

**Ref:** 304543

**LPA Ref:** SL extension SN5011SL

**Date:** 06<sup>th</sup> March 2023

**South Norfolk Place Shaping Team**

South Norfolk Council  
Thorpe Lodge  
1 Yarmouth Road  
Norwich  
NR7 0DU

Submitted electronically:

[localplan.snc@southnorfolkandbroadland.gov.uk](mailto:localplan.snc@southnorfolkandbroadland.gov.uk)

**SN5011SL Land west of The Bungalow, Lily Lane, Aldeby**

Dear Sir / Madam,

This submission has been prepared on behalf of Mr. David Castleton relating to Land west of The Bungalow, Lily Lane, Aldeby in response to the Regulation 19 consultation for the Village Clusters Housing Allocations Plan.

Mr. Castleton ("**Landowner**") has instructed George Durrants and Sons Limited ("**Durrants**") to make representations and where necessary promote the land west of The Bungalow, Lily Lane, Aldeby ("**The Site**").

The Site was submitted by the Landowner prior to Durrants' instruction on the basis of a Settlement Limit extension to Aldeby. The Site is 0.23 hectares, which at the assumed 25 dwelling/ ha site density, would allow for 4no. dwellings. The site was submitted on the basis of 1 – 2 dwellings, natural addition to the Settlement Limit.

We wish to comment on the following elements of the current South Norfolk Village Clusters Housing Allocations Plan (Reg. 19 Draft) consultation:

**BECCLES**  
**01502 712122**  
10 New Market  
Beccles  
Suffolk  
NR34 9HA

**DISS**  
**01379 642233**  
Pump Hill House  
2b Market Hill  
Diss, Norfolk  
IP22 4JZ

**HARLESTON**  
**01379 852217**  
32-34 Thoroughfare  
Harleston  
Norfolk  
IP20 9AU

**SOUTHWOLD**  
**01502 723292**  
98 High Street  
Southwold  
Suffolk  
IP18 6DP

**HALESWORTH**  
**01986 872553**  
12 Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

**AUCTION ROOMS**  
**01502 713490**  
The Old School House  
Peddars Lane  
Beccles, Suffolk  
NR34 9UE

**MAYFAIR**  
**0870 112 7099**  
Cashel House  
15 Thayer Street  
London  
W1U 3JT

**Paragraph A.1.** states (underlining added for emphasis):

*A.1. ... 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 Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011, amendments adopted January 2014) defined Aldeby under Policy 16: Other Villages.

The Site Specific Allocations and Policies Document (Adopted October 2015) details Rural Area Settlements, inclusive of Aldeby, and states:

*Development within the parish has been concentrated in two separate conurbations at The Street and around Common Road. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish...*

*Development at Common Road comprises a small concentration of dwellings centred on the crossroads of Dun Cow road, Common Road and Lily Lane...*

*There are very limited facilities available in Aldeby although further facilities are accessible at nearby Burgh St Peter for residents of Common Road.*

The Common Road Settlement Limit is extremely tight around a random selection of the nucleus properties along Common Road/ Dun Cow Road/ Lily Lane (the adopted Settlement is enclosed as **Appendix 1** to this letter), excluding further properties.

Contrary to Paragraph A.1. of the consultation there are no amends to the Settlement Limit for Aldeby (and no allocations in Aldeby), despite the submission of a viable Site by the Landowner.

The published 'Policy Map' for Aldeby – discussed further below, maintains exactly the same Settlement Limit as the adopted (2015) document – see **Appendix 2** to this letter.

**Paragraphs A.4. – A.7.** set out the relevant National Policy, noting; *Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. And; the provision made for windfall development through amendments to existing Settlement Limit boundaries, delivers on these requirements.*

Despite the explicit acknowledgement within the Site Specific Allocations and Policies Document, that residents of Aldeby utilize services in villages nearby; *further facilities are accessible at nearby Burgh St Peter*, this is not acknowledged via amendments to the Settlement Limit to allow for growth. The proximity of the White Lion Pub at Wheatacre, for example, compliments access to facilities in Burgh St Peter. Therefore, the lack of Settlement Limit amends for Aldeby (allowing for windfall) is contrary to both Local and National Planning Policy. This also feeds into the 'Soundness' of the consideration of the Site, as per the South Norfolk's Representation Form Guidance Note (January 2023), requires the plan to be; **Positively Prepared, Justified and Effective** (Consistent with national policy). Soundness is considered further below.

**Paragraph A.14;** *Settlement Limit Extensions, for sites smaller than 12 dwellings, these will not count towards the 1,200 dwelling requirement, but will help ensure that the 'windfall allowance' in the GNLP is achieved.* The Site would contribute 2 (or as many as 4) dwellings to the envisaged windfall allowance.

**Paragraph A.23.** There is no published Neighborhood Plan for Aldeby – the Site would otherwise constitute a development opportunity for the Neighborhood Plan should one be progressed.

**Paragraph A.24. SNVC Objective 1 - Meet housing needs;** *Provide opportunities for 'self-builds' through the extension or amendment of settlement boundaries to allow 'in-fill' development in appropriate locations.* The Site would provide such an opportunity, inclusive of the potential for 'self-builds'.

**Paragraph A.24 SNVC Objective 2 - Protect village communities and support rural services and facilities;** again, The Site would (as envisaged by the Site Specific Allocations and Policies Document) support rural services and facilities, including and not limited to those in Burgh St Peter, The White Lion Pub Wheatacre, St Mary the Virgin church, village play areas, Aldeby Business Park, Mobile Library and other Parish Council meetings and activities.

Noting to that The Site is only 7km from Beccles (supermarkets, train station, public transport links etc), 3km from the A146 (A road network) and with a good public rights of way network.

**Village Cluster Chapters 43. Toff Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter– paragraph 43.4** states; *Development within the parish has been concentrated in two separate clusters at The Street and around Common Road. Individual dwellings and farmsteads are dispersed throughout the remainder of the parish.*

**Paragraph 43.6.** states; *Development at Common Road comprises a small concentration of dwellings centred on the crossroads of Dun Cow Road, Common Road and Lily Lane.*

**Paragraph 43.7.** states; *The settlement is characterised by tree and hedge planting along the road frontages although the open nature of the western side of Dun Cow Road, north of the crossroads, affords particularly good views of the surrounding countryside. Development of The Site would maintain the treed and hedged boundaries and views to the surrounding countryside, complementing this described form and character.*

**Services and Community Facilities paragraph 43.13.** acknowledges; *Gleblands Community Primary School is on the A143 in between the two villages. Burgh St Peter also has a village hall with recreation space, with a pub on the road to Wheatacre. A number of employment opportunities exist throughout the cluster, including at Aldeby Business Centre. All villages in the cluster except Haddiscoe share a daily bus service to Norwich, Beccles and Loddon. Toft Monks and Haddiscoe also have a regular service to Bungay and Yarmouth. The 86 bus Timetable is included at **Appendix 3**, the route includes links with Beccles Station and the onward train routes to Ipswich, Cambridge and London for example.*

**Settlement Limit Alburgh – paragraph 43.15.** states; *The settlement limits have been drawn around the two main concentrations of development centred on The Street and Common Road. They have been drawn to allow for very limited infill due to the lack of facilities locally and to prevent the further extension of development into the surrounding open countryside, in particular the adjacent valley landscape of the Waveney valley.*

This is both a broad-brush and pre-determined statement; one not qualified by thorough assessment inclusive of a site visit. The Site could readily accommodate 2no. dwellings without otherwise compromising the character of the area, a selection of photographs demonstrating this are included at **Appendix 4**.

It is important to note that the Planning Policy assessment was 'Based on Google Street View images dated June 2019', absent a site visit. This approach is negligent in establishing Suitability of The Site, given the changes which have taken place over the last four years.

South Norfolk Village Clusters Housing Allocations Plan (Reg. 19 Draft) - Supporting Documents – Policy Maps – Aldeby

As set out above, the published 'Policy Map' for Aldeby (**Appendix 1**), maintains exactly the same Settlement Limit as the adopted (2015) document (**Appendix 2**), failing against the objectives set out at A.1. of the South Norfolk Village Clusters Housing Allocations Plan and national planning policy.

## Village Clusters Housing Allocations Plan - Site Assessments

Relevant to The Site is the; Site Assessments – new and revised sites promoted during Reg. 18 consultation; *Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter Village Cluster Site Assessment Forms New, Revised & Amended Sites December 2022*, document.

The Site is referenced SN5011SL and is acknowledged as having no ‘Absolute on-site constraints’, does not conflict with any Local Plan Designations, confirmed as available and achievable and yet concluded as an ‘UNREASONABLE’ extension to the Settlement Limit. The tabular ‘SUITABILITY ASSESSMENT’ is replicated below – with annotations in bold – against amber and red HELAA Assessment scores:

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	<del>Amber</del> <b>Green</b>	<p>Existing field gate access, would need to be improved would require removal of frontage hedge.<b>NCC Highways</b> – Amber. Access would require carriageway widening at frontage and hedge removal. Network highly constrained with no footway to local facilities / school.</p> <p><b>The access has already been improved; a site visit would have shown this. The lack of footway is typical of the prevailing character of the area. There are also functional passing areas along Lily Lane and a public footpath to access facilities/ school off-road via the PROW network.</b></p>	<del>Amber</del> <b>Green</b>

<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	<p><del>Red</del><b>Amber</b></p>	<p>Distance to Glebelands Primary School over 5km. Distance to bus service 580 metres, No.86 to Norwich infrequent service. Distance to Aldby Business Park circa. 300m.</p> <p><b>There is direct footpath link to the bus stop and as per Appendix 3 the 86 stops 4 – 5 times a day, Mon – Fri, which cannot reasonably be described as ‘infrequent’. At worst the HELAA score would be Amber, noting the expectation at paragraph 85 of the NPPF that; <i>Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.</i></b></p>	<p>N/A</p>
<p>Overall Landscape Assessment</p>	<p>Green</p>	<p>The site is part of the rural landscape where the lane opens out and is visually separate to the closet dwelling. It would have a significant impact. <b>Broads Authority:</b> Small site. On upland ‘peninsula’ with river valleys to north and south but BA boundary 700m to south, and 1400m to north so visibility unlikely.</p> <p><b>The site is relatively enclosed and 2no. dwellings could be readily sited in the lea of the treed boundary to east/ presenting as associated with the existing properties. This is very evident upon visiting site and even from the photographs (Appendix 4).</b></p>	<p><del>Red</del><b>Green</b></p>

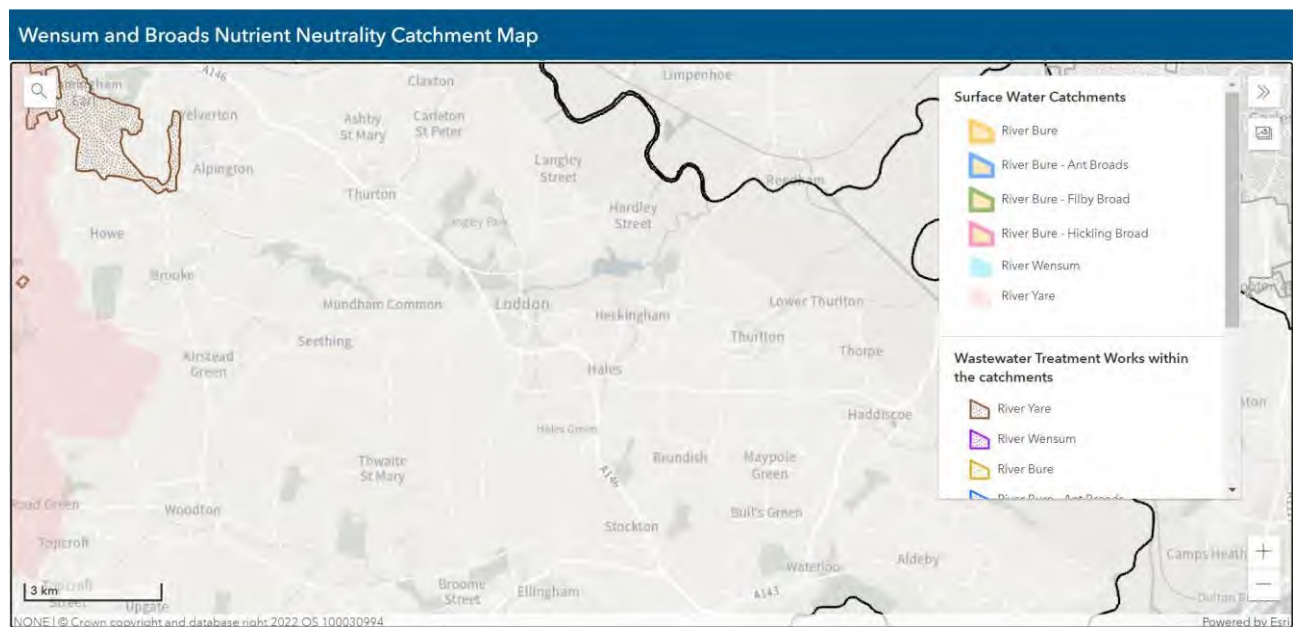
Townscape	<del>Amber</del> Green	<p>This site is part of the countryside and is not well related to the rest of the village. A wooded area separates it from the settlement boundary.</p> <p><b>The 'wooded area' is the residential boundary of properties along Lily Lane. The site abuts the Settlement Limit to the east. The existing vehicular access and hedged/ tree-lined boundaries assist the potential for development. Again, a site visit would have shown this.</b></p>	<del>Red</del> Green
Transport and Roads	Amber	<p>Local road network is constrained consisting of narrow lanes with no footways. <b>NCC Highways:</b> Red. Access would require carriageway widening at frontage and hedge removal. Network highly constrained with no footway to local facilities / school.</p> <p><b>It is agreed that Lily Lane would benefit from carriageway widening, this is down to verge encroachment onto the highway. Which should and could be rectified in any case. Such works and even the addition of passing bays could be incorporated into design or conditioned/ subject to S106 as is routine.</b></p>	<del>Red</del> Amber

## Nutrient Neutrality

Nutrient neutrality is undeniably a strategic matter with the potential to undermine housing delivery for both the VCHAPS and the Greater Norwich Local Plan. There is no reference to Nutrient Neutrality and its implications for housing delivery within the published version of the document. Sites have been allocated in villages within and outside of the catchment in equal measure, with no assessment of the varying deliverability of these sites provided.

It would seem prudent to exercise caution around the deliverability of sites within the catchment, and to allocate or reserve additional land outside of catchments in the very likely event that sites in the former will not come forward as planned.

To confirm, the site is not within the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site catchment areas affected by Nutrient Neutrality:



The Site is outside of the nutrient neutrality catchment area and is therefore deliverable in the short or medium term. The lack of extension to the Settlement Limit represents a missed opportunity to reduce pressure on rural housing delivery within the district by directing expansion to areas outside of the catchment.

The failure to acknowledge Nutrient Neutrality and the lack of evidence of any discussion with strategic bodies about its potential implications represents a failure to comply with Section 33A of the Planning and Compulsory Purchase Act 2004.



## Soundness

As per South Norfolk's Representation Form Guidance Note (January 2023), requires the plan to be:

### **Positively prepared**

Under the NPPF definition, we cannot dispute that the Council has worked collaboratively with other authorities thus far.

However, in the wider presentation of 'positivity' given in the NPPF, it fails. The NPPF encourages authorities to prepare plans in a way that is 'aspirational but deliverable', and to engage with local stakeholders in order to achieve sustainable development.

This site is sustainably located. It has been confirmed as being available and achievable. And yet, the evidence provided which demonstrated that the two significant concerns raised through the assessment process without a site visit which would otherwise have addressed the issues raised.

We therefore argue that the plan has not been positively prepared and is not sound.

### **Justified**

This requires the Plan to take into account reasonable alternatives and be based on proportionate evidence. The lack of a site visit means the evidence utilised is lacking.

### **Effective**

Plans are effective if they are 'deliverable over the plan period'. As already stated above, it is quite clear that the Plan cannot be delivered as set out, because planning applications for housing within nutrient neutrality catchments are currently on hold and will be for the foreseeable future. A large proportion of the projected housing within the VHCAPS is within the catchment and will therefore not come forward within the projected timescales.

As set out above, a more reasonable approach would have seen additional allocations, or alternative allocations made in areas outside of the catchment to compensate for under-delivery in other areas.

### **Consistent with national policy**

The rejection of this site contradicts national policy in several areas in addition to those highlighted above, including paragraphs 71, 78, 79 and 85. of the NPPF.

## **Conclusion:**

Site SN5011SL would provide 2no. dwellings and present as a natural addition to the Settlement Limit.

The Council has failed to visit The Site, resulting in an incorrect HELAA assessment, failing to meet the objectives of the South Norfolk Village Clusters Housing Allocations Plan (as set out at **Paragraph A.1.**). The assessment has not been informed by the on-the-ground conditions and is fatally flawed.

A corrected HELAA assessment (for Amber and Red elements) is offered to assist consideration of The Site along with site photographs, to assist the Officers who have not visited The Site.

The Council's own assessment fails against the published 'Soundness test', again an assessment against the 'Soundness' topics is provided to assist the Council.

**The Site presents a viable and deliverable opportunity to deliver 2no. windfall dwellings as envisaged by National and Local Planning Policy. Durrants would respectfully request that the Settlement Limit on this section of Lily Lane is reconsidered in light of the provided evidence.**

Yours faithfully,

**Jonny Rankin** MRTPI

Principal Planner

**T:** 01379 646603 | **M:** 07508 334889

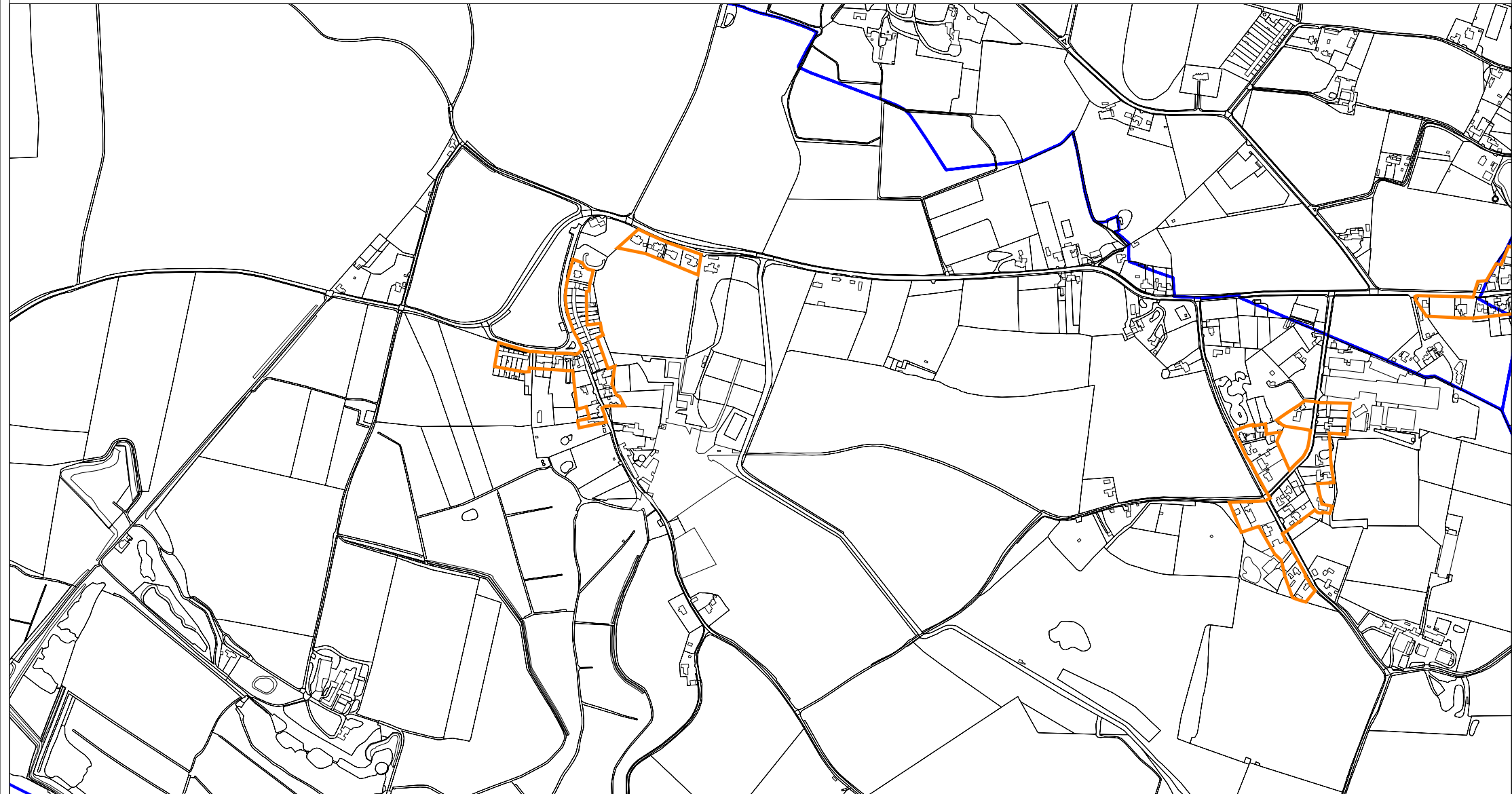
Durrants, 2b Market Hill, Diss IP22 4JZ

**Appendix 1**






**Appendix 2**

# Aldeby



## Legend

-  Allocation
-  Parish Boundary
-  Settlement Limit

Date: December 2022

Scale 1:10,000 @ A4



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**Appendix 3**





## Beccles & Loddon to Norwich Mondays to Fridays

	86	86	86	86	86
				Sch	NSch
Beccles, old market	-- --	0945	1155	-- --	-- --
Gillingham, Village Hall	-- --	-- --	1159	-- --	-- --
Aldeby, Green	-- --	-- --	1205	-- --	-- --
Burgh St. Peter, Old School	-- --	-- --	1207	-- --	-- --
Wheatacre, White Lion	-- --	-- --	1209	-- --	-- --
Toft Monks, Lion	-- --	-- --	1215	-- --	-- --
Maypole Green	-- --	-- --	1219	-- --	-- --
Thurlton, College Road	0658	0958	1223	1403	1403
Thurlton, Queens Head (A)	-- --	-- --	1225	-- --	-- --
Thurlton, Queens Head (D)	0700	1000	1230	1405	1405
Heckingham, Norton Road, adj Briar Lane	0704	1004	1234	1409	1409
Loddon, Church Plain	0708	1008	1238	1415	1415
Mundham, opp. Garden House	0712	1012	1242	-- --	1421
Seething, War Memorial	0714	1014	1244	-- --	1425
Seething, Mill Lane Council Houses	0716	1016	1246	-- --	1427
Bergh Apton, Church Road/The Street	0721	1021	1251	-- --	1433
Bergh Apton, Mill Road Crossroads	0725	1025	1255	-- --	1437
Alpington, Cherrywood	-- --	1027	-- --	-- --	-- --
Alpington, opp. Village Hall	0727	1029	1257	-- --	1439
Norwich Bus Station, Stand K	0745	1045	1315	-- --	1457

R - The bus will drop off here on request to the driver

Sch - Journey operates on Loddon school days only

NSch - Journey operates on weekdays when Loddon schools are closed.

	86	86	86	86
Norwich Bus Station, Stand K	-- --	1320	1620	1820
Alpington, Village Hall	-- --	1335	1635	R
Alpington, Cherrywood	-- --	R	R	R
Bergh Apton, Mill Road Crossroads	-- --	1337	1637	R
Bergh Apton, Church Road/The Street	-- --	1339	1639	R
Seething, opp. Council Houses	-- --	1345	1645	R
Seething, Memorial	-- --	R	R	R
Mundham, Garden House	-- --	1350	1650	R
Loddon, Church Plain	0900	1356	1656	R
Heckingham, Norton Rd, adj Briar Ln	0904	"1409"	R	R
Thurlton, opp. Queens Head	0908	1405	R	R
Thurlton, College Road	0910	"1403"	R	R
Maypole Green	0914			
Toft Monks, Lion	0918			
Wheatacre, White Lion	0924			
Burgh St. Peter, Old School	0926			
Aldeby, Green	0930			
Gillingham, Village Hall	0936			
Beccles, old market	0940			



Please note our services do not operate on Bank Holidays.



**Appendix 4**

























