

Site Allocation: VC HAL1: Land off Briar Lane

Matter C, 17a

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

VC HAL1 is a new allocation for the VCHAP.

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

VC HAL1 currently has planning permission for 39 dwellings. The planning application was approved on 3rd April 2025.

Planning application reference number: [2023/2742](#)

Details of Conditions applications: 2025/1129 (Approved), 2025/1130 (Approved), 2025/2850 (Pending Consideration), 2025/3238 (Pending 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?

Site is under construction.

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	Beccles Road	Loddon
Local shop (Costcutter)	A146 (service station)	Hales
Village hall	George Lane	Loddon
Recreation ground	School Lane	Hales
Other (Bus Stop)	Yarmouth Road & A146	Hales
Other (Restaurant)	Yarmouth Road	Hales

Hales has a continuous footpath along Beccles Road (A146) to Loddon, as well as along Yarmouth Road, providing pedestrian access to most services. Footpaths have also been provided along the road through VC HAL2, which will provide access to VC HAL1. School Lane and Briar Lane do not have any footpaths.

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 bordered to the south by VC HAL2 and will therefore have limited visual impact from that direction. Some potential impact to the north, including views from Heckingham FP2 Public Right of Way, with changing ground levels and sparse vegetation. The northern section of the site also has views to the former Hales Hospital (Grade II listed) which are limited due to vegetation. The site is noted to have potential archaeological value with nearby Iron Age and Roman finds. Surface Water Flowpath has been identified through the site (running south to north).

The policy has been prepared to require:

- retaining of views to/from Heckingham FP2 and the former Hales Hospital;
- consultation with Historic Environment Record;
- a -specific FRA to inform the layout of the site: and
- retention, protection and enhancement of existing vegetation of existing trees and Priority Habitats along east, north and west boundaries to minimise visual impact and integrate the site into the wider context.

The Council is currently considering an application relating to Details of Conditions for landscaping on the site (2025/2850). A site-specific FRA and a desk based Historic Environment assessment was submitted with the original application. The Council has assured itself that its duties in relation to listed buildings (under Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990) have been adequately discharged as part of the planning application process.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development VC HAL1 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 policy requires that vehicular access comes via VC HAL2 only and that this access has been incorporated into the design and layout of the site as part of the planning application (2023/2742).

g) Is the estimate of site capacity justified?

Yes. The site is allocated for 35 dwellings on 2.48 hectares of land, resulting in a density of 14.11 dwellings per hectare. The site density responds to the constraints identified for the site, including its visual impact and relationship with the adjacent heritage asset and the identified surface water flowpath. With a slight increase in numbers in the planning application, the overall density of the site is still considered to be acceptable.

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 (including Norfolk County Council and Historic England). 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.

VC HAL1 was granted planning permission in April 2025, with 31% affordable housing. Construction on the site has subsequently commenced as confirmed by the site promoter in their October 2025 Delivery Statement update.

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?

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland

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: Planning permission granted 3rd April 2025

Submission of reserved matters application expected: Application was for full permission

Commencement of works on site expected: Commenced

Completion expected: March 2027

Delivery Statement: Supplementary/Amended Information

(9 October 2025)

SITE REFERENCE:

VC HAL1

SITE ADDRESS (as per the site allocation policy):

Land off Briar Lane, Hales

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

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

9 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).

Update to Original Response to Question 4 – FW Properties have commenced the on-site works for the development of 39 houses on this site (ie two more than outlined in the original submission). The development of these new homes will be practically completed in March 2027.

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 HAL1

SITE ADDRESS (as per the site allocation policy):

Land off Briar Lane, Hales

PROPOSED DEVELOPMENT:

Up to 35 dwellings on 2.48ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF DELIVERY STATEMENT:

16 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)

FW Properties confirm that the Site is available, suitable and deliverable for the development of 37 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, and Biodiversity Net Gain. The Site is outside the area effected by Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for the Site.

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

(Approx. 100 words)

FW Properties have entered into a conditional contract with the landowner for the Site so the Site is in full control of the Developer and available 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)

FW Properties secured a resolution to grant for the development of 37 new homes on this Site at the Development Committee on 5 June 2024. In addition, we have recently completed the development of 23 new homes on the adjacent allocated site immediately to the south. All the technical surveys have been carried out for this next scheme and FW Properties confirm that the development of this land can be delivered.

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)

Subject to the completion of the Section 106 Agreement, FW Properties are intending to commence the construction works for this project in early 2025 with completion of all the new homes in late 2026.

Site Allocation: VC HAL2 Land at Yarmouth Road west of Hales Hospital

Matter C, 17b

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

VC HAL2 is an existing allocation that was previously allocated in the 2015 Site Specific Allocations and Policies Document as HAL1.

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

VC HAL2 was granted planning permission in November 2022. All units have been completed as of March 2025.

Planning application reference number: [2022/0287](#)

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: Site completed

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	Beccles Road	Loddon
Local shop	A146 (service station)	Hales
Village hall	George Lane	Loddon
Recreation ground	School Lane	Hales
Other (Restaurant)	Yarmouth Road	Hales
Other (Bus Stop)	Yarmouth Road & A146	Hales

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland

Hales has a continuous footpath along Beccles Road (A146) to Loddon, as well as along Yarmouth Road, providing pedestrian access to most services. School Lane and Briar Lane do not have any footpaths.

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 planning application was determined under the previous Local Plan policies and the final design and layout was determined under consultation with the Council. The Design and Access Statement for the application outlines the process that was followed to determine the final layout of the site, and this was considered to be appropriate by the Council.

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

Yes. Norfolk County Council as the Highways Authority were consulted on the planning application and provided several recommended conditions which were included in the final decision.

g) Is the estimate of site capacity justified?

Yes. VC HAL2 is allocated for 23 homes on 1.8 hectares, resulting in a density of 12.78 dwellings per hectare. This was considered appropriate and in keeping with the existing development in the village and the need for a drainage feature at the Yarmouth Road frontage.

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 were supported by the evidence base for the Joint Core Strategy. The site layout has facilitated vehicular and pedestrian access to VC HAL1 to the north and that site is also now under construction.

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

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland

Through the planning application process, the applicant provided evidence to show that the site was unable to deliver more than 3 affordable dwellings due to viability issues. However under the Joint Core Strategy policies that were used at the time of determination that allows for reductions in provision it was concluded that the proposed development was in accordance with JCS Policy 4.

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

Yes, development on the site was completed in March 2025.

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton,
Raveningham & Sisland

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Norfolk Council Village Clusters Housing Allocations Plan
(October 2024)

Not provided, as the site was substantively complete at the time of the request.

Settlement Limits: Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland

Matter C, 17c

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

Yes, the settlement limits for Hales, Langley, and Claxton are suitable and justified.

The settlement limits enclose the main built-up areas of Hales (including parts in Heckingham parish), Langley with Hardley, and Claxton.

For Langley, the settlement limits have been drawn to include the existing development within the South Norfolk's local plan area; however, parts of the settlement are also within the Broads Authority and covered by Broad Local Plan.

There are no significant areas of existing development that not included in the settlement limit. The settlement limits will allow some limited future infill development to occur in the most sustainable locations in the cluster within the South Norfolk area, whilst preventing encroachment into the countryside.

The remaining areas of Heckingham, Hardley, Carleton St Peter, Raveningham and Sisland are made up of small hamlets, agricultural buildings and isolated dwellings, with very limited facilities, and therefore do not justify the need for a settlement limit.

At the time of preparing the VCHAP, neither of the site allocations (VC HAL1 or VC HAL2) were completed and therefore did not form part of the built-up area of Hales. Therefore, no changes have been proposed to 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?

No changes to the settlement limits are proposed as part of the VCHAP. However, with the recent completion of VC HAL2, the Council would accept that this site should be included in the settlement limit for consistency with other settlement limits.

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.