

Matter C, 18a

Site Allocation: VC HEM1: Land at Millfields, Hempnall

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

VC HEM1 is a new allocation for the VCHAP.

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

There are currently no planning applications or permissions for VC HEM1.

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: Greenfield site

Ownership position: Single ownership (South Norfolk Council)

Promotion by developer: Yes (disposal to Saffron Housing agreed 'subject to planning')

Impact on site occupiers/ leaseholders: Site is subject to an agricultural occupation agreement that can be terminated to allow development

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	The Street	Hempnall
Local shop	The Street	Hempnall
Village hall	Bungay Road	Hempnall
Recreation ground	Bungay Road	Hempnall
Other (doctors surgery)	Mill Road	Hempnall
Other (The Mill, meeting/training venue)	Mill Road	Hempnall
Other (bus stop)	The Street	Hempnall

There are footways through Millfields and along the majority of Mill Road (to the west, only on northern side), The Street (towards the school only on southern side), and Bungay Road, connecting the site to local 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?

VC HEM1 is bordered by existing development to the east, allotments to the north and open fields to the south and west. The site is located on the crest of a valley with views to/from the B1527 (Mill Road) to the north and Morningthorpe FP6 Public Right of Way to the west, however this is filtered by existing vegetation. Existing development is bordered by vegetation to the south which will need to be extended along the southern boundary of VC HEM1. VC HEM1 also requires landscaping along the western boundary, to integrate the site into the wider rural context.

Hempnall Mill (Grade II listed) is located to the north east of the site. As set out in the Heritage Impact Assessment, an appropriate layout and design will avoid development having an impact on setting of this heritage asset.

Early liaison with the Environment Agency is recommended due to the site being located within Groundwater Protection Zone 3.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development VC HEM1 are included within the following evidence base documents:

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

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

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

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

Yes. VC HEM1 will be accessed via Millfields. Norfolk County Council as the Highways Authority require carriageway widening and the addition of a footpath to ensure highway safety and early engagement with the Highway Authority is encouraged through the policy.

g) Is the estimate of site capacity justified?

Yes. VC HEM1 is allocated for 15 dwellings on 0.35 hectares of land, resulting in a density of 42.86 dwellings per hectare. This is a similar scale to the existing housing at Millfields.

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). 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 scale/form of development proposed is similar to the existing older persons housing at Millfields; as such, this would likely comprise a higher number of one- and two-bedroom dwellings. Whilst this would not accord with the general requirements set out in the Strategic Housing Market Assessment (SHMA), it would provide housing which meets an important element of need in the rural area. Should an alternative housing mix be necessary this may reduce the number of dwellings that can be achieved on the site.

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: Early 2027 (anticipated planning application late 2026)

Commencement of works on site expected: Mid-2027

Cluster 18: Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

Completion expected: Mid-2028

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC HEM1

SITE ADDRESS (as per the site allocation policy):

Land at Millfields Hempnall

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

Stuart Bizley Bsc MRICS of SMB Property Consultancy on behalf of South Norfolk Council.

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

20th 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)

4. There has been some delay due to the proposed developer investigating various Nutrient Neutrality mitigation solutions in order to establish which is the most cost-effective taking account of the requirements of this site and others in their development programme. We still consider the site to be deliverable with the next five years and currently envisage a planning application being submitted by the end of 2026 with construction commencing in mid-2027 with a period of a year for the development to be completed.

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC HEM1

SITE ADDRESS (as per the site allocation policy):

Land at Millfields Hempnall

PROPOSED DEVELOPMENT:

Up to 15 dwellings on 0.35ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Stuart Bizley BSc MRICS of SMB Property Consultancy on behalf South Norfolk Council

DATE OF COMPLETION OF DELIVERY STATEMENT:

5th December 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)

We can confirm that in our opinion the site is available, suitable and deliverable. The site is owned by South Norfolk Council and who are actively promoting the site for development. The site is in a sustainable location within the village of Hempnall and based upon current information is deliverable taking account of relevant policies. Also the proposed developer will have the means of providing appropriate Nutrient Neutrality Mitigation to enable the development to proceed.

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

(Approx. 100 words)

The site is owned by South Norfolk Council and is subject to an agricultural occupation agreement which is capable of being terminated to allow development of the site. A disposal of the site to Saffron Housing has been agreed on a 'subject to planning' basis and is close to being formally documented.

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 have undertaken a great deal of work in preparation for submitting a full planning application including site surveys, design work and discussion with the Local Planning Authority and other key stakeholders.

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)

It is currently anticipated that a full planning application can be submitted within the next 12 months and allowing a further year for the planning and pre-construction work required a start on site would be possible in 2026 with a period of a year for the development to completed.

Matter C, 18b

Settlement Limit: Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

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

Yes, the settlement limits for Hempnall, Topcroft, and Shelton and Hardwick are suitable and justified, enclosing the main built-up areas of these settlements. In Hempnall, this includes the completed development at Willow Drive which was an allocation in the 2015 Local Plan.

Topcroft is very rural in nature and is in close proximity to flood zones, and therefore the settlement limit has been drawn around the linear built form of The Street, excluding important open areas of Street Farm and Trees Farm. In Shelton and Hardwick, the settlement limit is drawn around two small areas of linear development, separated by Corner Farm.

These settlement limits allow some limited future infill development to occur in the most sustainable locations in the cluster whilst preventing encroachment into the countryside, recognising that outside of Hempnall itself, services and facilities are very limited.

There are no significant areas of existing residential development in these settlements, that are not included in the settlement limit and the settlement limits do not meet any of the criteria outlined in the Topic Paper for extension/alteration, and therefore there are no proposed changes.

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. The remaining areas of Morningthorpe, Fritton and Hempnall Green are made up of primarily agricultural buildings and small hamlets with very limited facilities, and therefore do not justify the need for a settlement limit.