

Matter C, 13a

Site Allocation: VC DIT1REV, Land at Thwaite's Road and Tunneys Lane, Ditchingham

a) Has the site been allocated previously or is it a new allocation?

VC DIT1 is a new allocation for the VCHAP.

b) Does the site have planning permission and/or are there current applications under consideration?

The site does not have planning permission and there is not currently a planning application under consideration.

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?

Current land use: VC DIT1REV is a greenfield site

Land ownership: Unknown

Promotion by developer: Badger Building (E Anglia) Ltd have an agreement in principle in place for the development of the site, having recently developed the adjoining site.

Site occupier/ leaseholders: The site is currently vacant

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

FACILITY	LOCATION	SETTLEMENT
Primary school	Rider Haggard Way	Ditchingham
Local shop	Loddon Road	Ditchingham
Village hall	Loddon Road	Ditchingham
Recreation ground	Thwaite Road	Ditchingham
Other (bus stop)	Loddon Road	Ditchingham
Other (pre-school)	Loddon Road	Ditchingham

The site is connected to all of the above facilities and services by continuous footways. In addition, there are also continuous footpaths connecting the settlement of Ditchingham with the nearby market town of Bungay (along Ditchingham Dam), which has a full range of facilities.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

The site lies adjacent to the 2015 Local Plan allocation site which has recently been completed by Badger Building Ltd. It is adjacent to the existing settlement limits of Ditchingham, to the north of the village. Existing residential development envelops the site to the east, south and west. The site is well-screened by a substantial tree belt along the northern boundary, as well as existing vegetation to the east. The site is within a designated River Valley setting but it relates well to the existing character and appearance of the area. A Public Right of Way (PRoW) runs parallel to the west boundary of the site. Assessments of the landscape and townscape impact are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

Anglian Water (AW) have advised that there may be capacity issues at Ditchingham Water Recycling Centre (WRC) and the site-specific policy requires early engagement between the development of the site and AW to explore this at the application preparation stage.

The site boundaries have been drawn to avoid an identified area at risk of surface water flooding within the wider landholding.

f) Is the access and site acceptable in highway terms?

The site is accessible via Hamilton Way to the south and offers opportunities for pedestrian connectivity to PRoW Ditchingham FP5.

The highways authority do not have a concern in principle about the allocation of this site; however, an objection was raised in their Regulation-19 representation to the proposed site allocation that, as drawn, the site boundary for the allocation does not extend to the existing point of access through the recent development at Hamilton Way. The Council has been assured by the site developer (Badger Building Ltd) that they own the short corridor between the end of the existing access road and the proposed allocation site. Badger Building Ltd were the developers of the site at Hamilton Way. The

Council is therefore satisfied that the development is sound and acceptable in highways terms.

g) Is the estimate of site capacity justified?

Yes. The quantum of development proposed for the site has regard to the surrounding context of the site.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as the Highways Authority and Anglian Water). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

The developer of the site submitted a Delivery Statement in 2024 confirming that the site is available, suitable and deliverable, recognising the policy requirements for the site. This position was (re)confirmed in October 2025.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The delivery timescales are set out in the 2024 Delivery Statement ([B.10.1](#)).

Anticipated planning application submission date: Shortly after adoption of the VCHAP

Commencement of works on site expected: 12 months after submission of a planning application

Completion expected: 24 months after commencement of works on site

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC DIT1REV

SITE ADDRESS {as per the site allocation policy):

Land at Thwaite's and Tunneys Lane

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY {and on behalf of):

Justin Coote, Director of Badger Building (E.Anglia) Ltd.

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

1st October 2025.

Please provide an update in the text box below to any of the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

(Please continue on a separate sheet if necessary).

or

The information submitted in 2024 remains valid and unchanged

Justin Coote, 1-10-2025

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC DIT1REV

SITE ADDRESS (as per the site allocation policy):

Land at Thwaite's and Tunneys Lane

PROPOSED DEVELOPMENT:

Up to 45 dwellings on 2.53ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Justin Coote, Director of Badger Building (E.Anglia) Ltd

DATE OF COMPLETION OF DELIVERY STATEMENT:

23rd September 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

The site is available, suitable and deliverable. Badger owns the corridor between the end of the existing access road created by recent development and the proposed allocation site.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

The original proposed allocation is in the ownership of Badger Building (E. Anglia) Ltd with an agreement in principle in place for the proposed additional allocated land.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

Constraints being explored, technical surveys ongoing together with engagement with statutory bodies.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

A planning submission will be submitted shortly after the adoption of the VCHAP, a start anticipated 12 months thereafter with completion approximately 2 years thereafter that.

Matter C, 13b

Site Allocation: VC BRM1, Land west of Old Yarmouth Road, Broome

a) Has the site been allocated previously or is it a new allocation?

VC BRM1 is a new allocation in the VCHAP.

b) Does the site have planning permission and/or are there current applications under consideration?

The site does not have planning permission and there are no current planning applications under consideration.

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?

Current land use: VC BRM1 is a greenfield site.

Ownership position: The site is in multiple ownerships (three members of the same family).

Promotion by developer: The site is not currently being promoted by a developer but has been promoted by the landowner's agents over a number of years.

Impact on site occupiers/ leaseholders: The site is currently unoccupied.

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

FACILITY	LOCATION	SETTLEMENT
Primary school	Rider Haggard Way	Ditchingham
Local shop	Loddon Road	Ditchingham
Village hall	Sun Road	Broome
Recreation ground	Sun Road	Broome
Other (pre-school)	Loddon Road	Ditchingham
Other (bus stop)	Old Yarmouth Road, Sun Road	Broome

The site is connected to all of the facilities and services set out above by continuous footways, including those located in Ditchingham. In addition, there are also continuous footpaths connecting the settlement of Ditchingham with the nearby market town of Bungay (along Ditchingham Dam), which has a full range of services.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

The site is adjacent to the 2015 Local Plan allocation (now developed) and the existing settlement boundary. The frontage only development required by the allocation will extend the existing linear pattern of the settlement further into the open countryside, but not to an unacceptable degree, particularly given the property on the opposite side of Old Yarmouth Road. The settlement of Broome is characterised by a linear form of development. Appropriate landscaping and boundary treatments (as required by the site-specific policy requirements) are intended to integrate the site into the surrounding countryside, as well as providing opportunities to create a 'gateway' into the village. Assessments of the landscape and townscape impact are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

Anglian Water (AW) have advised that there may be capacity issues at Ditchingham Water Recycling Centre (WRC) and the site-specific policy requires early engagement between the development of the site and AW to explore this at the application preparation stage.

f) Is the access and site acceptable in highway terms?

Yes. On- and off-site highway works have been identified (widening of the existing footpath along the site frontage as well as speed restrictions to be agreed with the Highways Authority) and these have been included in the site-specific policy.

g) Is the estimate of site capacity justified?

Yes. The proposed number of dwellings reflects the linear pattern of development considered appropriate for this site and also allows for appropriate landscaping to integrate the site into the surrounding countryside.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as Anglian Water and the Highways Authority). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, (B.6.1), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

The land agent submitted a Delivery Statement in October 2024 confirming the landowner's commitment to developing the site in accordance with the policy. This position has been reaffirmed in an October 2025 update to the Delivery Statement.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2025 Delivery Statement.

Anticipated planning application submission date: Autumn 2026

Commencement of works on site expected: Summer 2027

Completion expected: Spring 2028

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC BRM1

SITE ADDRESS (as per the site allocation policy):

Land west of Old Yarmouth Road, Broome

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY (and on behalf of):

Jasmine Philpott (Durrants) on behalf of landowner, W R Church & Sons c/o Matthew Church

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

23rd October 2025

Please provide an update in the text box below to any of the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

(Please continue on a separate sheet if necessary).

1 – These comments still stand, though we would note that whilst it is reasonable to consult with AWS regarding capacity, we stand with the wider development community in pushing back on Anglian Water's recent objections to planning applications due to capacity issues in their treatment facilities. They are legally obligated to provide capacity for planned development in their area. However, alternative solutions including package treatment plants are an option that we would be able to explore.

4 – Updated timescales are Submission of application Autumn 2026. Grant of permission Spring 2027. Start on site Summer 2027. Completion Spring 2028. This assumes capacity is available in the local WRC to serve the development.

or

The information submitted in 2024 remains valid and unchanged

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC BRM1

SITE ADDRESS (as per the site allocation policy):

Land west of Old Yarmouth Road, Broome

PROPOSED DEVELOPMENT:

At least 12 dwellings on 0.62ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jasmine Philpott (Durrants) on behalf of Matthew Church - W R Church & Sons c/o (landowner)

DATE OF COMPLETION OF DELIVERY STATEMENT:

4th October 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

The Site remains available for development, and the landowner is committed to bringing the site forward. Further to a review of Policy VCBRM1, we can confirm that the site can be delivered in accordance with the wording of the policy. The landowner owns the surrounding land, which can be used for BNG offset if required. The site is outside of any nutrient neutrality catchment, making it immediately deliverable. The landowner sold the previous phase for development, which has now been completed. Initial high-level viability work indicates that the site remains available, suitable and deliverable.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

The freehold of the land is owned by Joyce, John and Matthew Church.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

The site has been promoted by the landowner's agent for many years, but only high-level technical work has been undertaken at this stage as the site was previously considered unsuitable for allocation.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

Assuming the site is sold to a developer, the likely timescales are: VCHAP adopted Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Spring 2026 / Grant of planning permission and completion of sale Summer 2026. Start on site Autumn 2026. Site completion Spring 2027 (assuming a build rate of 2 per month).

Matter C, 13c and 13d

Settlement Limit: Ditchingham, Broome, Hedenham and Thwaite

a) Are the settlement limits proposed suitable and justified given their policy function?

Yes, the settlement limits for Ditchingham, Broome and Hedenham are suitable and justified.

The settlement limit for Ditchingham is drawn around the main built form of the village, including the 2015 Local Plan allocation north of Rider Haggard Way, whilst excluding key public areas including playing fields and green spaces to ensure their protection. The settlement limit for Broome encompasses the built development along Yarmouth Road and Sun Road and excludes Broome Heath. The settlement limit for Hedenham has been focused around development along Church Road to allow for sensitive infill due to limited access to services.

A site that was submitted as part of the VCHAP preparation has been incorporated into the settlement limit for Ditchingham.

There are no significant areas of existing development that are not included in the settlement limits.

b) Where changes to settlement limits are proposed, are these:

(i) Justified by development on the ground? or

(ii) Where potentially allowing further development, that development would be in a suitable location relative to services and facilities, would not harm the character and appearance of the area and would not have any other adverse planning effect?

The change to the Ditchingham settlement limit at Lambert's Way is considered to be suitable under part (ii).

The site has been identified through the Site Assessment process as a suitable with access from Lambert's Way. The site is adjacent to existing development to the north and east and being within the main built area of Ditchingham, close to local services and facilities. This site now has planning permission.

Allocations and Settlement Limit Extensions Site Assessments ([B.1A](#))

c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

No. There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.