

Matter C, 16a

Site Allocation: VC GIL1REV, South of Geldeston Road and Daisy Way, Gillingham

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

VC GIL1REV is a new allocation for the VCHAP.

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

An outline planning application for the site is currently under consideration by South Norfolk Council. A final consultation on an updated ecological survey is underway at the time of preparing this statement (November 2025). It is expected that the planning application will be considered by the Development Management Committee in early 2026.

Planning application reference number: [2022/1993](#)

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 GIL1REV is a greenfield site.

Ownership position: The site is in sole ownership.

Promotion by developer: The site is not currently being promoted by a developer.

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	Geldeston Road	Gillingham
Local shop	A143 (service station)	Gillingham
Village hall	Loddon Road	Gillingham
Recreation ground	Kings Dam	Gillingham
Other (bus stop)	Geldeston Road, The Street	Gillingham
Other (local employment)	A143 (service station and adjacent drive-thru restaurants)	Gillingham
Other (public house)	Loddon Road	Gillingham

The site is connected to all of the services and facilities set out above by existing pedestrian footways. This includes those facilities noted as being located at the service station at the A143/ A146 roundabout – a direct pedestrian footpath and cycleway has been installed connecting the service station complex to the village (avoiding the A146). There is also a continuous footway from The Street, via Gillingham Dam, to the adjacent market town of Beccles, which offers a full range of services and 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?

Yes. Whilst the site is in close proximity to the Broads Authority area (south of King's Dam), the site is an extension to the previous 2015 Local Plan allocation and would be viewed in the context of that existing development and the older adjoining development on Geldeston Road. There is an opportunity to enhance the previously agreed landscaping scheme around the 2015 allocation site, as well as to create a softer transition into the built form than is currently experienced, and the site-specific policy requirements reflect this. The developer of the site will be required to undertake a full Landscape Assessment to inform the scale, form and density of the development.

Opportunities to connect the site via pedestrian links into the nearby Public Rights of Way (Geldeston FP8 and FP9) have also been identified in the policy requirements for the site. A formal diversion of Gillingham FP12 will be required, but as noted in the supporting text for the allocation, this footpath appears to have already been informally diverted around the field margins.

The Level 2 Strategic Flood Risk Assessment identified areas at risk of flooding within the site, and this was reflected in the site-specific requirements. The updated National Flood Risk Assessment 2 (NaFRA2) data removed the area of Flood Zone 3 within the site but has slightly increased the areas at risk of surface water flooding (+0.1/2%). The proposed modifications address this change in flood risk across the site.

Assessments of the landscape, townscape and flood risk are included within the following evidence base documents:

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

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

Strategic Flood Risk Assessment ([B.9](#))

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

Yes. Vehicular and pedestrian access will be via Daisy Way onto The Street and Norfolk County Council as Highways Authority has no objection to the allocation form.

g) Is the estimate of site capacity justified?

Yes. The allocation proposes approximately 40 dwellings on the site, which also includes a 0.5ha area of land safeguarded for the expansion of the primary school. The overall density of the site also reflects the requirement to consider the proximity of the site to the adjacent Broads Authority area. Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

Planning application 2022/1993 for the site is for 44 dwellings.

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 (including the Highways Authority and the Broads 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 site promoter confirmed in their Delivery Statements in October 2024 and October 2025 that the site is viable, taking into consideration all of the policy requirements.

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 confirmed the anticipated timescales for delivery of the site in their October 2024 Delivery Statement and these remained the same in October 2025.

Anticipated planning permission date: Late 2025/ early 2026

Commencement of works on site expected: 2026

Completion expected: 2027

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC GIL1REV

SITE ADDRESS (as per the site allocation policy):

South of Geldeston Road and Daisy Way

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

G. D. Smith Dip TP MRTPI MBA on behalf of Todhunter Ltd

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

9th October 23025

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).

Q1

AVAILABILITY The potential of the site to become available has improved due to the submission of an outline planning permission which has been the subject of extensive submissions of detailed information. It is understood that the application will be submitted to the planning Committee at its meeting to be held in October 2025 with an officer recommendation of approval. If approval is granted then the site can be sold to a developer and a detailed application made in advance of the VCHAP process.

Q2

No Change.

Q3

No Change

Q4

No Change

or

~~The information submitted in 2024 remains valid and unchanged~~

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

(October 2024)

SITE REFERENCE:

VC GIL1REV

SITE ADDRESS (as per the site allocation policy):

South of Geldeston Road and Daisy Way

PROPOSED DEVELOPMENT:

Approximately 40 dwellings on 2.92 ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

G. D. Smith Dip TP MRTPI MBA on behalf of Todhunter Ltd

DATE OF COMPLETION OF DELIVERY STATEMENT:

2nd 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)

AVAILABILITY The site is arable farmland in the ownership of Todhunter Ltd and can be made available to a developer subject to planning permission. SUITABLE Land to the north of the site has been zoned and developed. The proposed site has been accepted by the Council as the next phase in the provision of housing in Gillingham and is seen as an extension of the existing site. DELIVERABLE The site is deliverable to a developer upon the grant of outline and detailed planning permission and other required payments. CIL PAYMENTS The outline application acknowledges that the proposed development is liable for CIL at the appropriate rate. BIO-DIVERSITY NET GAIN A Shadow Habitats Regulations Assessment of the site has been undertaken in connection with the outline planning application. It concluded that "the only potential effect predicted on the Natura 2000 sites from the proposed development is from limited increased recreational pressure from new residents". The effects can be offset by an appropriate payment per dwelling under the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation Strategy. The outline plan shows areas of open space which could be the subject of a detailed bio-diversity strategy. NUTRIENT NEUTRALITY The site does not fall within a Nutrient Neutrality zone as designated by Natural England.

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

(Approx. 100 words)

The land is owned by Todhunter Ltd. Registered office address Sixty Six, North Quay, Great Yarmouth, Norfolk, England, NR30 1HE.

To the author's knowledge, no discussions or agreements have been made with any developer.

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)

An Outline Planning Application has been submitted to the Council 2022/1993 | Outline planning permission for Residential Development, with school expansion land, open space, landscaping and highway improvements, with all matters reserved except for access | Land South Of The Street Gillingham Norfolk. The application is awaiting determination.

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)

See above concerning the outline planning application which is awaiting determination. It is assumed that this will be granted in the final quarter of 2024. The prediction of the following events is difficult. However, the finding of a developer and the submission of details should take place in 2025. A start on site could take place in 2026 with completion by the end of 2027.

Matter C, 16b

Site Allocation: VC GEL1, North of Kell's Way, Geldeston

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

VC GEL1 is a new allocation in the VCHAP.

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

VC GEL1 does not have planning permission and there are no planning applications currently 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 GEL1 is a greenfield site

Ownership position: The site is owned by Woodton United Charities

Promotion by developer: Saffron Housing Trust has agreed Heads of Terms to acquire the site for development, subject to planning approval

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	Geldeston Road	Gillingham
Local shop	A143 (service station)	Gillingham
Village hall	The Street	Geldeston
Recreation ground	Kell's Acres	Geldeston
Other (public house)	The Street	Geldeston
Other (bus stop)	The Street	Geldeston

A continuous footpath connects the site to those services and facilities within Geldeston itself. As The Street continues east through Geldeston beyond these, there is no footpath connection until The Street (and then Gillingham Road) enters into the neighbouring village of Gillingham. The footpath then connects to the services and facilities available within Gillingham, including the primary school.

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 existing residential development and has a strong relationship with the existing built-up area of the settlement. The site-specific policy and the supporting text reflect the potential sensitivity of the site in the landscape and to neighbouring properties, reflecting the topography of the site and the proximity of the Broads Authority area to the south; however, with appropriate design and landscape mitigation, the impact of development in this location would be acceptable. The site also lies to the west of the Geldeston Conservation Area; the impact of the proposed allocation was assessed through the Heritage Impact Assessment prepared for the site.

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](#))

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

Yes. The site is accessed via the recently completed extension to Kell's Way.

g) Is the estimate of site capacity justified?

Yes. Informal discussions with the proposed developer of the site have indicated that they are confident in the proposed allocation capacity for 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

Broads 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.

Yes – the site promoter confirmed in both October 2024 and October 2025 that the site is viable and can be delivered in accordance with the site-specific policy requirements.

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 permission date: Q1 of 2026

Commencement of works on site expected: Q2 of 2027

Completion expected: Q4 of 2028

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC GEL1

SITE ADDRESS (as per the site allocation policy):

North of Kell's Way

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

Emma Griffiths (Brown & Co) on behalf of Saffron Housing Trust

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

06/10/2025

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).

We expect submission of a planning application by Saffron in Q1 of 2026, with a start on site by Q2 2027 and completion of the development by Q4 of 2028.

All other information contained within the 2024 Delivery Statement remains valid and unchanged.

or

~~The information submitted in 2024 remains valid and unchanged~~

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

(October 2024)

SITE REFERENCE:

VC GEL1

SITE ADDRESS (as per the site allocation policy):

North of Kell's Way

PROPOSED DEVELOPMENT:

Up to 20 dwellings on 0.76ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Emma Griffiths (Brown & Co) on behalf of Saffron Housing Trust

DATE OF COMPLETION OF DELIVERY STATEMENT:

01.10.2024

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)

It is considered that development could be appropriately designed to respect the varied topography and consequently protect the amenity of neighbouring dwellings, the character and appearance of the conservation area, and the wider landscape setting; particularly that of the Broads to the south. Safe and suitable access could be appropriately secured, as could the provision of a minimum 10% uplift in biodiversity value.

It is therefore considered that the site is available now, suitable for the type and scale of development proposed and deliverable in accordance with local and national planning policy requirements.

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

(Approx. 100 words)

The land is owned by Woodton United Charities. Heads of Terms have been agreed with Saffron Housing Trust to acquire the site for development, subject to planning.

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)

Saffron has engaged informally with South Norfolk Council and Geldeston Parish Council over their proposed development plans for the site. A number of technical surveys have been carried out, including for BNG.

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)

We expect submission of a planning application by Saffron by Q3 2025. Depending on timescales for determination and satisfaction of associated pre-commencement matters, we anticipate works could start late 2026, with potential completion by the end of 2027.

Matter C, 16c

Settlement Limit: Gillingham, Geldeston and Stockton

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

Yes, the settlement limits for Gillingham and Geldeston are suitable and justified.

The settlement limit for Gillingham will focus infill development on the two main built up areas, including the area surrounding the primary school which includes the 2015 Local Plan allocation at Daisy Way.

The settlement limit for Geldeston is divided into three parts encompassing development along The Street, Geldeston Hill and Kell's Way, which includes the 2015 Local Plan allocations west of Kell's Way.

There are no significant areas of existing development that 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 limits 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. Stockton is very rural and mostly consists of agricultural buildings and dispersed dwellings that do not justify the inclusion of a settlement limit. There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.