

Matter C, 14a

Site Allocation: VC EAR1, Land east of School Road, Earsham

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

VC EAR1 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 on the site.

**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: Part of the site is within residential use (the existing vicarage); the remainder of the site is greenfield.

Ownership position: The freehold of the entire site is owned by the Norwich Diocesan Board of Finance Ltd (NDBF).

Promotion by developer: The NDBF is working within Cripps Developments Ltd to realise the development of the site.

Impact on site occupiers/ leaseholders: The existing vicarage is within the ownership of the NDBF.

**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       | School Road              | Earsham    |
| Local shop           | Various                  | Bungay     |
| Village hall         | The Street               | Earsham    |
| Recreation ground    | The Street, Princess Way | Earsham    |
| Other (bus stops)    | The Street               | Earsham    |
| Other (public house) | Station Road             | Earsham    |

The site is connected to all of the above services and facilities by continuous footways. These include pedestrian footpaths that connect Earsham to the adjacent market town of Bungay, via Earsham Dam.

**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 abuts the primary school facility in Earsham and is both within (existing vicarage) and adjacent to (greenfield element) the existing settlement boundary. The site extends towards the River Waveney to the east and into a River Valley landscape designation. Intermittent views of the site may be visible within longer views in the landscape, as well as from Public Right of Way (PRoW) Earsham FP9 (which lies to the east of site between the allocation and the River Waveney), however it will be visible within the context of the existing built form of Earsham.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development on the setting of The Close and All Saints Church, are included within the evidence base documents set out below. These assessments have identified measures to reasonably mitigate the visual impact of development, and these have been included in the site-specific policy requirements.

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

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

Historic Impact Assessment ([B.4.1](#))

To the east of the site is a floodplain associated with the River Waveney. The boundaries of VC EAR1 do not extend into the area identified as being floodplain and no objections have been raised to the allocation of the site by either the Lead Local Flood Authority or within the Stage 2 Strategic Flood Risk Assessment.

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

Yes. Following the initial VCHAP Regulation 18 consultation, the site was extended by the landowner to include the existing vicarage and its curtilage to address concerns raised by the Highways Authority. On- and off-site highway works have been identified, and these have been included in the site-specific policy requirements. These include localised improvements to the existing pedestrian network, as well as improvements to the existing highway visibility along the site frontage.

**g) Is the estimate of site capacity justified?**

Yes. The site numbers reflect the edge of settlement location of the site and the site design and layout requirements identified in the evidence base, the supporting text and the site-specific policy.

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 Senior Heritage and Design Officer 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 Norwich Diocesan Board of Finance confirmed in their October 2024 Delivery Statement that the site is available, suitable and deliverable, taking into account policy requirements. This position was reaffirmed in their updated October 2025 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.

Commencement of works on site expected: Late 2026/ early 2027

South Norfolk Village Clusters Housing Allocations Plan

**Delivery Statement: Supplementary/Amended Information**

(October 2025)

**SITE REFERENCE:**

VC EAR1

**SITE ADDRESS (as per the site allocation policy):**

Land east of school Road

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

Alan Cole, Property Surveyor, The Norwich Diocesan Board of Finance Ltd

**DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:**

17<sup>th</sup> 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).

Since we submitted our original Delivery Statement in September 2024, we confirm that our responses to Q 1-3 remain the same, but we wish to update our response to Q4 as follows:

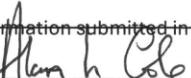
The Norwich Diocesan Board of Finance Ltd (NDBF), freehold owner of the unencumbered land that includes the entire proposed allocation site VC EAR, has entered into detailed negotiations with Cripps Developments Ltd of Beccles, Suffolk for the development of this site. NBBF and Cripps Developments are working jointly to see this site be developed upon receipt of an allocation and suitable planning permission for a development in line with the current proposed allocation.

With an allocation and suitable planning permission it is envisaged that development of the site would commence in late 2026 / early 2027.

Cripps Developments successfully developed Granary Close, Earsham comprising 15 bungalows on the west side of School Lane, opposite VC EAR1, about two years ago, so have good local knowledge to deal with the construction and sale of properties on the proposed allocation site.

or

The information submitted in 2024 remains valid and unchanged

 (signature) 17<sup>th</sup> Oct 2025 (date)

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC EAR1

### **SITE ADDRESS (as per the site allocation policy):**

Land east of School Road

### **PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.3ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Alan Cole on behalf of Norwich Diocesan Board of Finance Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

21st 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 whole of the site VC EAR1 remains available, suitable and deliverable taking into account the policies required in the emerging Local Plan together with Biodiversity Net Gain. It would be our intention as landowner to bring this site forward for development as soon as a planning permission had been obtained following its formal allocation. The site's delivery will achieve economic, social and environmental benefits for the community as a whole.

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

*(Approx. 100 words)*

The entire site is within the ownership or control of the Norwich Diocesan Board of Finance Ltd and its Incumbent of the Parish of Earsham. The site has frontage to an adopted highway that will provide access into the site. No third-party land would be required to bring this site forward for development.

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)*

Following the commission of a massing plan to influence the potential road layout and master layout plan for the development of the site, highway consultants are being commissioned to design a road layout including a junction onto School Road.

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)*

With this highway report it will be able to demonstrate whether the current rectory standing at the entrance to the site can remain or needs to be replaced. The existing rectory is not energy efficient with poor EPC rating so its replacement will be ideal. With this information a timeline for bring the site forward for planning and subsequent early sale on the open market will be progressed.

Matter C, 14b

Site Allocation: VC EAR2, Land north of The Street, Earsham

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

VC EAR2 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 for the site.

**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 EAR2 is a greenfield site.

Ownership position: The site is in single ownership.

Promotion by developer: Badger Building Ltd has an agreement in principle to develop the site following allocation.

Impact on site occupiers/ 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       | School Road              | Earsham    |
| Local shop           | Various                  | Bungay     |
| Village hall         | The Street               | Earsham    |
| Recreation ground    | The Street, Princess Way | Earsham    |
| Other (bus stops)    | The Street               | Earsham    |
| Other (public house) | Station Road             | Earsham    |

A short section of The Street between the site entrance and the public house does not have a pedestrian footpath. This means that the site is not currently connected to the existing services and facilities above by a continuous footway. However, from The Queens Head continuous

footpath connections are in place to all of the above services and facilities, including a connection into the adjacent market town of Bungay via Earsham Dam.

To address the connectivity between the site and the local facilities, Policy VC EAR2 requires the provision of a footpath link from the site to connect to the pedestrian footpath at The Street.

**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 to the southwest of the village, adjacent to the existing settlement boundary. The allocation site is part of a wider parcel of agricultural land that sits between The Street and the A143. It is within a River Valley landscape designation, with some long-range views to/from the Broads Authority area to the north and west of the settlement. However, the site is viewed within the context of the existing built form and relates well to the existing pattern of development.

The supporting text and the site-specific policy identify design and layout considerations for development of the site to ensure that it integrates successfully into its surroundings. Assessments of the landscape and townscape impact, as well as the potential heritage impact of development, are included within the following evidence base documents:

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

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

Historic Impact Assessment ([B.4.1](#))

The proximity of both the A143 and the mineral extraction site at Earsham Quarry to the site has been considered as part of the assessment of the site. The site-specific policy recognises that the layout and landscaping of the site will need to address these constraints at the detailed planning stage.

A Stage 2 Strategic Flood Risk Assessment informed the site-specific policy requirements for the site. The subsequent release of the National Flood Risk Assessment 2 (NaFRA2) dataset by the Environment Agency in early 2025 identified that the site is now considered to be at an increased surface water flood risk, as well as at risk of groundwater flooding. The proposed modification to site-specific policy for VC EAR2 requires developers to have regard to the Council's Strategic Flood Risk Assessment Addendum document (which refers to the NaFRA2 updates) and also requires developers to address the requirements of part b) of the exception text when preparing a proposal for the site.

The site promoter has confirmed that their interest in the site extends to the wider parcel of agricultural land, beyond the allocation site boundaries, should this be necessary to address flood risk.

Level 2 Strategic Flood Risk Assessment ([B.9.1](#), [B.9.25](#), [B.9.26](#), [B.9.27](#))

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025) ([A.6.2](#))

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

Yes. The Highways Authority requires the provision of a connecting footway from the site to the existing pedestrian footpath at The Street as well as the relocation of existing speed reduction feature on The Street. These requirements are set out in the site-specific policy which also stipulates access to the site is to be via The Street only (also in accordance with the requirements of the Highways Authority).

**g) Is the estimate of site capacity justified?**

Yes. The overall number of dwellings proposed for VC EAR2 reflects the edge of settlement location and the identified landscaping requirements for the site. However, the proposed allocation comprises part of a wider area of land submitted for consideration, and there may be an opportunity to extend the site boundaries if required due to the identified flood issues on 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). 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 proposed site developer submitted a Delivery Statement on behalf of the landowner in March 2025 confirming that the site was available, suitable and deliverable in accordance with the policy requirements. This position was reaffirmed 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 site promoter set out the following timescales in their March 2025 Delivery Statement and advised there had been no changes to these in their October 2025 update.

Cluster 14: Earsham

Submission of a planning application: To be confirmed following allocation of the site.

Commencement of works on site expected: 12-18 months following receipt of planning permission.

Completion expected: Approximately 2 years from the commencement of works on site.

**Delivery Statement: Supplementary/Amended Information**

**(October2025)**

**SITE REFERENCE:**

VC DIT1 REV

**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:**

1<sup>st</sup> 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* (signature) 1-10-2025 (date)

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC EAR2

### **SITE ADDRESS (as per the site allocation policy):**

Land north of The Street

### **PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.4ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Justin Coote, Director of Badger Building on behalf of Mr Nicholas Meade  
(Landowner)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

11th March 2025

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. The site can be delivered in accordance with policy requirements of the GNLP and the VCHAP as well as CIL and BNG.

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

*(Approx. 100 words)*

Badger has an agreement in principle to bring the site forward once allocated.

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)*

Work has been undertaken to demonstrate that the frontage footpath connection to the existing is deliverable within the highways boundary and land owned by the County Council.

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 application will be prepared once the allocation is confirmed. A start on site is anticipated 12-18 months from receipt of planning permission, once pre-commencement conditions and technical approvals have been cleared/obtained. Completion of the development will be approximately 2 years from its start.

Matter C, 14c

Settlement Limit: Earsham

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

Yes, the settlement limit for Earsham is suitable and justified. The settlement limit encompasses the main built form of Earsham including the 2015 Local Plan allocation at Granary Close. The settlement limit excludes public spaces such as the playing field. The settlement limit will allow some limited future infill development to occur in the most sustainable location in the cluster whilst preventing encroachment into the countryside.

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

The settlement limits do not meet any of the criteria outlined in the Topic Paper and therefore there are no proposed changes to the existing settlement boundaries.

**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?**

No changes to the settlement limit are proposed as part of the VCHAP.

**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.