

# South Norfolk Local Plan

## South Norfolk Village Clusters Housing Allocations Plan

### Regulation 18 Consultation on Alternative Sites and Focused Changes

December 2023



## **South Norfolk Village Clusters Housing Allocations Plan Regulation 18 'Alternative Sites and Focused Changes'**

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## A. Introduction and Background

A.1. South Norfolk Council is working with Broadland District Council and Norwich City Council to produce the Greater Norwich Local Plan (GNLP), which identifies how many homes need to be built between 2018 and 2038 across the three Council areas. Within the overall housing requirement, the GNLP sets a target for a minimum of 1,200 homes on new allocations across 48 Village Clusters in South Norfolk. In accordance with this target, the South Norfolk Village Clusters Housing Allocations Plan (The Village Clusters Plan) aims to deliver sustainable growth within the villages of South Norfolk, in accordance with Government's national planning policies and guidance.

A.2. The Plan seeks to allocate a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters, to accommodate at least 1,200 new homes. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated. The threshold of 12 dwellings for allocations is consistent with the GNLP and reflects the fact that sites smaller than this are less likely to achieve the required element of affordable housing.

A.3. The Council previously consulted on a Regulation 18 version of the Village Clusters Plan in summer 2021. Taking into account the responses to that consultation, plus the outputs of engagement with various technical consultees (including regulatory bodies and infrastructure providers) and the extensive evidence base that supports the Plan, the Council published the Regulation 19 version for comments between January and March 2023 (see <https://southnorfolkandbroadland.oc2.uk/document/12>). The Regulation 19 version of the Plan was the one which the Council intended to submit to the Secretary of State for Examination in Public and, ultimately, adopt as part of the Local Plan.

A.4. The following table summarises the total number of dwellings identified for allocation at Regulation 19 in January 2023.

*Table 1: January 2023 Regulation 19 VCHAP Numbers*

Source	Dwellings
New Village Cluster Plan Allocations	1102
Neighbourhood Plan Allocations <sup>1</sup>	135
Net uplift on Carried Forward 2015 Allocations	4
<b>TOTAL</b>	<b>1228</b>

A.5. Following the close of the Regulation 19 publication period one of the preferred sites, VC ROC2 for 25 dwellings at Rockland St Mary, was no longer considered to be achievable as a suitable vehicular access cannot currently be delivered. Furthermore, discussions with technical consultees resulted in the loss 5 units from VC TAS1 at Tasburgh. As can be surmised from the table above, a loss of 30 units would mean the Village Clusters Plan would not deliver the minimum 1,200 dwellings required. As such the Council is now consulting on ways to address the loss of these units.

### Next stages

A.6. Once the current consultation is completed, the responses will be analysed and a final selection of sites agreed for inclusion in the version of the Plan that the Council intends to submit for independent examination and subsequently adopt as part of its Local Plan. There will be a further opportunity to comment on the 'soundness' and legal compliance of the final choice of sites from this consultation when a Regulation 19 document of "Focused Changes" to the previous draft plan is published during 2024.

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<sup>1</sup> Neighbourhood Plans are created by local communities who can choose to make their own allocations. Within the South Norfolk Village Clusters the Diss and District Neighbourhood Plan has made the relevant allocations at Burston, Roydon and Scole and the Dickleburgh and Rushall Neighbourhood Plan is looking to make the allocation at Dickleburgh.

## This consultation

A.7. The current consultation is under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Comments can be submitted **between Monday 11 December 2023 and 5pm on Monday 5 February 2024**. Details on how to submit comments can be found on the Council's website at <https://southnorfolkandbroadland.oc2.uk/>. Further advice can be obtained using the following:

- Email: [localplan.snc@southnorfolkandbroadland.gov.uk](mailto:localplan.snc@southnorfolkandbroadland.gov.uk)
- Call: 01508 533805
- In writing: Place Shaping Team  
South Norfolk Council  
The Horizon Centre  
Broadland Business Park  
Peachman Way  
Norwich NR7 0WF

A.8. To ensure that the Village Clusters Plan meets its minimum requirements the Council is now consulting on a series of 13 sites which could replace the losses and potentially make a modest increase to the numbers in the VCHAP. These have been selected taking into account the three Plan Objectives set out in the January 2023 Regulation 19. The full Objectives can be seen in the January 2023 document available at <https://southnorfolkandbroadland.oc2.uk/document/12>. The Council is not proposing to make any changes to these objectives as part of this consultation.

A.9. With the exception of one site, all of the sites have previously been assessed and published as part of the earlier consultation stages. The exception is SN6000 at Barford which was promoted to the Council in response to the previous Regulation 19 publication of the draft plan. To identify sites for inclusion in this consultation the Council reviewed all previously preferred and shortlisted sites; Details of how these sites were selected are included in a Focussed Regulation 18 Site Selection paper, which is available as part of the Supporting Documents. The Council has also updated the Site Assessments for the sites included in this focused consultation, setting out the reason for their inclusion, and these updated assessments these are also published as part of the Supporting Documents.

A.10. It should be noted that this consultation only relates to the 13 sites detailed.

**The remainder of the January 2023 Regulation 19 document is (a) not part of this consultation and (b) will be taken forward to be submitted to the Secretary of State once decisions on the additional sites have been made.**

The Council has addressed the representations made at the Regulation 19 stage, and a summary of the representations and the Council's responses can be found in the December 2023 Statement of Consultation which is available in the Supporting Documents. The Council is also not seeking the submission of any additional sites at this stage.

A.11. This consultation asks three key questions:

- How big should the buffer be above 1,200 dwellings to ensure that this minimum number is delivered between now and 2038.
- Are the sites detailed in sections 1 to 11 suitable for allocation?
- Is there anything specific that should be taken into account when developing any of these sites, and which could form criteria in a site-specific policy for the site, if it is allocated?

## Context for the Current Consultation

### Existing Planning Policies and Neighbourhood Plans

A.12. The Village Clusters Plan seeks to allocate those sites necessary to deliver the GNLP requirements noted in the Introduction. It sets out policies which identify the allocation sites, the number of dwellings to be delivered on each site and any key site-specific considerations. The Village Clusters Plan will be used in conjunction with other Development Plan documents which set out the overarching planning policies for the area, such as the proportion of affordable housing, environmental performance, general requirements in terms of design, landscaping, neighbour amenity etc. Principally these overarching policies will be contained in the GNLP itself, which it is assumed will be adopted in early 2024, before the Village Clusters Plan is submitted for examination, and the South Norfolk Development Management Policies Document (2015), or any successor document(s).

A.13. Some Town and Parish Councils have, and are continuing to, produce Neighbourhood Plans, which sit alongside the Local Plan. When adopted, these are also used to determine planning applications. For more information about Neighbourhood Plans in South Norfolk, including those listed in footnote 1 above, which make Village Cluster allocations, please visit <https://www.southnorfolkandbroadland.gov.uk/neighbourhood-plans>.



## The Assessment of Sites

- A.14. As set out in the previous consultations, over 500 sites have been promoted to the Council and assessed for the VCHAP process. The assessments have been undertaken using the 2016 Norfolk-wide Housing and Economic Land Availability Assessment (HELAA) Methodology as the starting point. The HELAA has been agreed as part of the Norfolk Strategic Planning Framework process and is considered to be consistent with Government guidance; it therefore also forms the basis of the GNLP site assessment process.
- A.15. Whilst the HELAA provides a starting point, the full Site Assessment for each site was a more detailed process which included looking at the planning history of the site, undertaking a site visit and applying some more detailed criteria. Most notably the site assessment added criteria relating to the local Landscape Character Assessment, Better Broadband for Norfolk and revised the distance to services criteria to better reflect the rural nature of the Village Clusters Plan.
- A.16. The Site Assessments were supported by a Technical Consultation with both internal consultees on landscape, heritage and environmental protection issues, as well as a range of external stakeholders, on issues such as highways, utilities and minerals and waste, flood risk and ecology. The Council has engaged in ongoing discussions with the technical consultees in order to seek additional information or clarify specific matters raised and to support the choice sites.
- A.17. Copies of the HELAA Methodology and Site Assessment form for the Village Clusters Plan can be found in the archived documents for the January 2023 Regulation 19: <https://southnorfolkandbroadland.oc2.uk/document/13>.



## Evidence Base

A.18. Much of the evidence base to the Village Clusters Plan is shared with the GNLP. However, specific supporting evidence base documents have been prepared to accompany this plan, these are listed below:

- Sustainability Appraisal (SA);
- Habitats Regulation Assessment (HRA);
- Heritage Impact Assessments (HIA);
- Landscape and Visual Appraisals (LVA);
- Stage 2 Strategic Flood Risk Assessments (SFRA);
- South Norfolk Village Clusters Water Cycle Study (WCS) and
- South Norfolk Village Clusters Viability Appraisal (VA).

Where appropriate the latest versions of these documents can be found in the Supporting Documents for this consultation. Previous versions of the documents can be found under the archived papers for the January 2023 Regulation 19 at <https://southnorfolkandbroadland.oc2.uk/document/13>. See details under each document below.

### Sustainability Appraisal (SA)

A.19. The scope of the Sustainability Appraisal was established with the specified bodies in accordance with legal requirements in autumn 2020. SA commentaries have been used consistently as part of the decision making process throughout the preparation of the Plan.

A.20. An update to the SA has been produced for this Focused Regulation 18 consultation and is available for comment as part of the Supporting Documents.

### Habitats Regulation Assessment (HRA)

A.21. The Habitat Regulations Assessment (HRA) has been prepared to identify European sites within or near the Village Cluster area that may be directly, or indirectly, affected by the allocations within this Plan and concludes on whether there are any significant effects likely as a result of the Plan proposals.

A.22. All bar one of the sites in this Focussed Regulation 18 consultation (SN6000 at Barford) were already preferred or shortlisted at previous stages; as such they were considered in earlier versions of the HRA. The HRA prepared to accompany the 2021 Regulation 18 document (available at <https://southnorfolkandbroadland.oc2.uk/document/2>) 'screened in' all of the preferred and shortlisted sites for further consideration, as such it is assumed that this would be the case for the new/amended sites in this consultation. The HRA accompanying the Regulation 19 consultation (available at: <https://southnorfolkandbroadland.oc2.uk/document/13>) did not identify any significant impacts at a site-specific level, but did identify cumulative impacts, for which suitable mitigation could be implemented. It is therefore reasonable to assume this will also be the case for new/amended sites in this consultation. As such, an update to the HRA is not considered necessary at this stage, but will be prepared for the next Regulation 19 Pre-Submission publication.

#### Heritage Impact Assessments (HIA)

A.23. Following advice received from Historic England, Heritage Impact Assessments (HIA) have been prepared for selected sites which may impact on heritage assets (Listed Buildings, Conservation Areas, archaeological remains etc.). The HIAs have helped to shape the site selection process and informed the detailed allocation policies for the preferred sites in the January 2023 Regulation 19 document.

A.24. New or updated HIAs have been prepared for 11 of the sites in this focussed consultation and are available to view as Supporting Documents. These will be used to shape policies for those relevant sites that go forward into the final version of the Plan.

#### Landscape and Visual Appraisals (LVA)

A.25. Following the 2021 Regulation 18 consultation it was determined that the site selection process would benefit from Landscape Visual Appraisals (LVAs) to consider in greater detail the potential landscape and visual impact of developing rural sites, often on the edge of a settlement. LVAs were completed for all of the January 2023 Regulation 19 preferred sites with the findings being used to inform the site-specific policies where appropriate.

A.26. LVAs have now been completed or updated for the 13 sites in this consultation and are available as Supporting Documents. These will be used to inform the site-specific policies for those sites that go forward into the final draft of the Plan.

### Strategic Flood Risk Assessment (SFRA)

A.27. Stage 2 Strategic Flood Risk Assessments (SFRAs) specifically focusing on sites within the South Norfolk Village Clusters area were undertaken to both inform the choice of sites and help develop the policies in the January 2023 Regulation 19 document. The SFRA was updated following legislative changes made in Autumn 2022 and this work is ongoing to inform the selection of sites in this document and the site-specific policy wording for those sites that go forward into the final draft of the Plan. The latest SFRA documents can be found as part of the Supporting Documents.

### Water Cycle Study (WCS)

A.28. The South Norfolk Water Cycle Study (WCS) builds upon the WCS produced to support the production of the GNLP. The South Norfolk addendum provides specific information relating to the sites within the Village Cluster Plan area, taking into account existing commitments and development outside the Plan area that connects to Water Recycling Centres (WRC) within the Village Cluster Plan area. This work will be updated as part of the final choice of sites following this Focussed Regulation 18 consultation.

### Viability Appraisal (VA)

A.29. An updated Viability Appraisal (VA) was prepared to support the January 2023 Regulation 19 Village Clusters Plan. This included looking at the potential impact of addressing Nutrient Neutrality. The purpose of the South Norfolk VA was firstly to confirm that the small-scale sites in the South Norfolk Village Clusters locations remain viable taking into account the latest data, including increased building costs, and secondly to identify whether the development typologies identified would generate sufficient surplus, over and above a normal developer profit, to cover any increased costs associated with Nutrient Neutrality. This document is available in the Supporting Documents for the Regulation 19 consultation at: <https://southnorfolkandbroadland.oc2.uk/document/13>.

## The Consultation

### Overall numbers and housing delivery buffer

A.30. In terms of the overall numbers to be allocated, the Council could submit a Plan which contains the minimum of 1,200 dwellings; however, should unforeseen issues arise with any of the remaining sites, this could leave the Plan unable to demonstrate that it meets the GNLP minimum requirements. A buffer not only provides more certainty that the Plan will complete the Examination process successfully, but also, once adopted, it would provide more certainty that the Plan will enable the delivery of sufficient home. As the 1,200 dwellings is a minimum requirement, the extent of a buffer is not fixed. The Council has identified the following options:

- i. A buffer of circa 30 dwellings (2.5% above the minimum). This would be consistent with the previous approach in the January 2023 Regulation 19 (see Table 1 above). Whilst this approach minimises the release of greenfield land, the limitations of this approach have been demonstrated by the need to carry out an additional consultation as a result of the loss of a limited number of sites/dwellings from those previously proposed.
- ii. The allocation of all 13 sites that form part of this consultation. This would result in a buffer of circa 170 dwellings (14% above the minimum). This approach would be the most robust option in terms of numbers, both helping to ensure that the Plan passes Examination and also that 1200 homes will be delivered across the village clusters. It would also add further choice of sites for small and medium builders. However, the GNLP already includes a significant housing delivery buffer. Therefore, releasing significant extra land on greenfield sites is arguably disproportionate and inconsistent with the scale of housing needed and could reduce the focus on brownfield development in more urban locations.
- iii. The allocation of a select number of the sites in this consultation to achieve a buffer of circa 60-70 dwellings (5% - 6% above the minimum). This would reduce risk should issues arise with a further site(s), but would maintain the focus on a more concentrated group of sites, in accordance with the NPPF requirement to recognise 'the intrinsic character and beauty of the countryside'.

## QUESTION 1

The Village Clusters Plan needs to ensure the allocation of 1,200 dwellings on new sites, for delivery in the period up to 2038. In terms of the overall number to be allocated, which of the three options above do you consider the most appropriate? Please explain your response.

## Village Cluster Chapters

A.31. The following sections detail the 13 sites which form part of this consultation. Some of the background text for the cluster/settlement within which the sites sit has been included for context. This has remained largely unchanged from the January 2023 Regulation 19 document; however, a limited number of factual updates have been made, in response to Regulation 19 representations.

A.32. Each section sets out:

- What allocations were made in the relevant cluster in the January 2023 Regulation 19 document.
- What is proposed in this consultation, including any changes in site area and/or number of dwellings on the consultation sites, and
- some key considerations for the consultation sites, that might be contained in a future site-specific policy.
- Questions 2 (a and b) to 14 (a and b), covering each of the 13 consultation sites.

## 1. Alington, Yelverton and Bergh Apton

### Form and character

#### Alington

- 1.1. The main built-up areas of Alington and Yelverton form a contiguous settlement. Development is concentrated around Church Road and Wheel Road. There is also a significant area of development at Mill Road, Alington. Small, detached clusters of development exist to the west of the main built-up area on Burgate Lane and to the south on Church Meadow Lane in Alington, whilst a small number of individual dwellings and farmsteads are dispersed throughout the remainder of both parishes.
- 1.2. The settlement has developed as a ribbon form along Church Road and Wheel Road, though significant post-war estate scale development has taken place in the parish north of Wheel Road and west of Church Road, resulting in a more nucleated settlement form for this part of the settlement.
- 1.3. The settlement is set in generally flat open countryside, although in the south of Alington there is a small area of attractive valley landscape. The village is characterised by good areas of tree and hedge planting especially along Church Road, which together with its setting and views of the surrounding countryside give it an attractive rural character.
- 1.4. The western limit of the village along Wheel Road / Burgate Lane is clearly defined by a significant tree belt on the north side of the road, which together with open fields on both sides of the road maintains the separation between the main village and the small cluster of dwellings to the west. The A146 is 1km (0.6 miles) to the north and provides a good link to Norwich and Loddon whilst the B1332 lies immediately to the west of the parish providing good links to services in Poringland and also to Norwich and Bungay.

### Services and Community Facilities

- 1.5. The cluster's primary school lies at the main crossroads in Alington. Further north on Church Road can be found the village hall, which also provides pre-



school facilities, and Yelverton Football Club. There is a limited bus service to Norwich and Beccles. Alpington also has a pub on Wheel Road. A second village hall is located at Cookes Road, Bergh Apton and the local Post Office has moved to Green Pastures café and garden centre, adjacent to the A146.

## Settlement Limit

### Alpington

1.6. The Settlement Limit for Alpington and Yelverton has been drawn to include the main built form of the settlement and is centred around development along Church Road and Wheel Road, and the small, estate-scale developments north of Wheel Road and west of Church Road. Along Mill Road there is an area of development within Alpington Parish which is covered by the Bergh Apton Settlement Limit. As part of the preparation of this Plan a site located on land south of Bergh Apton Road and west of Nichols Road, adjacent to the Primary School, was promoted. Following an assessment of the site this land has been incorporated into the updated Settlement Limit.

## Site allocations and options

1.7. The January 2023 Regulation 19 document included an allocation of 1.87ha of land for approximately 25 dwellings on Land west of Church Meadow, Alpington. Also within this cluster the document included an allocation for up to 25 dwellings at the Former Concrete Batching Plant, south of Church Road, Bergh Apton. It is proposed to retain both of these allocations.

1.8. An additional site is now being considered for allocation:

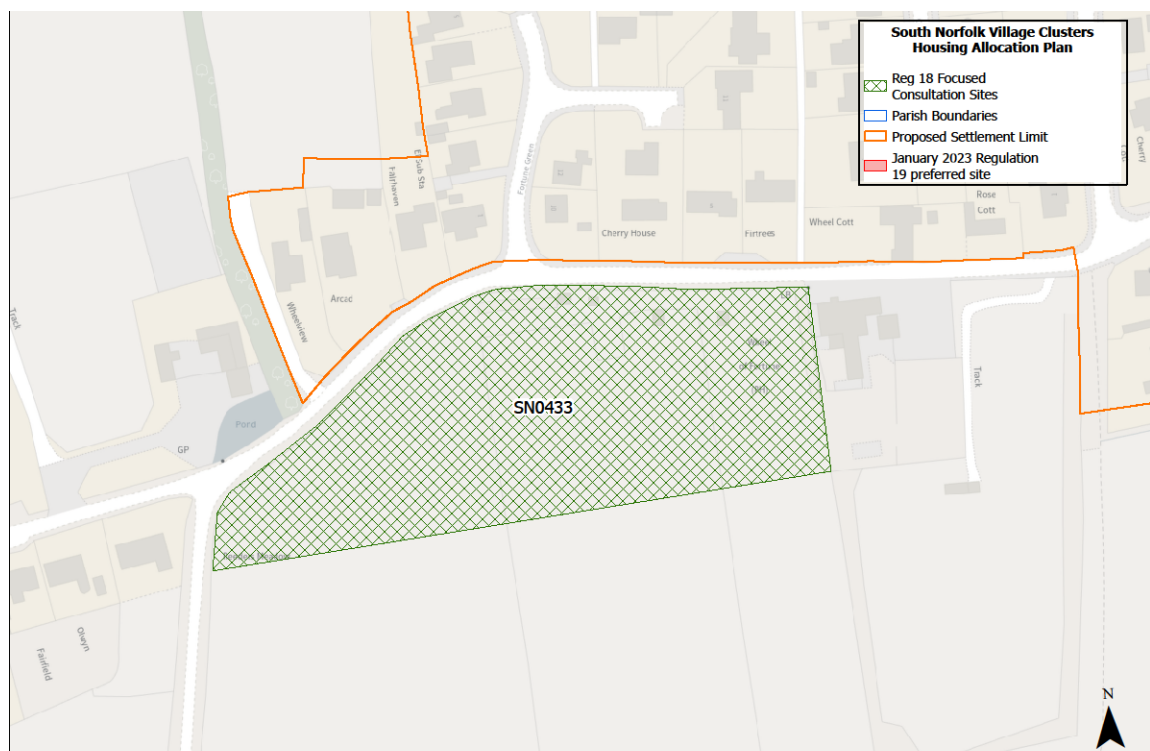
### SN0433, Land south of Wheel Road, Alpington.

**Proposed for:** This site was previously classified as 'shortlisted' in the assessments supporting the January 2023 Regulation 19 publication. The site is now proposed for possible allocation for at least 12 dwellings on an area on 1.0ha.

**Reasoned justification:** The site is reasonably located in terms of local services and facilities and has few on-site constraints. Development would need to reflect the existing built form along Wheel Road.

The main concerns with the site relate to the provision of a suitable access from Wheel Road. The initial assessment of the site assumed a higher density of circa 25 dwellings, which would be likely to require removal of the substantial frontage hedge (with trees) in order to facilitate the necessary highways improvements. These highway improvements would affect the whole site frontage from the Reeders Lane/Burgate Lane junction (which itself would require improvement) to the Wheel of Fortune and would significantly change the character of the area and raise concerns in terms of wider landscape character.

The proposal is now for a significantly reduced level of development, potentially accessed via non-adopted roads. However, development of any scale on this site is likely to result in at least the partial loss of the frontage hedgerow. Therefore, key to the suitability of the site will be demonstrating that an appropriate access can be achieved which balances the need for additional housing along with the impacts on the character of the locality. Replacement planting to the front (north) and new planting to the rear (south) of the site could help mitigate the impacts.



### **QUESTION 2a**

Do you agree with the allocation of SN0433, Land south of Wheel Road, Alington for at least 12 dwellings on an area of 1.0ha? Please explain your response.

### **QUESTION 2b**

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

## 2. Barford, Marlingford, Colton and Wramplingham

### Form and character

#### Barford

2.1. Barford is a compact settlement on the north bank of the River Tiffey.

Development has extended northwards away from the B1108 along Cock Street and Style Loke, with frontage development to the north of Church Lane and along Chapel Street/Marlingford Road. The historic centre of the village is concentrated on Cock Street and Chapel Street with later estate development situated off Chapel Street at Park Avenue and Clarke Close. The village is set in the attractive valley of the River Tiffey and is characterised by mature tree planting. The most sensitive area of the village is situated on either side of Cock Street where the Hall and its grounds on the west side and the popular plantation on the east side, positively contribute to the form and character of the village.

2.2. Barford has a good road link via the B1108 to Norwich 13km to the east and links via mainly unclassified roads to Wymondham 6km to the south.

### Services and Community Facilities

2.3. Barford has a range of facilities including a village hall and the primary school.

There are several industrial and commercial units located within the centre of the village, which provide local employment opportunities. There are also regular bus services to Norwich and an infrequent service to Wymondham. In addition, there are several specialty shops across the cluster's settlements.

### Settlement Limit

#### Barford

2.4. A Settlement Limit has been drawn to include the main built form of the settlement. A smaller Settlement Limit has been drawn around the existing properties on Church Lane to the west of the village.

2.5. Much of the central part of Barford forms part of the Barford Flood Alleviation Scheme which helps to control flooding in the village. This has therefore

constrained where development could be located in the village, and this area has been excluded from the Settlement Limit.

## Site allocations and options

2.6. The January 2023 Regulation 19 document included an allocation of 0.76ha of land for approximately 20 dwellings on Land at Cock Street and Watton Road, Barford, VC BAR1. It is proposed to retain this allocation.

2.7. Two additional areas of land are now being considered for allocation:

### SN6000, Land north of Chapel Street, Barford

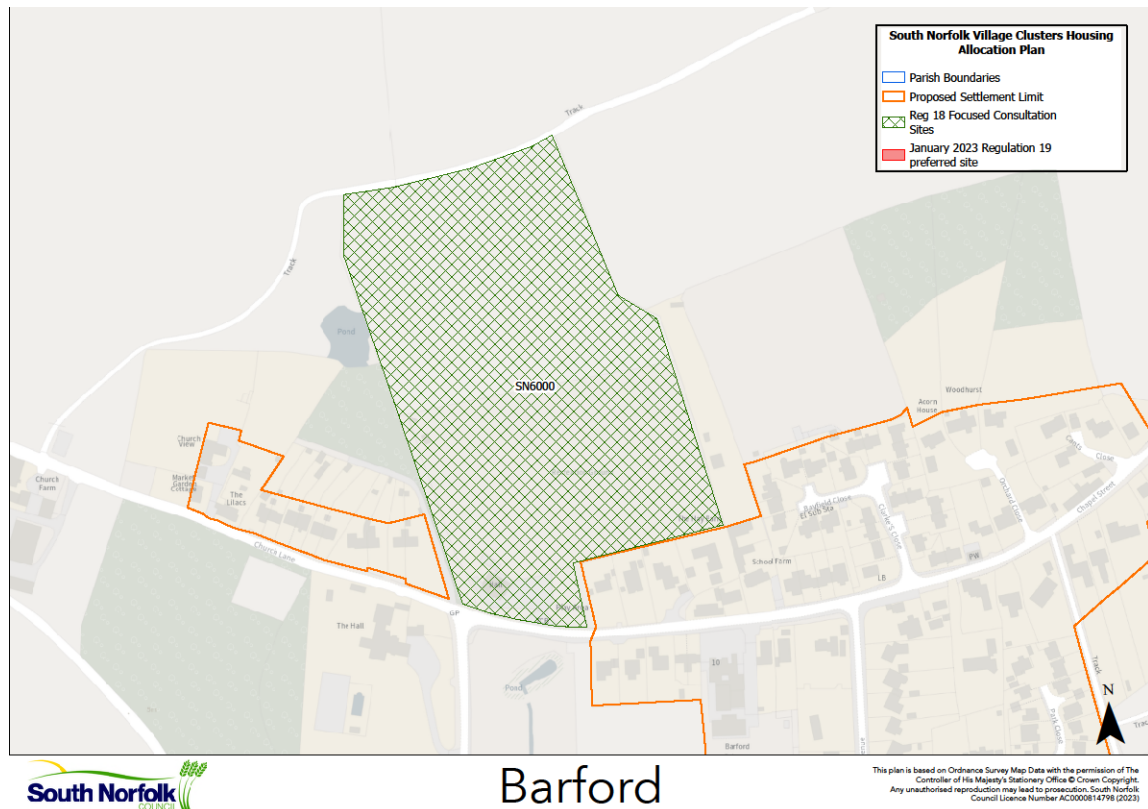
**Proposed for:** This new site was promoted through the January 2023 Regulation 19 publication for 25 dwellings, a relocated village hall and playing pitch, plus retention of the children's play area. Subsequent discussions have expanded this to approximately 30 dwellings plus additional community land. This makes a better use of the overall site. The total site area is 4.82 hectares.

**Reasoned justification:** The front of the site is currently the location of the existing Barford and Wramplingham Village Hall plus adjoining playing field. The Village Hall has become dated and in need of upgrading/repair. The Hall is leased from the current landowner, and has a relatively short time remaining on the lease, which could make it increasingly difficult to secure funding to sustain the necessary improvements.

As part of the January to March Regulation 19 process the site was submitted to the Council has a possible additional/alternative allocation, which would involve 25-30 dwellings on the site of the current village hall and playing field. The village hall is then relocated to the rear (north) of the site along with a new playing pitch. The recently refurbished play area at the entrance of the site would remain in situ.

The site is well located within the village in terms of townscape and relationship to existing services. The site does not present any issues relating to the natural or historic environment that cannot reasonably be mitigated. The site is well contained within the landscape and access already exists off Chapel Street. Development would need to include decommissioning of the existing structures on site.

The proposed location of the new village hall and playing field would make them slightly less accessible to the existing village, however this this needs to be balanced against the provision of better facilities for the longer term.



### QUESTION 3a

Do you agree with the allocation of SN6000, Land north of Chapel Street, Barford? Please explain your response.

### QUESTION 3b

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

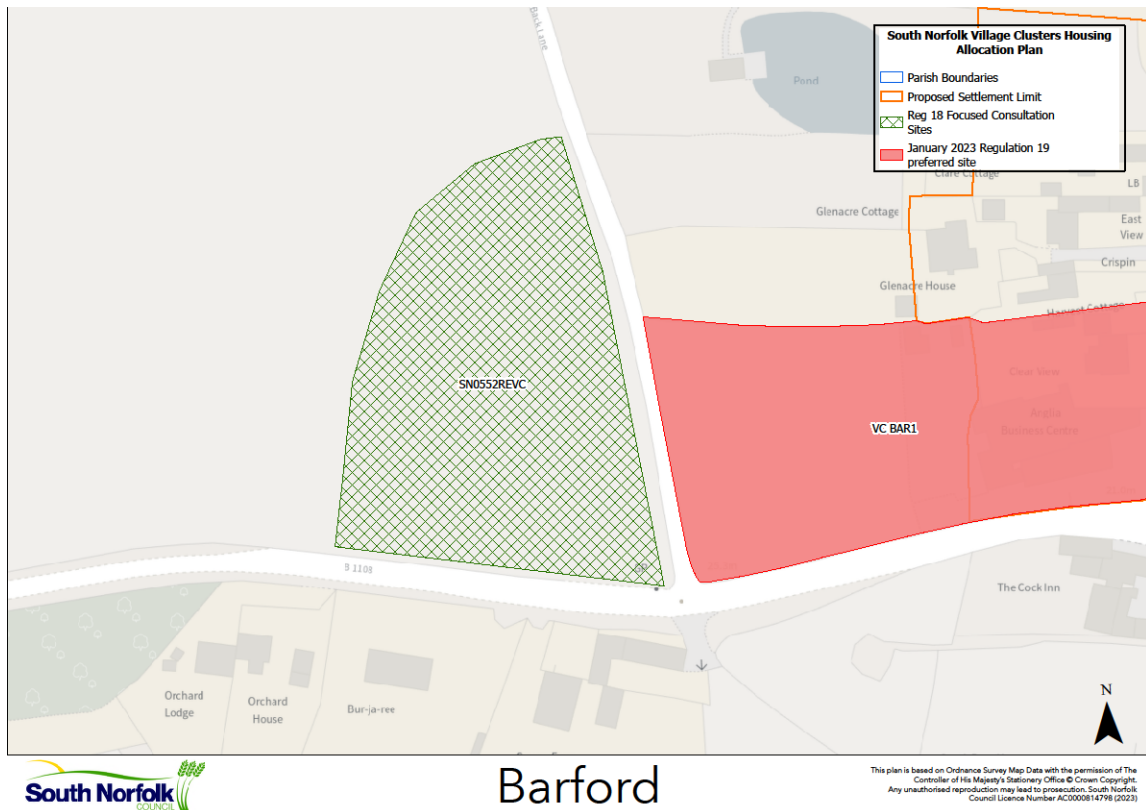
## SN0552REVC, Land at Watton Road, Barford

**Proposed for:** This site was previously classified as 'shortlisted' in the assessments supporting the January 2023 Regulation 19 publication. The site is now proposed for possible allocation in conjunction with VC BAR1 for up to 20 additional dwellings on an extra site of 0.73Ha.

**Reasoned justification:** The site is to the west of the current proposed Village Clusters Plan allocation, VC BAR1, on the west side of Back Lane. It was previously shortlisted, but not preferred, principally because safe pedestrian and cycle access (avoiding the B1108, Watton Road), would need to go through the VC BAR1 site. As such this site would need to be allocated as part of an extension to VC BAR1 to create a comprehensive scheme that addresses foot and cycle access.

The site is exposed to the open countryside to the west and would need to be designed and landscaped accordingly, to avoid Barford becoming much more prominent, when it is currently well contained in the landscape. The site would also be within the setting of the Grade II Listed Sayers Farmhouse to the south of Watton Road; it is acknowledged that the open, rural setting of the farmhouse will be impacted, and careful consideration will need to be given to the design, density and landscaping of development on the Watton Road frontage. As such, the 0.73ha site is currently proposed for up to 20 dwellings. However, SN0552 has been promoted to the Council in several configurations, and additional land could be available if necessary.





**QUESTION 4a**

Do you agree with the allocation of SN0552REVC, Land north of Watton Road, Barford, **as an extension to VC BAR1**, for up to 20 additional dwellings on an area of 0.73ha? Please explain your response.

**QUESTION 4b**

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

### 3. Barnham Broom, Kimberley, Carleton F., Runhall and Brandon Parva

#### Form and character

##### Barnham Broom

- 3.1. The built-up area around Mill Road is set on a west-facing slope of part of the attractive Yare Valley. It is separated from the eastern part of the village by the significant wooded area south of St Michael's Church and open fields south of Norwich Road. The settlement form here is based on the junction of Mill Road and Bell Road, and estate-scale development has occurred between the two roads. To the east, the built-up area of Norwich Road is linear, with small cul-de-sacs at Chapel Close and Lincoln's Field.
- 3.2. Further east of the built-up area at Norwich Road is the detached farm hamlet of Pockthorpe, which is separated from the main part of the village by a significant open gap, with good views of the surrounding open countryside. Good road links exist to Norwich and Watton (B1108) and Wymondham and Dereham (B1135).

#### Services and Community Facilities

- 3.3. Barnham Broom has a good range of facilities including a primary school, village hall, pub, shop, and post office. Outside the village centre, the parish also contains Barnham Broom Golf & Country Club. There is a limited bus service to Norwich and Wymondham.

#### Settlement Limit

- 3.4. The Settlement Limit has been drawn in two parts to include the main built form of the settlement. There is a break in the Settlement Limit where agricultural land and woodland provide a rural setting for the village. As part of the preparation of this Plan two additional areas of land on Norwich Road have been incorporated into the Settlement Limit; however, these maintain physical separation between the two built up areas.

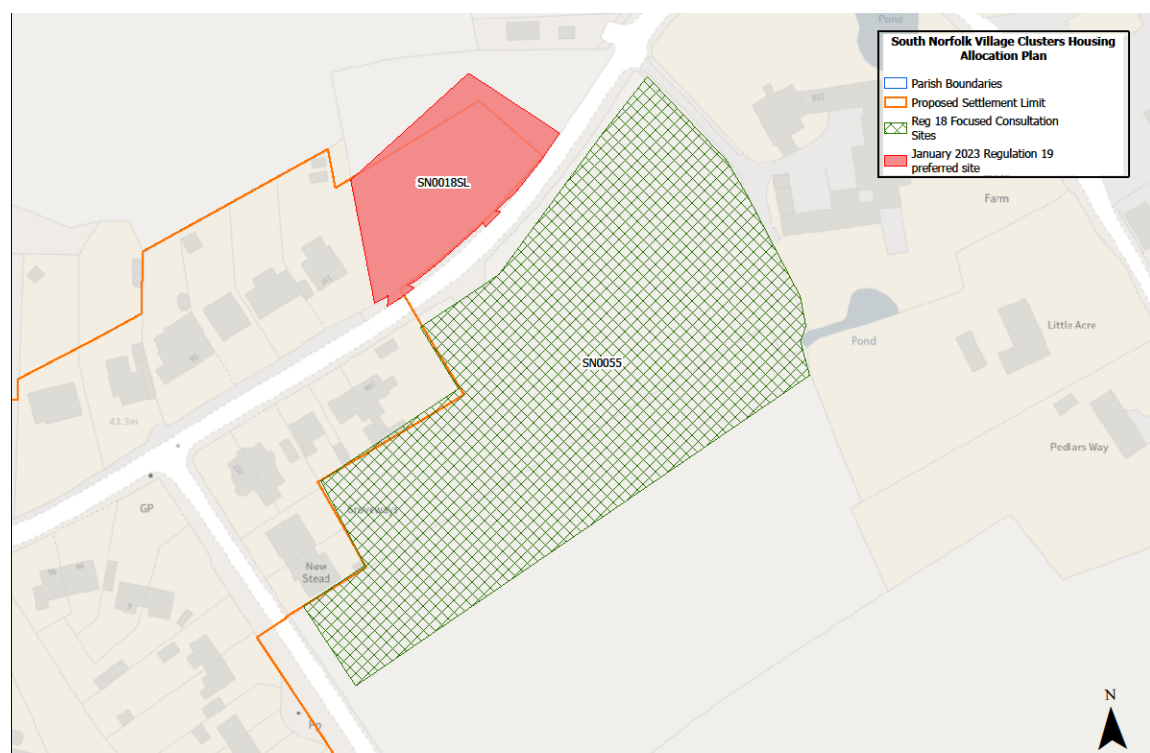
#### Site allocations and options

- 3.5. The January 2023 Regulation 19 document included an allocation of 1.40ha of land for approximately 40 dwellings at the corner of Norwich Road and Bell Road, Barnham Broom, VC BB1. It is proposed to retain this allocation.
- 3.6. An additional area of land is now being considered for allocation:

## SN0055, Land east of Spur Road and south of Norwich Road, Barnham Broom

**Proposed for:** This site was previously classified as 'shortlisted' in the assessments supporting the January 2023 Regulation 19 publication. The site is now proposed as a possible allocation for approximately 15 dwellings on an area of 1.0ha.

**Reasoned justification:** The site is well located for services and facilities in Barnham Broom, although some localised footway improvements may be required. Highways access is considered to be achievable. Whilst the site is relatively rural in nature, it could be developed in a sympathetic manner at a lower overall density, respecting the neighbouring non-designated heritage asset. In addition, a site opposite (SN0018SL), which has previously been subject to a planning application for two dwellings, was included in the January 2023 Regulation 19 document as suitable for small-scale development as a Settlement Limit extension, which would also change the context of SN0055.



### **QUESTION 5a**

Do you agree with the allocation of SN0055, Land east of Spur Road and south of Norwich Road, Barnham Broom, for approximately 15 dwellings on an area of 1.0ha? Please explain your response.

### **QUESTION 5b**

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

## 4. Bawburgh

### Form and character

4.1. Bawburgh is situated in the bottom of the Yare Valley between the B1108 and A47. Two distinct settlement groups have developed each side of the river. To the south of the river, frontage development extends along Church Street towards the church; more recent estate development is situated on Hockering Lane, with a detached group of dwellings further south beyond the village hall on Stocks Hill. To the north of the river, frontage development follows the line of New Road and Harts Lane, with another nucleus of dwellings to the west of the junction with Marlingford Road.

4.2. The central area of the village is designated as a Conservation Area in. The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped. This contributes to the valley setting of Bawburgh.

### Services and Community Facilities

4.3. Bawburgh has a range of facilities including the primary school, village hall and public house. There is an infrequent bus service to Wymondham.

### Settlement Limit

4.4. The Settlement Limit is divided by the river which runs through the centre of the village. The northern section includes almost all dwellings on New Road and Harts Lane, including the small cluster of development at the junction with Marlingford Road. The southern section includes most buildings on Church Street and Hockering Lane but excludes the church itself. The Settlement Limit has been extended to the south along Stocks Hill, incorporating both recent development to the west at Saint Walstan Meadow and established development to the east. There is also a small addition to the Settlement Limit adjacent to the northern boundary of the VC BAW1 allocation.

### Site allocations and options

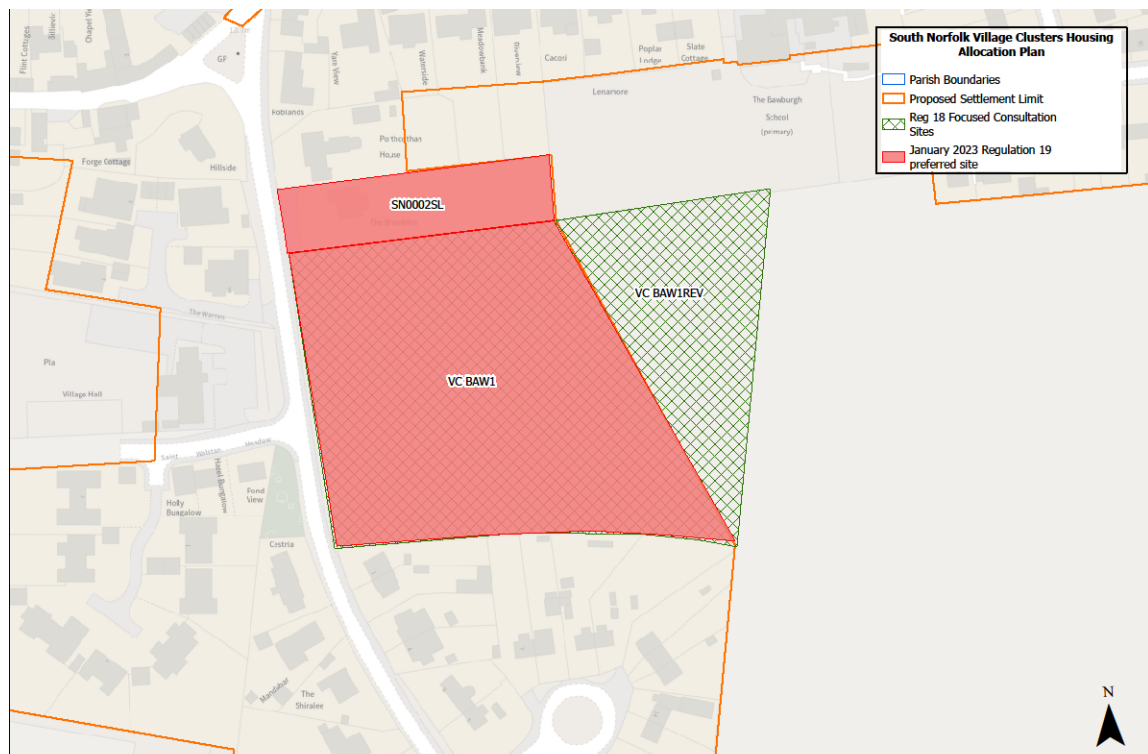
#### VC BAW1 REV, Land to the east of Stocks Hill, Bawburgh

4.5. The January 2023 Regulation 19 document included an allocation of 1.40ha of land for up to 35 dwellings east of Stocks Hill, Bawburgh, VC BAW1. It is proposed to retain and revise this allocation.

4.6. Responses to the Regulation 19 document raised several concerns about the development of VC BAW1, which are set out in the December 2023 Statement of Consultation, available in the Supporting Documents to this consultation. Whilst the Council considers that most of these concerns can be addressed without changing allocation VC BAW1, this consultation is being used to address the density of proposed development on the allocation. Many respondents suggested that 35 dwellings on a 1.4ha site would be out of character with a village location, be incompatible with other recent developments on the approach to the Conservation Area, and would limit the options in terms of form and scale of dwellings, specifically the ability to deliver bungalows. As such VC BAW1 REV is proposed, to extend the site to 1.9ha, whilst retaining it for up to 35 dwellings. This would give scope for future proposals to address the village location, adjoining Conservation Area and the wider river valley landscape in a more sympathetic way.

4.7. Please note that the Council does not propose to change any other aspects of the Regulation 19 Policy for VC BAW1 REV, other than the site area. The original Policy wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1295>.



## QUESTION 6

Do you agree with the boundary of revised allocation VC BAW1 REV, Land to the east of Stocks Hill, Bawburgh, to facilitate a reduced density of up to 35 dwellings on an area of 1.9ha? Please explain your response.



## 5. Ditchingham, Broome, Hedenham and Thwaite

### Form and character

#### Ditchingham

5.1. Development within the parish has been concentrated along Loddon Road, Norwich Road, Station Road and Thwaite Road to form the established village of Ditchingham. Abutting the village to the east is the village of Broome. To the south of the parish at Ditchingham Dam is a small area of development which is contiguous with the built-up area of Bungay lying largely within the Broads Authority area and includes the large development on the former maltings sites. Development within the remainder of the parish comprises of individual dwellings and farmsteads.

5.2. The village has developed a nucleated settlement form largely as a result of substantial post-war development. The majority of this growth has taken the form of estate development between Thwaite Road and Loddon Road. An area of 1950s Tayler and Green housing at Windmill Green and Scudamore Place makes a significant contribution to the character of the village and is now a Conservation Area. The A143 runs across the south of the parish linking with Beccles and the A146 to the east and Harleston, the A140 and Diss to the west. The B1332 provides a link to Norwich, whilst local road and pedestrian facilities provide easy access to Bungay.

5.3. The village lies close to the Broads, and a large area of the southern part of the parish lies within the Broads Authority area.

#### Broome

5.4. Development within the parish has been along Yarmouth Road and Sun Road in a linear form with an isolated group of development at Broome Street. Elsewhere the parish displays a dispersed settlement pattern comprising individual dwellings and farmsteads. The south-western end of the village merges with development at Ditchingham so that there is no clear distinction between the two settlements at this point.

5.5. The village is set in attractive open countryside within the Waveney Valley. Broome Heath, a County Wildlife Site, lies to the north of Yarmouth Road and the undeveloped nature of this side of Yarmouth Road provides an open aspect which contributes significantly towards the rural character of the village. The A143, which by-passes the village, provides a link to Harleston and Diss to the south-west and Beccles and Great Yarmouth to the north-east, as well as Lowestoft via the A146. Local road and pedestrian links provide easy access to Bungay to the south, whilst the nearby B1332 provides a link to Norwich to the north.

5.6. Part of the parish lies within the Broads Authority area.

### **Services and Community Facilities**

5.7. The cluster has a range of social, recreational and community facilities including a village hall, recreation field, shop, post office, pub, restaurant and primary school. The cluster is also home to several employment uses across different sectors. Ditchingham has a semi-regular bus service to Diss, Bungay, Beccles and Yarmouth and a limited service to Norwich. Broome has a semi-regular bus service to Diss, Bungay, Beccles and Yarmouth.

### **Settlement Limit**

#### **Ditchingham**

5.8. The Settlement Limit has been drawn to include the main built form of the settlement, and to include the land to the north of Rider Haggard Way previously allocated in the 2015 Local Plan. An additional area of land promoted as part of the Plan process on land north-west of Lambert's Way has been assessed and incorporated into the updated Settlement Limit.

#### **Broome**

5.9. The Settlement Limit has been drawn to include the existing linear pattern of development in the settlement and to include the allocations made on the Old Yarmouth Road within the 2015 Local Plan.

## Site allocations and options

5.10. The January 2023 Regulation 19 document included an allocation of 1.56ha of land for approximately 35 dwellings on Land at Thwaite Road and Tunney's Lane, Ditchingham, VC DIT1. It is proposed to retain this allocation.

5.11. This consultation considers extending VC DIT1 to create VC DIT1 REV, as well as considering an additional area of land at Broome for allocation:

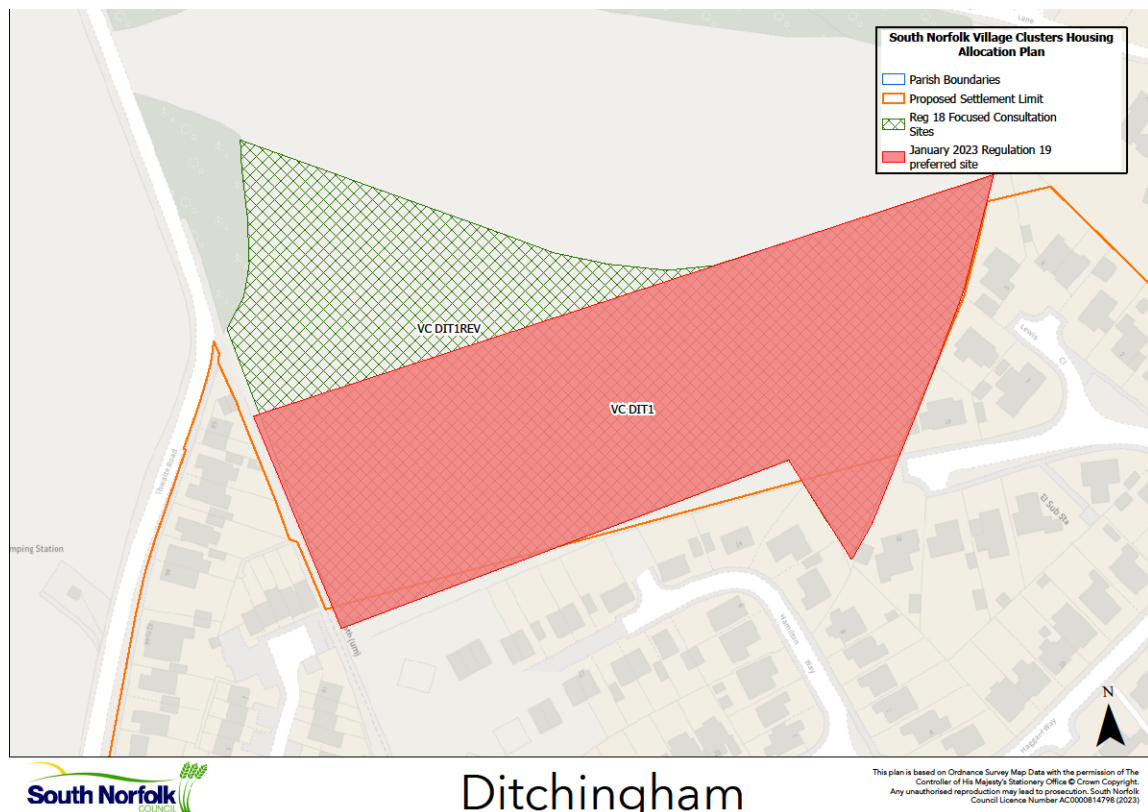
### VC DIT1 REV, Land at Thwaite Road and Tunney's Lane, Ditchingham

**Proposed for:** VC DIT1 was included in the January 2023 Regulation 19 document for approximately 35 dwellings. It is proposed to increase the site area to 2.42ha, for an additional 10 dwellings, to create VC DIT1 REV for up to 45 dwellings.

**Reasoned justification:** Ditchingham is relatively well served in terms of services and facilities and Ditchingham Dam provides a direct route to a wider range of services and facilities in nearby Bungay. VC DIT1 was part of a larger site promoted to the Council. The larger site is well contained within the wider landscape and, as the site assessment which accompanied the Regulation 19 noted, could accommodate more dwellings. The main potential constraints to extending the site relate to highways and flood risk. Initial discussions with Norfolk County Council Highways indicate that the extended site can be accessed via the new development currently being completed off Rider Haggard Way. In terms of flood risk, this affects the eastern side of the site, as such the extension is proposed on the western (Thwaite Road) side of the site, see below.

Please note that the Council does not propose to change any other aspects of the Regulation 19 Policy for VC DIT1, other than the site area and number of dwellings. The original Policy wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1355>.



### QUESTION 7a

Do you agree with the proposed allocation of VC DIT1 REV, Land at Thwaite Road and Tunney’s Lane, Ditchingham, for up to 45 dwellings on an area of on an area of 2.42ha? Please explain your response.

### QUESTION 7b

Do you think there are any specific requirements that should be added to the allocation policy to accommodate the extra 10 dwellings?

### SN4020, Land west of Old Yarmouth Road, Broome

**Proposed for:** This site was previously classified as ‘shortlisted’ in the assessments supporting the January 2023 Regulation 19 publication. The site is now proposed as a possible allocation for at least 12 dwellings on an area of 0.76ha (please note this differs from the site assessment, as the originally promoted site now overlaps with a recently completed dwelling to the south).

**Reasoned justification:** The cluster is relatively well served in terms of services and facilities and Ditchingham Dam provides a direct route to a wider

range of services and facilities in nearby Bungay. SN4020 is immediately north of the recently completed housing allocation from the 2015 Local Plan and development would need to continue this frontage layout. The site extends development further into the open countryside, and the Landscape and Visual Appraisal (LVA) in the Supporting Documents notes the need for careful design and landscaping to create a gateway to Broome, which could also help manage traffic speeds entering the village. The frontage footpath will need to be widened. There is an existing substantial dwelling on the opposite side of Yarmouth Road, which already creates a more enclosed feel to the east.



### QUESTION 8a

Do you agree with the proposed allocation of SN4020, Land west of Old Yarmouth Road, Broome for at least 12 dwellings on an area of 0.76ha? Please explain your response.

### QUESTION 8b

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

## 6. Earsham

### Form and character

6.1. Earsham is located within the Waveney Valley approximately 1km south-west of Bungay and in close proximity to the Broads. The main area of development in the parish lies to the south of the modern A143 along The Street. Development elsewhere in the parish is of a scattered and sporadic nature.

6.2. The main built-up area of Earsham was originally based along the line of The Street with the core of the village centred on the crossroads of The Street and Station Road. Significant post-war development has resulted in a more nucleated settlement form. Earsham has good links, via the A143 with Beccles and Lowestoft to the east, and Harleston and Diss to the west, and to Norwich via the B1332. Part of the parish, to the north of the A143 bypass, lies within the Broads Authority area.

### Services and Community Facilities

6.3. The settlement has a range of commercial, social and community facilities including a primary school, pub and village hall. Earsham is in close proximity to Bungay which provides a large range of social and community facilities. There is a regular bus service to Bungay, Beccles, Diss and Yarmouth.

### Settlement Limit

6.4. The Settlement Limit includes the main built form of the settlement and includes the new development at Granary Close, formerly the EAR1 allocation in the 2015 Local Plan.

### Site allocations and options

6.5. The January 2023 Regulation 19 document included an allocation of 1.3ha of land for up to 25 dwellings on land East of School Road, Earsham, VC EAR1. It is proposed to retain this allocation.

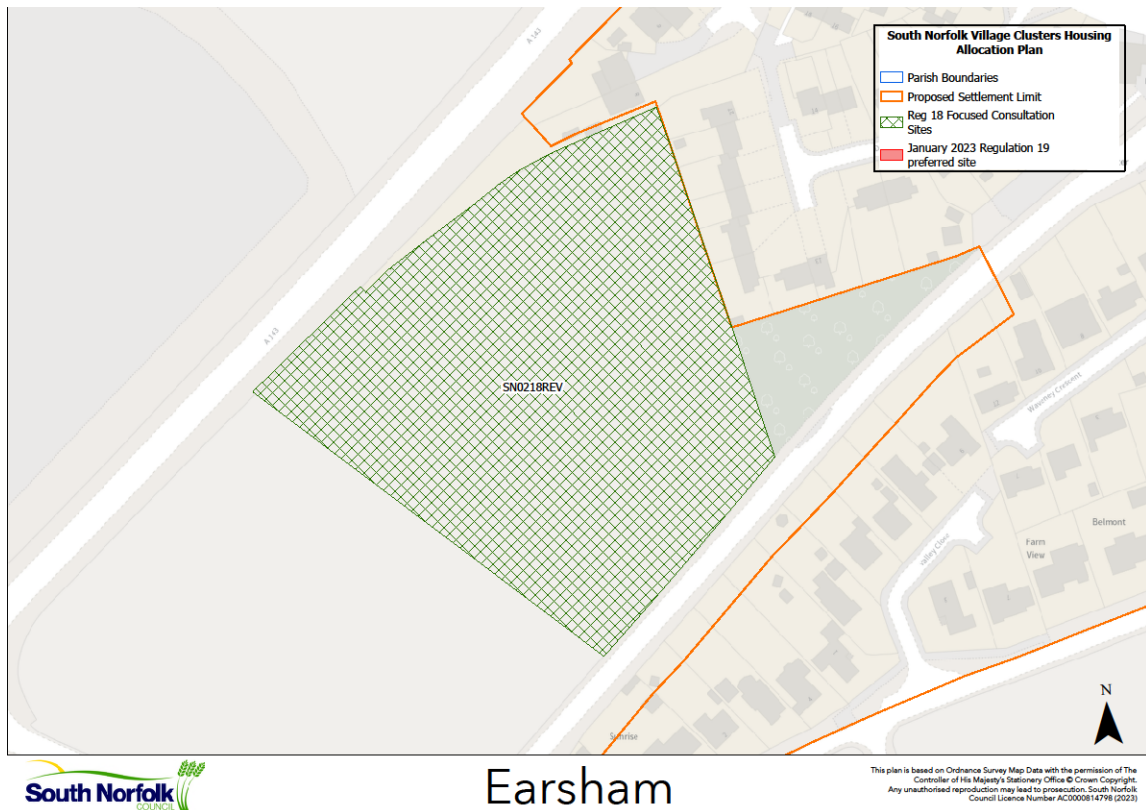
6.6. An additional area of land is now being considered for allocation:

**Proposed for:** This site was previously classified as 'shortlisted' in the assessments supporting the January 2023 Regulation 19 publication. The site is now proposed as a possible allocation for up to 25 dwellings on an area of 1.4ha.

**Reasoned justification:** The site is well located for services and facilities in Earsham, and at the previous Regulation 18 stage in 2021 was considered a preferred site. Whilst this site would increase numbers in the village to 50 dwellings, the settlement has both a range of local facilities, and good access (including almost continuous footway and a reasonable bus service) to a wider range of services and facilities in nearby Bungay. The two proposed allocation sites are well separated from each other within the village, reducing the immediate impacts of development.

The site is open to the west, with views from the main A143; however, the Landscape and Visual Appraisal (LVA) in the Supporting Documents notes that development would be read as an extension to the existing settlement. The 1.4ha proposed for allocation also allows scope to incorporate landscaping and for a scale, form and density of development which would help mitigate any impacts. A suitable access appears achievable, and the existing speed management measures would be relocated west, to extend the 30mph speed limit. The main constraint to the site is the ability to create a footway which connects to existing provision on The Street, without impacting on the road width, which is required as part of the bus route.





**QUESTION 9a**

Do you agree with the allocation of SN0218REV, Land north of The Street, Earsham for up to 25 dwellings on an area of 1.4ha? Please explain your response.

**QUESTION 9b**

If the site is allocated, do you think there are any specific requirements that should be set out in the allocation policy?

## 7. Gillingham, Geldeston, and Stockton

### Form and Character

#### Gillingham

7.1. The historic core of the village lies along The Street and Loddon Road, with a further cluster of development along Kings Dam to the west. Estate development has occurred north of The Street, and the majority of the village (contained within the Settlement Limit) is now in a nucleated form. The older part of the village is characterised by substantial tree planting along Loddon Road, in particular the wooded area to the east and the line of trees along Forge Grove which are protected by a Tree Preservation Order.

7.2. The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character. The southern fringes of the parish lie within the Broads Authority area. The attractive area around Gillingham Hall and its park was designated as a Conservation Area in 1994. The parish is well served by the A146 (providing direct links to Beccles, Lowestoft, Loddon and Norwich) and the A143 (access to Bungay, Gt Yarmouth, and to the A140 and Diss).

### Services and Community Facilities

7.3. Gillingham has a range of social and community facilities comprising a primary school, village hall and motel along with a regular bus service to all local towns. There is a petrol station with a convenience store and fast-food restaurants to the north at the A146/A143 roundabout, which offer local employment opportunities and have a direct pedestrian and cycle link from the village.

### Settlement Limit

#### Gillingham

7.4. The Settlement Limit is in two parts. The first includes the main built form of the settlement. The second part is around the school and adjoining housing, an area which has been extended to include the recent development at Daisy Way, which was allocated in the 2015 Local Plan.

## Site allocations and options

7.5. The January 2023 Regulation 19 document included Land south of Geldeston Road and Daisy Way, Gillingham, VC GIL1. It is proposed to retain this allocation, but also to consider it for potential extension.

7.6. Also within this cluster the document included an allocation for up to 20 dwellings North of Kell's Way, Geldeston. It is proposed to retain this allocation.

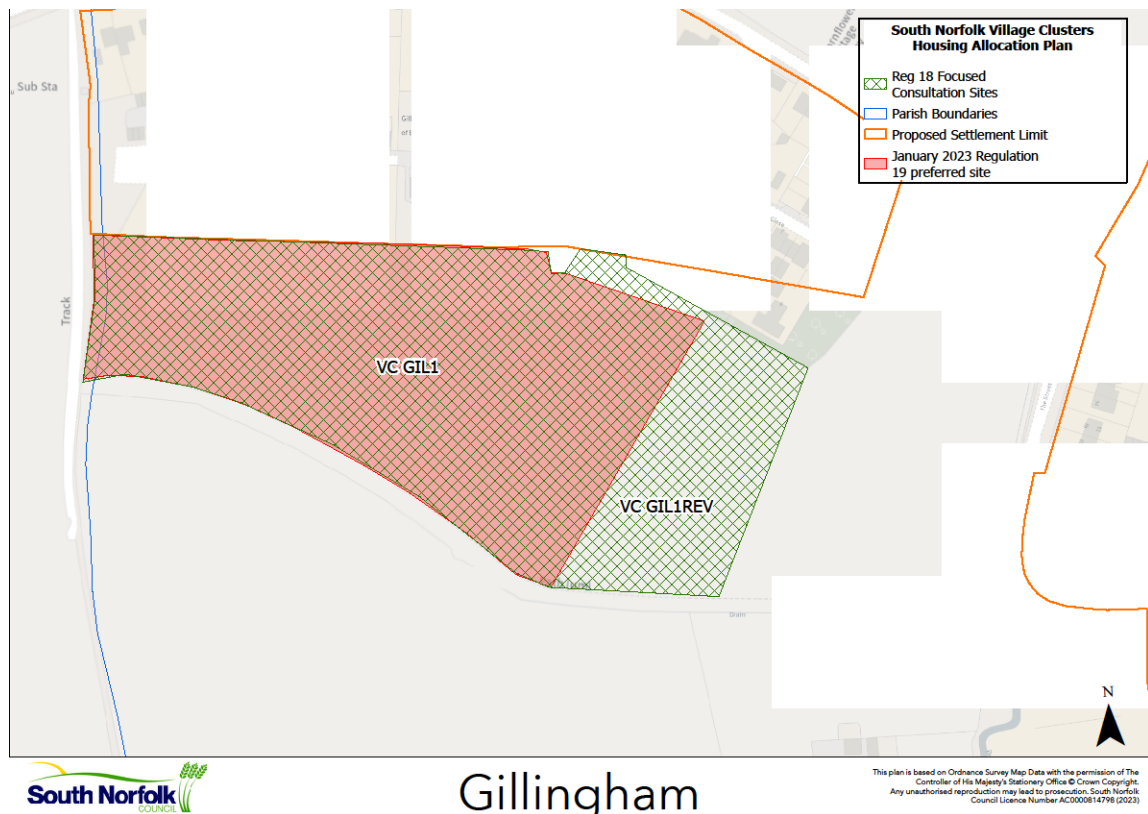
### VC GIL1 REV, South of Geldeston Road and Daisy Way, Gillingham

**Proposed for:** VC GIL1 was included in the January 2023 Regulation 19 document as a proposed allocation of 2.36ha for approximately 35 dwellings and a potential future extension of the adjacent primary school. It is now proposed to increase the site area to 2.92ha, for an additional 5 dwellings, taking the allocation to approximately 40 dwellings as VC GIL1 REV, retaining the school expansion area.

**Reasoned justification:** In late 2022, shortly before the Regulation 19 publication period commenced, a planning application was submitted for 44 dwellings on a site broadly similar to the proposed allocation (Ref. 2022/1993). The application remains undetermined, and it was submitted in parallel with two other applications, one for further housing north of The Street and the other for commercial development as an extension to the A143 Gillingham Services. Whilst, at the time of writing, some technical issues on application 2022/1993 remain unresolved, it is considered that the site boundary could be extended east to allow for a slightly larger allocation of 40 dwellings.

Please note that the Council does not propose to change any other aspects of the Regulation 19 Policy for VC GIL1, other than the site area and number of dwellings. The original Policy wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1378>.



### QUESTION 10a

Do you agree with the proposed allocation VC GIL1 REV, South of Geldeston Road and Daisy Way, Gillingham, on 2.92ha, for approximately 40 dwellings. Please explain your response.

### QUESTION 10b

Do you think there are any specific requirements that should be added to the allocation policy to accommodate the extra 5 dwellings?

## 8. Mulbarton, Bracon Ash, Swardeston and East Carleton

### Form and Character

#### Swardeston

8.1. Swardeston has developed either side of the B1113, with outliers of development around The Common. The historic 'core' of the village is to the west of the main road where there are a number of older cottages facing The Common. More recent estate scale development has taken place to the east of the B1113.

8.2. The focus of the village is The Common which occupies some 21 hectares. There has been some limited infilling in the surrounding settlement groups but its character as a large, informal open space crossed by a network of unmade tracks has remained and contributes greatly to the pleasant rural character of the village. There is an outlier of development to the south of the road leading to Lower East Carleton. The landscape to the east of the village is open.

### Services and Community Facilities

8.3. Swardeston has several specialist shops, a village hall and a regular bus service to Norwich, with cluster facilities concentrated in nearby Mulbarton.

### Settlement Limit

#### Swardeston

8.4. The Settlement Limit has been drawn to include the main built form of the settlement and include the previously allocated land west of Main Road. The Settlement Limit is fragmented and has been updated to reflect recent developments at the former nursery site, Bobbins Way (2017/2247). In addition, there is a Settlement Limit around two groups of dwellings to the north and west of the common, on Intwood Lane and The Common.

### Site allocations and options

8.5. The January 2023 Regulation 19 document included two allocations in Swardeston, VC SWA1, Land off Bobbins Way, Swardeston which allocates 1.0ha for approximately 20 dwellings. It is proposed to retain this allocation unchanged.

8.6. The second allocation is a site carried forward from the 2015 South Norfolk Local Plan, VC SWA2, Land on Main Road, Swardeston, which allocates 2.7 hectares

of land for approximately 30 dwellings. It is proposed to retain this allocation, but also consider it for a potential increase in numbers.

8.7. Also within this cluster the document included a new allocation for up to 35 dwellings on Land east of Bluebell Road and north of The Rosery, Mulbarton, and a carried forward 2015 Local Allocation for approximately 20 dwellings on Land at Norwich Road, Bracon Ash. It is proposed to retain both of these allocations.

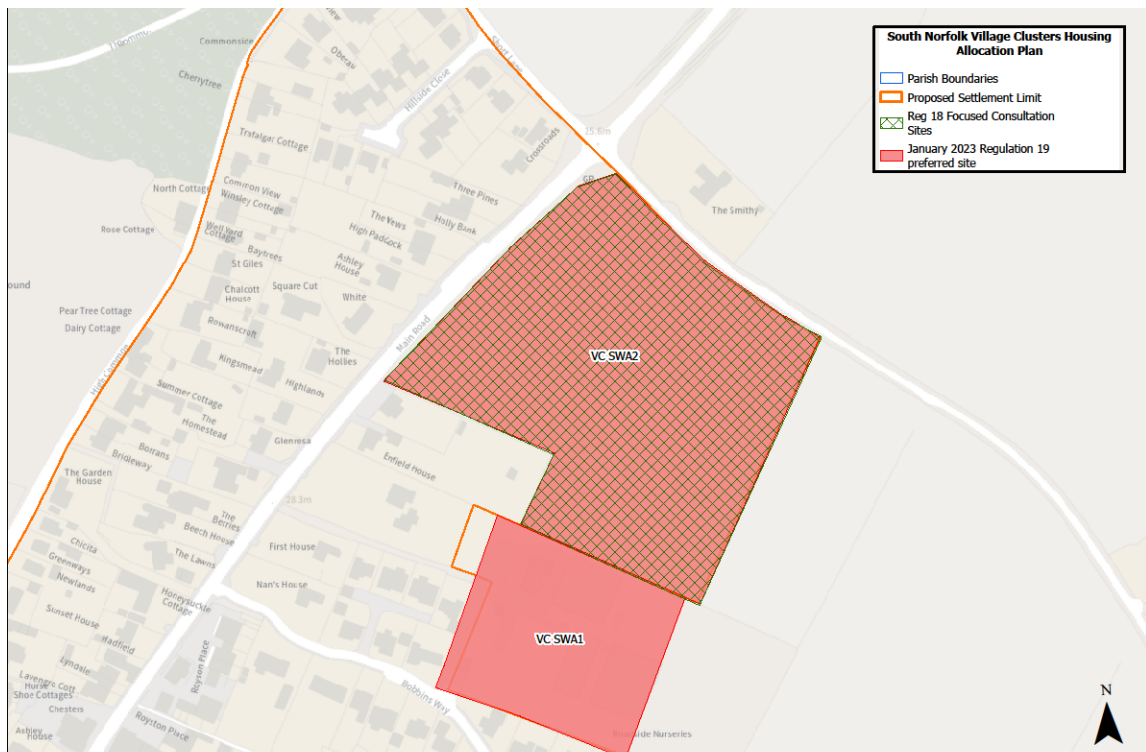
#### VC SWA2, Land on Main Road, Swardeston

**Proposed for:** This site was included in the January 2023 Regulation 19 document as a proposed allocation of 2.7ha of land for approximately 30 dwellings. It is now proposed to increase the numbers on the site to approximately 40 dwellings.

**Reasoned justification:** In spring 2023 a planning application was submitted for 43 dwellings on the VC SWA2 site, based on the existing allocation in the 2015 Local Plan. The application is yet to be determined; however, it is considered that the site could realistically accommodate an allocation of approximately 40 dwellings, which would ensure that it is making more effective use of allocated greenfield land, in accordance with the requirements of the NPPF.

Please note that the Council does not propose to change any other aspects of the Regulation 19 Policy for VC SWA1, other than the number of dwellings. The original Policy wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1469>.



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### QUESTION 11a

Do you agree with the proposed increase in density on allocation VC SWA2, Land on Main Road, Swardeston, to accommodate approximately 40 dwellings? Please explain your response.

### QUESTION 11b

Do you think there are any specific requirements that should be added to the allocation policy to accommodate the extra 10 dwellings?

## 9. Spooner Row and Suton

### Form and character

9.1. The village has developed as four significant settlement groupings, with the Norwich to Ely railway line and agricultural land separating the groups. The open spaces between these settlement groups contribute to the character of the village. To the north-east, across the A11, is Suton which is a small hamlet. There are minor road connections to the A11 providing access to Attleborough, Wymondham and Norwich.

### Services and Community Facilities

9.2. The village hall, rail halt and primary school are in the School Lane/Station Road cluster, while there is a pub on the crossroads to the east. Suton has preschool facilities. Spooner Row has a railway station with one train a day to Norwich and Cambridge. There is also a regular bus service to Norwich, Wymondham and Attleborough, although these only stop on the B1172 across the A11, and several hundred metres from the central areas of the village.

### Settlement Limit

9.3. The Settlement Limit has been drawn to include the main built form of the settlement but excludes the school playing field. As such, it appears in clusters, reflecting the dispersed nature of Spooner Row. The Settlement Limit has been updated to include development at The Ridings.

### Site allocations and options

9.4. The January 2023 Regulation 19 document included four allocations in Spooner Row, two carried forward from the 2015 South Norfolk Local Plan, and two new allocations. These are:

VC SPO1, Land west of Bunwell Road, Spooner Row. A new allocation of 0.76ha of land for approximately 15 dwellings. It is proposed to retain this allocation but also consider it for potential extension.

VC SPO2, South of Station Road, Spooner Row. A new allocation of 1.67ha of land for approximately 25 dwellings. It is proposed to retain this allocation unchanged.



VC SPO 3, Land at School Lane, Spooner Row. A carried forward 2015 Local Plan allocation of 0.3 hectares of land for up to 7 dwellings. This site is expected to be built out in accordance with the existing planning permission (2016/0627).

VC SPO4, Land at Chapel Road, Spooner Row. A carried forward 2015 Local Plan allocation of 0.6 hectares of land for up to 14 dwellings. This site is expected to be built out in accordance with the existing planning permissions (2014/2472, 2016/2424 & 2018/1622).

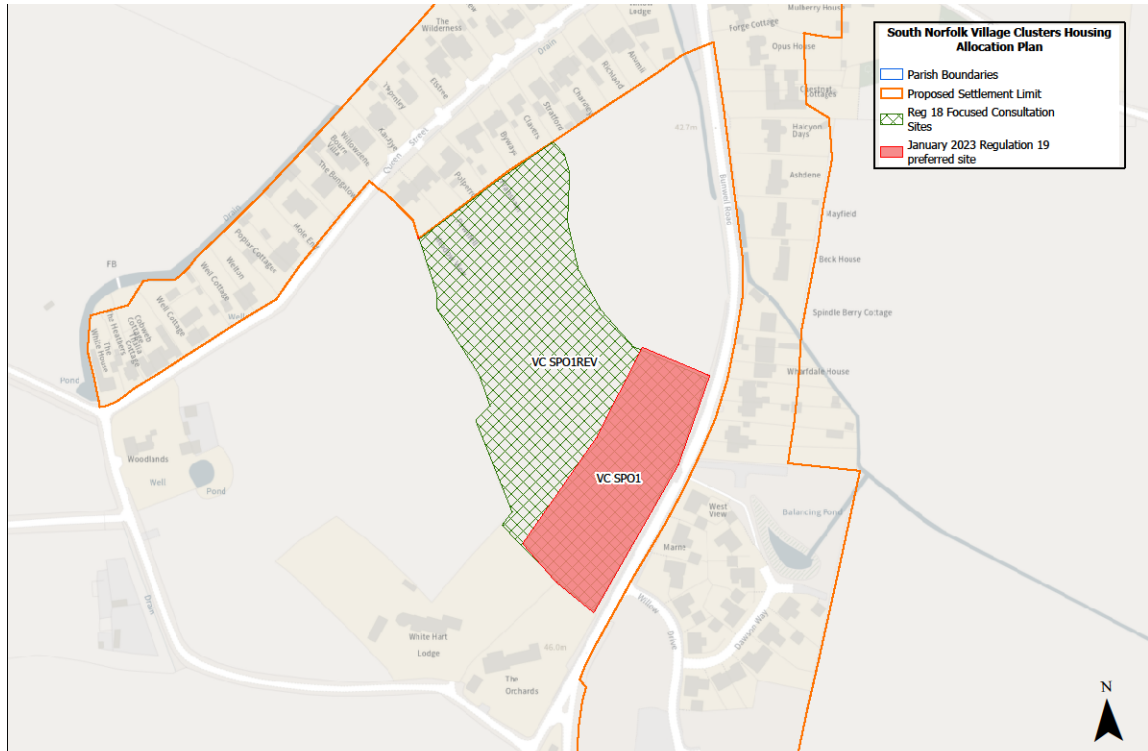
### VC SPO1 REV, Land west of Bunwell Road, Spooner Row

**Proposed for:** VC SPO1 was included in the January 2023 Regulation 19 document as a proposed allocation of approximately 15 dwellings on 0.76ha of land. It is now proposed to extend the site to 2.34ha and increase the numbers to approximately 35 dwellings to create VC SPO1 REV.

**Reasoned justification:** During the Regulation 19 publication period, a larger site continued to be promoted for a higher number/density than was being supported by the Council. Whilst the promoted numbers were considered to be quite high due to the relatively limited services available in the area, as well as raising potential landscape and townscape concerns, the Council considers that a smaller increase in numbers would be appropriate and would result in a more effective use of land on a relatively well contained site. An area to the north of the site would remain outside of the allocation, due to the identified flood risk here and would help maintain the separation between groups of buildings, which is characteristic of Spooner Row.

The Regulation 19 Policy for VC SPO1 was written based on 15 dwellings on a notably smaller site area. As such, as well as changing the site area and dwelling number, the Policy will need to be updated in other respects too. The Regulation 19 wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1760>.



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### QUESTION 12a

Do you agree with the proposed allocation VC SPO1 REV, Land west of Bunwell Road, Spooner Row, for approximately 35 dwellings on 2.34ha? Please explain your response.

### QUESTION 12b

Do you think there are any specific requirements that should be added to the allocation policy to accommodate the extra 20 dwellings?

## 10. Tacolneston and Forncett End

### Form and character

- 10.1. The main concentration of development within the parish of Tacolneston is based along Norwich Road and adjoins the built-up area of Forncett End to the south. Development in the remainder of the parish comprises scattered individual dwellings and farmsteads. The village developed as a predominantly linear settlement along Norwich Road with the addition of post war estate development, namely at Dovedale Road, Boileau Avenue and off Bentley Road in Forncett End.
- 10.2. Further estate development exists at The Fields to the west of Norwich Road. A significant break in the built-up frontage on both sides of Norwich Road exists to the north of the Manor House buildings whose setting in spacious grounds with good tree growth contributes towards the 'open' nature and rural character of this part of the village. The area to the north of the estate development at Dovedale Road is designated as a Conservation Area and extends as far east as the church. This area has a distinctly rural character with mature trees.
- 10.3. In Forncett End ribbon of development has extended along Long Stratton Road to the east with development limited to the north side of the road east of Chestnut Tree Farm with the southern side largely undeveloped and fronting open fields. Development has also extended along the south side of West Road and along both sides of Tabernacle Lane as far as Elm Tree Farm.
- 10.4. The B1113 provides relatively good access to Norwich and New Buckenham whilst the B1135 runs to the north providing access to Wymondham and Long Stratton. The remainder of the parish is served by 'C' class and unclassified roads.

### Services and Community Facilities

- 10.5. The parish has a range of social and community facilities including a primary school, pub, social club, takeaway restaurant, village hall and recreation facilities. There is a limited bus service to Norwich, Diss, Wymondham, Wrenningham and East Harling.

## Settlement Limit

10.6. Tacolneston has two separate areas contained within Settlement Limits. A Settlement Limit has been drawn to include the main built form of the settlement whilst a smaller Settlement Limit has been drawn around the estate development at Dovedale Road to the north of the village.

## Site allocations and options

10.7. The January 2023 Regulation 19 document included two allocations at Tacolneston. A new allocation of 0.6ha of land for up to 25 dwellings west of Norwich Road, Tacolneston, VC TAC1. It is proposed to retain this allocation but promote an amended boundary and change to the policy wording.

10.8. The second allocation was carried forward from the 2015 South Norfolk Local Plan, VC TAC2, Land adjacent The Fields, for approximately 21 dwellings on 0.95ha of land. It is proposed to retain this allocation.

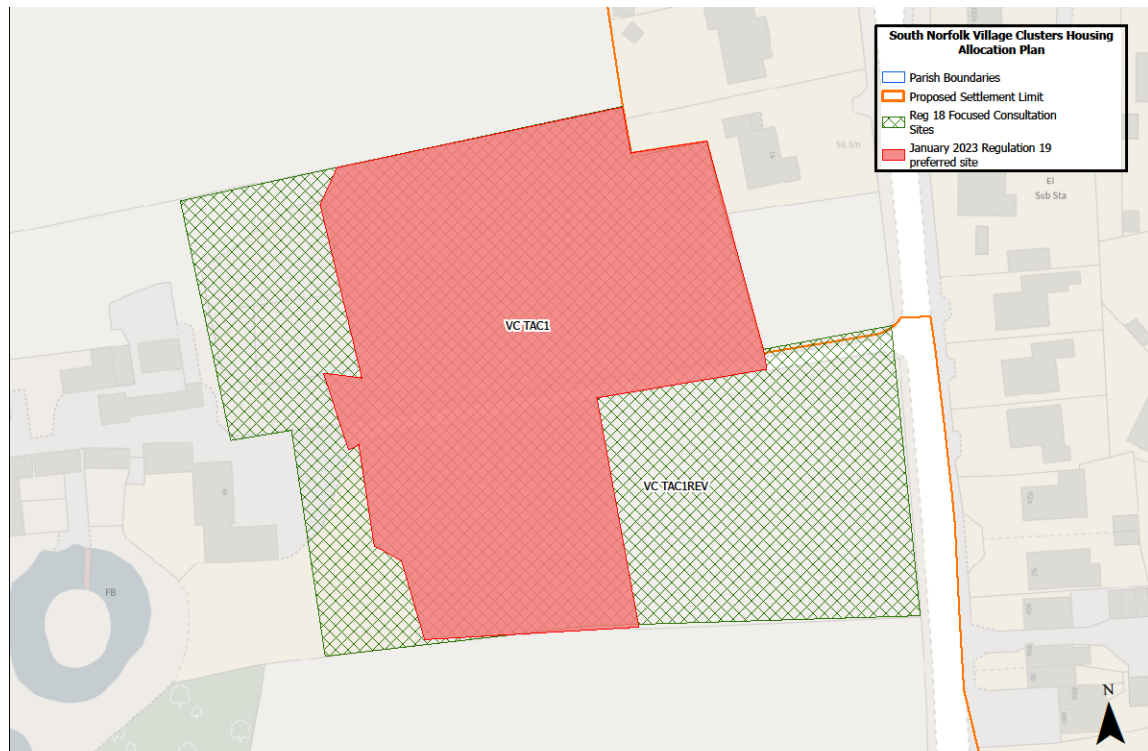
### VC TAC1 REV, Land to the west of Norwich Road, Tacolneston

**Proposed for:** VC TAC1 was included in the January 2023 Regulation 19 document as a proposed allocation of up to 25 dwellings on 0.6ha of land. The site was higher density, but reflected the particular aspirations of the site promoter. It is now proposed to extend the site to 1.0ha and change the wording from 'up to 25 dwellings' to 'approximately 25 dwellings' to create VC TAC1 REV.

**Reasoned justification:** During the Regulation 19 publication period, concern was raised by Norfolk County Council about how the site access was illustrated in the Plan. Subsequently a planning application (2023/2234) has been submitted which largely mirrors the proposed VC TAC1 allocation. The application is for 29 affordable dwellings, alongside open space, landscaping and associated infrastructure. The application site is larger than the proposed allocation, at approximately 1ha, including an area to the southeast which takes the site up to the B1113. This latter point should address Norfolk County Council's concerns regarding access. This additional land already had planning permission for three bungalows, taking the capacity of the proposed allocation to around 28 dwellings. As such it is suggested the site be amended as VC TAC1 REV to reflect the area of the planning application and that the wording of the Policy be changed to 'approximately 25 dwellings'.

As well as changing the site area and amending the wording as noted above, the wording of Policy VC TAC1 may need to be updated in other respects. The Regulation 19 wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1768>.



## Tacolneston

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### QUESTION 13a

Do you agree with the boundary of revised allocation VC TAC1 REV, Land to the west of Norwich Road, Tacolneston, to facilitate 'approximately 25 dwellings' on 1.0ha? Please explain your response.

### QUESTION 13b

Do you think there are any specific requirements that should be added to the allocation policy to reflect these changes?

## 11. Wicklewood

### Form and character

11.1. The main concentration of development has taken place along Wymondham Road, High Street, Hackford Road, Church Lane and Low Street. Further clusters of development have taken place at Milestone Lane and The Green. Individual farmsteads and dwellings are sparsely distributed through the rest of the parish. The core of the village has frontage development which encircles the nursery, mushroom farm and some agricultural land. A couple of small estate-type developments have grown up at All Saints Close and Hillside Crescent. Church Lane and Low St are located on the north-facing slope of a valley, and the dwellings here benefit from views of the surrounding countryside. The Grade II listed windmill is a distinctive feature on the eastern side of the High Street and dominates the skyline of this part of the village. Good road links exist to Wymondham and Hingham via the B1135 and B1108 respectively.

### Services and Community Facilities

11.2. There is a good range of facilities including a primary school, village hall, recreation field and pub. Wicklewood has a regular bus service to Norwich and Wymondham.

### Settlement Limit

11.3. The Settlement Limit has been drawn to include the main built form of the settlement. There is a small break in the Settlement Limit where the central agricultural land is accessed (behind the mushroom farm on Church Lane).

11.4. The South Norfolk Place-making Guide advocates protection of the setting of local landmarks, such as Wicklewood windmill. There are surface water drainage issues in the village, and development must address this issue.

### Site allocations and options

11.5. The January 2023 Regulation 19 document included three allocations in Wicklewood, one carried forward from the 2015 South Norfolk Local Plan, and two new allocations. These are:

VC WIC1, Land to the south of Wicklewood Primary School. A new allocation of 2.50ha of land for up to 30 dwellings. It is proposed to retain this allocation but also consider it for potential extension.

Policy VC WIC2: Land off Hackford Road. A new allocation of 0.89 ha of land for a minimum of 12 dwellings. It is proposed to retain this allocation unchanged.

Policy VC WIC3: Land at Hackford Road. A carried forward 2015 Local Plan allocation of 0.7 hectares of land for approximately 6 dwellings. It is proposed to retain this allocation unchanged.

### VC WIC1 REV, Land to the south of Wicklewood Primary School.

**Proposed for:** VC WIC1 was included in the January 2023 Regulation 19 document as a proposed allocation of up to 30 dwellings on 2.50ha of land. It is now proposed to extend the site to 2.97ha and increase the numbers to up to 40 dwellings as VC WIC1 REV.

**Reasoned justification:** Whilst creating VC WIC1 REV would take new allocations in Wicklewood to 52 dwellings, which is at the upper end for the Village Clusters Plan, the village does have the main basic services and good bus links to larger settlements. The Landscape and Visual Assessment (LVA) for the amended site boundary identified that the impact on the landscape will be broadly similar to that of VC WIC1 in the January 2023 Regulation 19 document and will in fact follow a more natural southern boundary. The increase in the site area and slight increase in the number of dwellings being proposed would not result in any material detrimental effects. Therefore, the Council proposes VC WIC1 REV is appropriate for the allocation of up to 40 dwellings. Should additional land be required within the allocation to address the landscape impacts through design, density, layout and landscaping, scope exists for this on land to the west.

The Regulation 19 Policy for VC WIC1 was written based on up to 30 dwellings on a smaller site area. As such, as well as changing the site area and dwelling number, the Policy for VC WIC1 REV may also need to be updated in other respects. The Regulation 19 wording can be seen here:

<https://southnorfolkandbroadland.oc2.uk/document/12/1228#d1785>.



### QUESTION 14a

Do you agree with the proposed allocation VC WIC1 REV, Land to the south of Wicklewood Primary School, to accommodate up to 40 dwellings on 2.97ha? Please explain your response.

### QUESTION 14b

Do you think there are any specific requirements that should be added to the allocation policy to accommodate the extra 10 dwellings?



## Glossary

### Accessible

In the case of community facilities and services (such as healthcare), easy to travel to or use. With reference to buildings or public transport, easy to enter and use by all.

### Affordable housing

Housing provided for sale or rent at prices below the current market rate, which people in housing need are able to afford. Affordable housing tenures are defined in government guidance, as set out in Annex 2 of the National Planning Policy Framework.

### Allocated

Land which has been identified for a specific use in the current Development Plan.

### Area Action Plan (AAP)

A development plan document within the local plan that establishes a set of development proposals and policies for a specific area. In South Norfolk Area Action Plans have been written for Long Stratton and Wymondham.

### Biodiversity

The variety of different types of plant and animal life in a region.

### Biodiversity net gain

Refers to development having a positive impact on biodiversity, leaving it in a better state than before development occurred.

### Brownfield land, brownfield site

Land or site that has been subject to previous development.

### Brownfield Register

Brownfield land registers provide up-to-date information about sites that local authorities consider to be appropriate for residential development having regard to the relevant legislation.

### Built environment

The man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighbourhoods to the large-scale civic surroundings.

### Business use

Land use class covering light industry, offices, research and development.

### Climate Change Mitigation

Actions taken to limit the magnitude or rate of global warming and its associated effects, usually involving a reduction in human emissions of greenhouse gases.

### Commitments

Development proposals which already have planning permission or are allocated in adopted development plans.

### Community facilities

Services that meet the day-to-day needs of a community such as village halls, post offices, doctors' and dentists' surgeries, play areas, recycling facilities, libraries and places of worship.

### Community Infrastructure Levy (CIL)

A financial charge on new development introduced by the Planning Act 2008 as a tool for Local Authorities to help deliver infrastructure to support growth and development in their area. Within the Greater Norwich area the CIL 123 List sets out which infrastructure items may be funded by CIL payments.

### Conservation Area

Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.

### County Wildlife Site (CWS)

Wildlife habitat identified and designated as being of particular local interest or importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest. A CWS does not benefit from statutory protection but does have some protection in the planning system.

### Cross-subsidy housing

The provision of a limited amount of market housing on a development site to ensure that the provision of affordable housing on the same site is equitable

### Custom-Build

A form of self-build home that is, in some form, supported by a developer through a more hands off approach than a traditional self-build would entail.

### Decentralised and renewable or low-carbon energy sources

Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.

### Development

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.

### Development Boundary

See Settlement Limit.

### Development brief

A document describing and leading the form and layout of development in a prescribed area.

### Development Plan

A set of plans guiding future development in the area. The Development Plan consists of the locally prepared Development Plan documents, including Neighbourhood Plans approved at referendum.

### Development Plan Document

Locally prepared document on a specific topic which forms part of the Development Plan and which subject to independent examination before adoption, (also commonly referred to as DPDs.)

### Environmental Impact Assessment (EIA), Environmental Statement (ES)

Written assessment, submitted with certain kinds of planning application, which sets out the anticipated effects of the proposed development. Such statements deal with the full environment effects of development proposals and include any mitigation measures needed under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018

### Exception site

A small site to be used specifically for affordable housing that would not normally be acceptable for housing as it would be subject to policies of restraint. These sites are generally located at the edge of existing settlements.

### Five-year housing land supply

A requirement by Government for Local Planning Authorities to ensure that there is sufficient land available that is suitable, available and deliverable for housing development. The amount of land available should be sufficient to fulfil the housing requirement for the next five years.

### Geodiversity

The variety of different types of geology, landforms, soils and physical processes in a particular region.

### Greater Norwich Growth Board (GNGB)

A partnership between Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and New Anglia Local Enterprise Partnership (LEP) to provide homes, jobs and infrastructure. It also provides strategic direction, monitoring and co-ordination of the Greater Norwich City Deal.

### Green infrastructure

A network of multi-functional green space which delivers benefits to both the environment and the local community. Green infrastructure includes natural green

spaces colonised by plants and animals and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space. These spaces may include allotments, urban parks and designed historic landscapes as well as their many interconnections such as footpaths, cycleways, green corridors and waterways.

#### [Greenfield land, greenfield site](#)

Land which has not previously been built on, including land in use for agriculture or forestry. Greenfield land does not include residential garden land.

#### [Habitat Regulations Assessment \(HRA\)](#)

An HRA identifies any aspect of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 sites or sites protected by European designations (Special Areas of Conservation, Special Protection Areas, Ramsar sites) either in isolation or cumulatively, and to identify appropriate avoidance and mitigation strategies where impacts are identified.

#### [Heritage Asset](#)

A building, monument, site, place, area or landscape with historic interest that provides a material record of history or meaning for a community. Heritage assets may be either 'designated' or 'non-designated' and have a degree of significance that merits consideration in planning decisions.

#### [Historic environment](#)

Aspects of the environment which result from the interactions between people and places through time.

#### [Housing Delivery Test](#)

Measures net additional dwellings provided in a local authority area against the numbers of homes required using national statistics and local authority data. The Housing Delivery Test data is published annually by the Secretary of State.

#### [Inclusive Growth](#)

A form of economic growth that aims to improve opportunities for everyone in the local community.

#### [Index of Multiple Deprivation](#)

A ward-level index made up from six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services)

#### [Infill development](#)

Small-scale development filling a gap within an otherwise built up area.

#### [Infrastructure](#)

The network of services to which it is usual for most buildings or activities to be connected. Infrastructure includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also

includes networks of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure.

#### [Joint Core Strategy \(JCS\)](#)

A key planning policy document for the Greater Norwich Area produced in partnership between Broadland, Norwich and South Norfolk that sets out the long-term vision for the area up until 2026. The JCS has a considerable impact on the Greater Norwich Local Plan (GNLP) which in turn determines growth up until 2038 and will supersede the JCS when adopted.

#### [Local Nature Reserve \(LNR\)](#)

Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

#### [Local centre](#)

A group of shops or services forming a centre of purely local significance.

#### [Local housing need](#)

An assessment of the need for housing at a local level using the standard methodology set out by the Government.

#### [Low-carbon](#)

To minimise carbon dioxide emissions from a human activity.

#### [Major development](#)

For housing, development where 10 or more dwellings are to be provided or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000m<sup>2</sup> or more or a site of 1 hectare or more.

#### [Market Housing](#)

Housing that is for sale on the open market without restrictions on the pricing or tenure.

#### [Masterplan](#)

A long term planning document that provides a conceptual framework to guide future growth and development.

#### [Mineral Safeguarding Area](#)

An area designated by minerals planning authorities (in the GNLP area being Norfolk County Council) which covers known areas of minerals deposits that are to be safeguarded from non-mineral development

#### [National Planning Policy Framework \(NPPF\)](#)

A document which sets out the Government's economic, environmental and social planning policies for England and how they should be applied. It provides a baseline structure from which locally-prepared plans (such as the GNLP) can be produced and it is a material consideration in planning decisions.

### National Planning Practice Guidance (NPPG)

A web-based resource which brings together planning guidance on various topics into one easily accessible place. The guidance supports the NPPF but is not government policy.

### Neighbourhood Plan

A plan prepared by a parish/town council or neighbourhood forum for a designated neighbourhood area. Once made by the Local Planning Authority it becomes part of the Development Plan for the area.

### Non-strategic policies

Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

### Norwich fringe

Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. In South Norfolk this area includes Colney, Costessey, Cringleford and Trowse.

### Open Space

Areas of land that usually come forward as part of a development site which remain undeveloped but can generally be used for either formal or informal recreation purposes.

### Permission in Principle

A form of planning permission which establishes the suitability of a site for a specific amount of housing-led development. The site must subsequently obtain consent for the technical details before development can proceed.

### Planning conditions

A condition imposed on a grant of planning permission which can either require additional details to be agreed or restrict the use of the site.

### Planning obligations

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 obligations. The term legal agreements may embrace S106.

### Previously developed land

See Brownfield land.

### Protected species

Any species which, because of its rarity or threatened status is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc) Regulations 1994).

### Ramsar site

A European designation that protects areas of wetland.

### Recreational Impact Avoidance and Mitigation Strategy (RAMS)

A strategy facilitating residential development, whilst at the same time adequately protecting wildlife sites from harm that comes with growth in rural areas from increased recreation pressure.

### Renewable energy

Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

### Rights of Way, Public Rights of Way

Public footpaths and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.

### Scheduled Ancient Monument

Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.

### Section 106 Agreement (S106)

See planning obligations

### Settlement Hierarchy

A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.

### Settlement Limit

A boundary line defining the extent of the consolidated built-up area of a settlement. Further development will normally be acceptable within defined Settlement Limits, subject to site specific constraints or considerations. Sometimes also called development boundaries, settlement boundaries or village envelopes.

### Shared equity, Shared ownership

Arrangements whereby home buyers may pay only part of the initial cost of buying their home. Shared equity means topping up a small deposit with an equity loan and acquiring the rest of the home with a mortgage. Shared ownership involves buying a stake in a home with the remaining proportion being owned by (typically) a housing association.

### Site Allocation DPD

A document used to identify sites to accommodate the range of land uses necessary to implement the objectives of the local plan. South Norfolk adopted a site allocations document in 2015.

### Site of Special Scientific Interest (SSSI)

Site or area designated as being of national importance because of its wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

### Special Area of Conservation (SAC)

Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.

### Special Protection Areas (SPAs)

Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which was amended in 2009 (Directive 2009/147/EC). They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

### Starter homes

New build properties built exclusively for first time buyers aged between 23 and 40 years. A number of criteria must be met for a dwelling to be considered as a starter home.

### Strategic policies

Policies and site allocations which address strategic priorities in line with Section 19 of the Planning and Compulsory Purchase Act 2004.

### Street furniture

Collective term for permanent structures installed within the highway, including footways and pedestrian areas. Includes street lighting columns, signs, seats, litter bins, telephone kiosks, post boxes etc.

### Suitable Alternative Natural Green Space (SANGS)

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

### Supplementary Planning Document (SPD)

Guidance published by the local planning authorities to provide further detailed information on how local plan policies are to be applied or interpreted. SPDs may be prepared jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPDs may be concerned with a particular issue, or may provide more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.



### Sustainability Appraisal (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

### Sustainable development

A term mostly derived from the 1987 Brundtland Report. Interpretation varies but typically the term means meeting economic and social goals without undermining the environment, as well as meeting needs of the present without compromising the environment for future generations. In 2015 the United Nations agreed 17 Sustainable Development Goals to be reached by 2030. The UK is amongst the countries leading the delivery of the Sustainable Development Goals.

### Sustainable drainage system (SuDS)

Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

### Travel Plan

A long term management plan/ strategy that seeks to deliver sustainable transport objectives and is regularly reviewed.

### Use classes order

The Town and Country Planning (Use Classes) Order, 1987 (as amended), a statutory order made under planning legislation, which groups land uses into different categories (called use classes). Change of within a use class and some changes between classes do not require planning permission.

### Village cluster

A group of villages that share services and facilities, for example a primary school.

### Water stress

Water stress occurs when the demand for water exceeds the available amount of water, or when poor water quality restricts its use.

### Windfall site

Site on which planning permission for housing development is granted during the plan period but which has not previously been identified in the plan for housing development.