- Has work commenced on the site?
- Has the site-owner/ promoter/ developer confirmed an ongoing commitment to the development of the site including, but not limited to, promotion of the site to the VCHAP or the annual 5 Year Land Supply update?
- Have any constraints been identified that would prevent the site coming forward?

The report below summarises in brief the Council's reasons for reallocating the 11 carried forward site within the VCHAP. As set out below, several sites either have planning permission, or a resolution to grant planning permission by the Development Management committee, but work has not yet started on site. Work has commenced on some previously allocated sites but not to a substantive degree at the time of drafting the Regulation 19 plan and therefore these sites have also been included as carried forward site allocations. In addition, one site where no application has been received to date, VC WOR1, was promoted again through the VCHAP process by the site owner and was therefore considered to be both available and deliverable.

The Council considered two 2015 allocations to be undeliverable due to site-specific constraints that emerged following their allocation. These sites are: BAR1 at Barford and SUR1 at Surlingham; the former is also removed from the Settlement Limit, as a suitable access has not been identified, the latter remains within the Settlement Limit, as 2 of the 5 allocated units have been delivered. Due to the constraints identified these sites have not been carried forward into the Village Clusters Housing Allocation Plan, resulting in the loss of 13 dwellings on previously allocated sites.

VC GRE2: North of High Green, west of Heather Way, Great Moulton

This site benefits from planning permission for 14 dwellings (2020/0130) across two linked areas of land. Work has commenced on the dwellings sited to the north of High Green (the original 2015 Local Plan allocation) but is not yet underway on that part of the site located to the west of Heather Way, which was part of the above application, designed to deliver a local needs affordable housing exceptions site as part of the overall package. The site has been carried forward into the Village Clusters Housing Allocation Plan to ensure delivery of the rural exception scheme that formed part of the 2020 planning consent. The boundaries of the site allocation, and the uplift in site numbers, approved in the planning permission are reflected in this carried forward allocation.

VC CAR1: Land west of Rode Lane, Carleton Rode

Planning permission was previously granted for the development of 3 dwellings on this site (2017/2092) and at the time of drafting the Regulation 19 Plan an amended proposal for 3 dwellings on the site was pending determination (2022/0653). The Council is currently unable to issue the amended planning permission for the site due to the wider need to address nutrient neutrality in this catchment. The site is considered to be available and deliverable, and therefore suitable for re-allocation in the VCHAP.

VC HAL2: Land at Yarmouth Road, west of Hales Hospital, Hales

VC HAL2 benefits from planning permission (2022/0287) and discussions with the developer of the site have indicated a timeframe for works to commence on this site in early 2023. The site is therefore considered to be available and deliverable but is not substantively complete. The boundaries of the application go beyond the original allocation, and both this and the uplift in site numbers, approved in the planning permission are reflected in this carried forward allocation.

VC BRA1: Land at Norwich Road, Bracon Ash

A planning application for 23 dwellings on this site is currently pending determination. The site also falls within an area currently impacted by the wider nutrient neutrality matter. The site is considered to be both available and deliverable however the site-specific allocation policy has been updated to reflect matters identified during the planning application process.

VC SWA2: Main Road, Swardeston

Whilst this site has not been subject to a formal planning application, the Council remains satisfied that there remains a commitment to the development of this site, as noted in updates provided by the site promoter during the annual assessment of 5 Year Housing Land Supply. Therefore, the site is considered both available and deliverable. The site-specific policy allocation text has been updated to reflect updated evidence and discussions with technical consultees during the preparation of the VCHAP, particularly in relation to the adjoining VC SWA1 allocation.

VC WOR2: Land at the junction of High Road and Low Road, Wortwell

Although previously allocated in the 2015 Local Plan, this site was actively promoted again to the Village Clusters Housing Allocations Plan. The site was promoted for an uplift in numbers compared with the original allocation however, due to the significant highways infrastructure requirements that would be associated with increasing the site to a 'major' development, the Council remains of the opinion this it is appropriate for approximately 5 dwellings. The site is therefore considered to be available and deliverable.

VC NEW2: Land adjacent to Alan Avenue, Newton Flotman

A planning application (2021/2784) for VC NEW2 has been considered by South Norfolk Council's Development Management Committee and, at the time of the Plan preparation, has a resolution to approve, subject meeting the wider need to address nutrient neutrality in this catchment. The site is therefore considered to be available and deliverable.

VC SPO3: Land at School Lane, Spooner Row

This site benefits from planning permission for 7 dwellings and the initial CIL payment, payable on the commencement of development, has been received. However, work on the site has not yet substantively progressed beyond initial infrastructure and, as such, the Council has considered it appropriate to include this site as a carried forward allocation in the VCHAP.

VC SPO4: Land at Chapel Road, Spooner Row

As part of a linked development to the south of the village, east of Bunwell Road, this site has been subject to several planning applications since its allocation in 2015. Whilst development has commenced on the Bunwell Road element of the development, work has not yet started at Chapel Road, following identification of an on-site constraint which has delayed implementation of the existing planning permission. The Council considers it appropriate to re-allocate this site, reflecting the details approved in planning permissions 2014/2472, 2016/2424 and 2018/1622.

VC TAC2: Land adjacent to The Fields, Tacolneston

The site benefits from outline planning permission (2017/0225) and the Council is in receipt of a reserved matters application for the site (2121/2572). However, the site lies within a catchment impacted by the wider nutrient neutrality matter and as such it has been considered appropriate to include this site as a carried forward allocation in the VCHAP. The site-specific policy has been updated to reflect the issues identified during the planning application process.

VC WIC3: Land at Hackford Road, Wicklewood

The Council is in receipt of a planning application for 9 dwellings on this site, however this application remains pending determination as the site is within a catchment affected by the wider nutrient neutrality matter. The Council remains satisfied the site is available and deliverable and the allocation policy text has been updated to reflect the comments received during the VCHAP process.